



Staff Report

December 6, 2021 Council Workshop Meeting

Mark Marine Lease Agreement

Presenter: Sam Adams, Utilities Manager

Time Estimate: 5 minutes

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BACKGROUND: Mark Marine has been leasing land located between the City's wastewater treatment plant and the Columbia River from the City of Camas since 1985. Mark Marine's last lease expired on December 31, 2020 and the City elected to extend the lease for one year for 2021. The extension gave the City the opportunity to update the lease terms which have not been reviewed for many years.

SUMMARY: This is a new lease agreement with Mark Marine for the use of City owned property located along the Columbia River next to the City's Wastewater Treatment Plant. The lease amount is based on a \$0.04 per square foot charge, which is similar to the Port of Camas-Washougal value for unimproved property. Mark Marine uses less than one acre of the City's property based on aerial measurements made by staff. The new lease is for an initial 5-year term with provisions for the City to provide potential extensions if both parties agree. The beginning lease amount for 2022 will be \$1,700 per month and escalate by 2.5% every year thereafter. The owners of Mark Marine have reviewed the lease and agree to the terms.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- Renew the lease with Mark Marine under more current lease agreement terms and conditions.

What's the data? What does the data tell us?

- Staff verified lease values with other public agencies to ensure the lease amount is based on fair market value.

How have communities been engaged? Are there opportunities to expand engagement?

- N/A

Who will benefit from, or be burdened by this agenda item?

- The property being used by Mark Marine is not needed for any other purpose. Both parties will benefit from the new lease agreement.

What are the strategies to mitigate any unintended consequences?

- A new lease has been prepared and reviewed by the City Attorney.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- N/A

Will this agenda item improve ADA accessibilities for people with disabilities?

- N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

- N/A

How will you ensure accountabilities, communicate, and evaluate results?

- The lease terms will be reviewed prior to the five-year initial expiration to determine if they need to be updated.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- N/A

BUDGET IMPACT: There is no negative budget impact to the City. This lease agreement will provide revenue to the City of Camas for property that would otherwise not be used.

RECOMMENDATION: Staff recommends this item be placed on the consent agenda at the December 20, 2021 for Council consideration.