

Dr. Shearon Roberts, chair [present](#)  
Matthew Moreland [present](#)  
Stephen Sewell  
Cassandra Sanchez [present](#)  
Geri Robinson [present](#)  
Khrista McCarden  
Leandro Fukushima Freitas  
Franklin Enrique Garcia [present](#)

Keith Bartlett, ExOfficio [present](#)  
*Dr. Chase McLaurin, ExOfficio* [present](#)

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Quorum met: 5:39 pm \_\_\_\_\_

Quorum updated 5:45 pm and met

Courtney Elzey  
Kimberly Kupresan  
David Thread  
+ khrista mccarden

## Board of Directors Meeting

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**Board of Directors of Lycée Français de la Nouvelle-Orleans**  
**Tuesday, September 20, 2022 from 5:30PM - 7:30PM**  
**Priestley Campus (In-Person Meeting)**  
**1601 Leonidas Street, New Orleans, LA 70118**  
**Community Conference Room**

1. Roll Call Cassandra Sanchez

2. **Motion to approve minutes of August 30, 2022 general board meeting**  
Cassandra Sanchez

Motion: Matthew moved  
2nd: Geri Robinson  
no board discussion  
no public comment  
motion passes unanimously

3. **Motion to approve Courtney Elzey, Kimberly Kupresan, and David Theard to the Board of Directors with immediate effect.**

Dr. Shearon Roberts

Motion: Matthew

2nd: Franklin Enrique Garcia

Board discussion: 3 proposed board members: 2 have gone through LAPCS training; 1 has an extensive background, law degree, employee benefits specialist; Jones Walker Law firm and CBLA

**Courtney Elzey**

**Kimberly Kupresan**

**David Thread**

no public comment

motion carries unanimously

9/20/22

5:46 pm quorum increased with additional board members + [Khrista McCarden](#)

4. LFNO Business

Dr. Chase McLaurin

**I. Motion to approve FY23 NOLA-PS Schools Insurance Premium Payment (\$179,125.08)**

Dr. McLaurin- presents motion

Motion: Geri Robinson

2nd: [Matthew Moreland](#)

Presentation: FY- Oct1st? No lapse in coverage. Data is there incremental value on the insurance over the years? Premiums are doubled since last year- only cover mcnaire and johnson- two orleans campuses. Billing for last years accrued; we will get another bill for this year. Was received in July and due by august. New process where we pay directly to Orleans Parish. More responsibility being put on CMOs. No late fees will be added.

**REINTRODUCE: Motion to approve FY22 NOLA-PS Schools Insurance Premium Payment (\$179,125.08)**

[motion passes unanimously](#)

**II. Motion to approve AOS FFE Invoice (\$250,000) for 1601 Leonidas Street**

Present Motion: Dr. Chase McLaurin- John: initial deposit; Paid out as closeout for 1601 Leonidas Street; Furniture, fixtures, equipment; AOS designed and selected furniture and fixtures in collab with architect.

Motion Introduced: [Shearon Roberts](#)

Moved: Matthew Moreland

2nd: Cassandra Sanchez

Dr. Roberts- why wasn't this accounted for in the loan- what was ordered far exceeded what was approved. Pre-dates two years- board awarded the contract after being presented in 2019.

460,000 approved

1,000,000 final bill

Geri Robinson: Are all items within contract delivered, accounted for, in working order? Yes- everything is delivered

Khrista: 154,138 is what is due AOS

Enrique: **\$250,000** How was this number calculated?

Public Comment: Max Erenberg- AOS bill

**Reintroduce Motion to approve AOS FFE Invoice (154,238.84) for 1601 Leonidas Street**

Enrique motions  
Geri seconds  
Motion carried unanimously

### **III. Motion to approve Notice of certification of compliance**

Motion: Matthew Moreland

2nd: Courtney Elzey

Presentation Joe: Access to historic tax credits required agreement with investor EC Capital. They have agreed to purchase historic tax credits. Access to credits must have representation by the owners in compliance with EC Capital. Greater understanding by the owner must be known and Joe can not represent. Qualified Reimbursable Expenses are accurate and in compliance. John compliance with requirements with state, national parks services, maintaining a historic renovation. Notice of certification is provided to investor and filed with the lender as well. Certified document we are filing to release other documentation of compliance

Geri Robinson: Why isn't EC capital listed on documentation- Listed as

[Khrista McCarden](#): There are some representations made in documentation in which Joe can not represent accuracy and CEO can not

Lee Reid: Council on certification of compliance; brought in by CEO; collaborated with architect and with the addition of CEO, Joe and Lee Reid

[Shearon Roberts](#): due diligence by ceo bringing these items to the board and to the public so that it can create transparency

Courtney Elzey: Is there documentation to support necessary testing and compliance; LEAF environmental certified summary available.

