# Agenda

## Board members:
- **Position 1**: Beecher Ellison
- **Position 2**: Laurel Samson, President
- **Position 3**: Jennifer Roberts, Vice President
- **Position 4**: Judy Williams
- **Position 5**: John Harelson

## Agenda Items

### Call to Order
- **Action**: L. Samson

### Standing Items
1. Approval of agenda
   - **Action**: L. Samson
2. Public comment
   - **Action**: L. Samson

### Action Items
1. Authorization of Grants Pass library building lease extension from Josephine County
   - **Action**: Motion
   - **Responsible**: K. Lasky
   - **Time**: 5 min
2. Approach to funding Grants Pass library (with Josephine County Library Foundation representatives)
   - **Action**: Discussion
   - **Responsible**: Williams/Roberts
   - **Time**: 30 min

### Adjourn
- **Action**: L. Samson

## Date and Time

<table>
<thead>
<tr>
<th>Date and Time</th>
<th>Upcoming Meetings and Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 1, Grants Pass branch</td>
<td>Volunteer Appreciation Holiday Party</td>
</tr>
<tr>
<td>December 12 – February 28</td>
<td>Revisiting the Founding Era program, Grants Pass branch</td>
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<tr>
<td>December 20, Grants Pass branch</td>
<td>JCLD regular board meeting, Grants Pass branch</td>
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<tr>
<td>December 22, 1–3pm</td>
<td>Poetry Alive: Tradition! Tradition!, Grants Pass branch</td>
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</table>
THIS LEASE AMENDMENT is entered into as of this ____ day of ____________, 2018, between JOSEPHINE COUNTY, a political subdivision of the State of Oregon, hereinafter "County," and JOSEPHINE COMMUNITY LIBRARY DISTRICT, hereinafter "Lessee".

WITNESSETH:

WHEREAS, Lessee is a special district for library services, organized under ORS 357.216 to 357.286, formed and established at an election on May 16, 2017; and

WHEREAS, Lessee District was formed and established with the purpose of providing permanent, dedicated library funding for library services, and with the governance of said district transferred from Josephine County to a separately elected, five-member public Board; and

WHEREAS, County and Lessee are now parties to a Lease Agreement dated December 20, 2017, for lease of County property located at 200 NW “C” Street, Grants Pass, OR  97526, for use as the main branch of the Lessee’s library system; and

WHEREAS, Lessee has developed and endorsed a Facilities Master Plan, which includes as Phase 1 the replacement of its main branch library with a new building with an anticipated time for completion between the years 2025 and 2030; and

WHEREAS, Lessee has made a request to the Josephine County Board of Commissioners to extend the term of the current lease agreement dated December 20, 2017, under the existing terms and conditions;

NOW, THEREFORE, in consideration of the foregoing and the mutual terms and conditions set forth below, the parties agree to amend the Lease Agreement between the parties dated December 20, 2017, as follows:

A. Paragraph 1, TERM, is amended to read as follows:

1. TERM: This Agreement shall commence on the 1st day of January, 2018, and shall terminate at 11:59 p.m. on December 31, 2025, unless otherwise terminated or amended as provided herein.

   1.A. OPTION TO RENEW: If the Lessee is not in default hereunder, Lessee shall have the option to renew this Lease for one (1) additional five (5) year period by giving County written notice, not less than sixty (60) days prior to the last day of the original term hereof, of Lessee’s intent to renew the lease.

      1.A.1. Renewal and extension of the Lease shall be contingent on the parties hereto renegotiating and mutually agreeing upon the rental rate of the Lease, prior to the commencement of the extended term of the Lease.

      1.A.2. In the absence of a mutual agreement to further renew and extend this Lease, this Lease shall terminate according to its terms.

B. AFFIRMATION: Except as otherwise amended herein, the terms and conditions of the
Lease Agreement between the parties dated December 20, 2017, shall remain in full force and effect as originally signed.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement Amendment No. 1 as of the day and year first above written.

LESSEE
JOSEPHINE COMMUNITY LIBRARY DISTRICT
DISTRICT BOARD

Laurel Samson, President
Jennifer Roberts, Vice President
John Harelson, Board Member
Judy Williams, Board Member
Beecher Ellison, Board Member

Date: _______________________________

COUNTY
JOSEPHINE COUNTY
BOARD OF COMMISSIONERS

Daniel E. DeYoung, Chair
Lily N. Morgan, Vice Chair
Simon G. Hare, Commissioner
Date: _______________________________

Reviewed as to form:

County Legal Counsel Date