

Oregon State Bar
Meeting of the Board of Governors
December 19, 2006
Special Meeting Minutes

The specially scheduled meeting of the Oregon State Bar Board of Governors was called to order Tuesday, December 19, 2006, at 8:05 a.m. by President Dennis Rawlinson and adjourned at 8:35 a.m. Present were board members Theresa Wright, Albert Menashe, John Enbom, Gerry Gaydos, Ward Greene, Linda Eyerman, Dennis Rawlinson, Rick Yugler, Bette Worcester, Mark Comstock, Jon Hill, Robert Vieira, Douglas Minson, and Marva Fabien. Staff members present were Karen Garst, Sylvia Stevens, Rod Wegener, and Teresa Wenzel.

A. New Bar Center Lease/Option Agreement to Purchase

Mr. Menashe presented information concerning the details of the new bar center's proposed changes to the lease/option agreement to purchase with OPUS to the board in Executive Session and in open session, the board approved the following motion:

Motion: Mr. Menashe moved, Mr. Minson seconded, and the board approve a motion that the 2006 Chair of the Budget and Finance Committee be authorized to approve an amendment to the agreement between the OSB and OPUS to provide that if OPUS is able to lease any portion of the third-party space at a rate higher than currently stated in the master lease, the additional revenue will be divided as follows:

- a) OPUS will receive 100% of the capitalization rate of 7.5% of the first dollar increase;
- b) OPUS will receive 50% of the capitalization rate of each additional dollar increase

and that the 2006 Chair of the Budget and Finance Committee be authorized to negotiate with OPUS to increase the contract cost of construction of the new bar center by an additional amount not to exceed \$2.50 per square foot in the event Tru-Green has not vacated the premises by February 1, 2007 (yes, 12 [Comstock, Enbom, Minson, Rawlinson, Fabien, Hill, Menashe, Worcester, Yugler, Gaydos, Greene, Vieira]; no, 2 [Eyerman, Wright]; absent, 2 [Skerjanec, Gerking]).