

LNC Executive Committee Meeting

Congress Plaza Hotel

Chicago, IL

March 9, 2001

Present: Jim Lark, Chair
Dan Fylstra, Vice-Chair
Steve Givot, Secretary
Ken Bisson (IN), At Large Representative
Joe Dehn (CA), Region 2 Representative
Michael "MG" Gilson de Lemos (FL), Region 4

Absent: Mark Tuniewicz, Treasurer

Also Present: Several LNC members were present in the room and listened in casually on portions of the meeting.

Staff: Steve Dasbach, National Director

Lark called the meeting to order at 9:35 PM CST.

Item: Approval of Lease Extension for LNC Headquarters Office

Dasbach said that the Watergate lease contract extension requires adoption of a resolution which he read to the Committee. (Copy attached.)

Bisson disclosed that he is a shareholder of the firm offering the lease and said that, pursuant to LNC Policy, he would participate in the discussion and voting on this matter.

MG asked about the cost of the lease.

Dasbach said that for the first year of the new lease the space is priced at \$27 per square foot which amounts to \$7,020 per month. He said that this is the same rate as the last year of the current lease. He said that \$3.50 per square foot will be allowed by the lessor for tenant improvements. He said that after the first year, the lease price will escalate at a rate of 3% per year.

Dehn asked the term of the lease.

Dasbach said that the lease begins on July 1, 2001 and ends on December 31, 2005.

Fylstra asked if there is a renewal option built into the proposed lease contract.

Dasbach said that there is none.

Dehn asked if the contract includes an option to lease the adjoining space currently occupied by the leasing company.

Dasbach said that it is not a part of the contract, but the leasing company would still like the LNC to lease that space. He said that the space is generally undesirable for others to lease because it has no windows.

Lark asked what the cost of comparable space is elsewhere in DC.

Dasbach said that space in the building where C-SPAN is located leases for \$32 per square foot.

Givot moved adoption of the resolution.

MG seconded.

Dehn asked if the new lease incorporates any changes to the current lease other than those already disclosed.

Dasbach said that Hall was able to negotiate several favorable changes. He said that there are no unfavorable changes in the new lease. He said that among the favorable changes is improved language permitting subletting as well as language explicitly permitting the LNC to use the space to provide support operations for affiliate parties or the presidential campaign.

The motion passed on a vote of 6 to 0.

The meeting was adjourned at 9:45 PM CST.