

AGENDA ITEM

54-112 NOV

DATE: October 26, 2012

TO: Members, Board of Trustees

FROM: Cathy Torney, Committee Coordinator

SUBJECT: Report of Action taken September 11, 2012, by the Board Committee on Operations on behalf of the Board between meetings – Ratification of Proposal to Purchase Real Property in Los Angeles

EXECUTIVE SUMMARY

This is a report of action taken on September 11, 2012, by the Board Committee on Operations, which is authorized to act on behalf of the Board of Trustees between regular meetings of the board. On that day, the Committee met in Los Angeles and authorized staff to execute a purchase agreement for the facility in Los Angeles and for the sale of the State Bar's parking lot, both within certain parameters, which had been discussed at the meeting that day.

BACKGROUND

The State Bar's Southern California operations are currently housed in Los Angeles, in leased space that is due to expire in January 2014, and the Bar, through its Real Property Advisory Subcommittee, had narrowed the suitable properties down to one. On August 15, 2012, the Board Committee on Operations, acting on behalf of the Board of Trustees between meetings, authorized State Bar staff and designated agents to communicate the Bar's serious interest in the property and began negotiations. A second meeting of the Board Committee was held on August 28, to provide a status report to the Committee. At the end of the due diligence period, when an attempt to schedule a meeting of the Board of Trustees failed for lack of an available quorum, a Board Committee on Operations meeting was held, to act on behalf of the Board, to authorize the Chief Executive Officer and Chief Financial Officer to execute the purchase and sale agreements.

CONCLUSION

At the meeting, the Board Committee went into Closed Session, per State Bar Rule 6.55 (A) (3), to confer regarding the negotiation/purchase/sale of real property, and discussed the various options before them. The members were presented with a

proposed resolution which, acting on behalf of the Board, they passed in that session. Because the Board of Trustees cannot go into Closed Session to discuss Real Property, this report of action is presented to you in Open Session, without the actual closed session resolution included. A copy of the resolution can be found on the Board of Trustees website for the Board Committee on Operations meeting September 11, 2012, Closed Session.

RESOLUTION

WHEREAS, on September 11, 2012, the Board Committee on Operations, acting on behalf of the Board of Governors between regular meetings, adopted a resolution authorizing State Bar staff to execute the purchase and sales agreements of real property in Los Angeles, it is hereby

RESOLVED that the Board of Governors hereby ratifies the action taken by the Board Committee on Operations, on behalf of the Board between meetings.