[Khrista McCarden](#): operating agreement- At this point, operating within the framework no public comment  
motion passes unanimously

### **IV. Motion to approve Bond confirmation**

Motion: [Matthew Moreland](#)

2nd: Geri Robison

Joe: Standard operating procedure, contractor will also sign something similar to this. 1601 confirming that project is complete. The performance bond is no longer necessary from the contractor. Release of liens has been completed.

Courtney Elzey- There is still a punch list, Holding 30,000 as retainer after this pay out to make sure the punch list is complete.

motion carried unanimously

### **V. Motion to approve change order 17 (\$28,578)**

Motion: Courtney Elzey

2nd: Enrique Franklin Garcia

Dr. Chase McLaurin: John: The work has been long completed. During final walk throughs, an area of brick at south wall that did not get proper repointing and sealant treatment. Sealed mortar bed and repointed with subcontractor, unit quality on construction contract. During final punch list- the area where termites were still surviving on third floor, structural beam had to be removed. Was identified over the summer, had to be dealt with urgency.

Enrique: Should the building have been tented? No, most were subterranean.

Is the building termite free? Yes, confident that they will not continue to survive.  
Courtney: discrepancy between final contract amount and change order; will be updated  
edificacion: change orders, does the architect provide a cost analysis to determine if costs are reasonable. Yes, there is a review process.

no public comment

motion carried unanimously

#### **VI. Motion to approve Pay Application #23 (\$724,984)**

Introduce Motion: Matthew Moreland

2nd: Enrique Franklin Garcia

Joe presents: AIA 702 document signed by architect certifying that work has been completed to this extent, all but 30,000 retainage is necessary to be retained to ensure final punch list is completed.

724 change order presented

hold back a percentage (retainage) of completed work to make sure work is completed  
will trigger loan proceeds with lender to release \$561,000- funds will be dispersed once pay application #23 is completed.

Dr. Roberts: why isnt lender paying? account controlled by bank; does not disburse funds to acct until bill has been paid.

Part of financing deal; arrangement is company stake in parts of it.

Enrique Franklin Garcia- when will punchlist be done? persistent trouble spots have made punch list difficult to complete.

What is the date of remittance? contractor could charge us for interest- 30 days to pay  
Will come from reserves- saving account. There will be a delay in returns: 30 days. flushing LFNO reverse and 1601 bills not LFNO operating budget. Reserves are down to about \$400,000. Partial payment will be returned to reserves, 200,00 in 1601.

ADD agenda item- reserve level reports, room for operating budget

Khrista McCarden- once disbursement is made; where will be in terms of the initial budget?  
Hard cost basis over budget by less than 3%- 2.2 % of hard cost budget (\$500,000). Soft cost has not gone over budget- reconciliation of architects fee needs to be considered.

no public comment

motion carried unanimously

#### **VII. Motion to approve Part 3 National Park Service for approval renovation and historic tax credits.**

Motion: Geri Robinson

2nd: [Matthew Moreland](#)

Tax credits; Lee Reid and Joe present on approval for national park service and state historical preservation office. Compliance period of 5 years with periodic certification process involved. Facilities committee may be needed to monitor compliance periods- SCOLA, National parks services, regular reporting.

Dollar amount in historic tax credits- \$3.4 million- Lycee eligible for up to 20% of federal and state tax credits available. Hopeful to be dispersed within the next 9 months if moved along quickly. Will pay off the full bridge loan and additional \$300,000.

Potentially after a 5 year bridge loan, Lycee could look at equity of the building when refinancing to update and add to campus. SCOLA low interest bridge loan with a balloon on it.

Dr. Roberts- November meeting- True estimate update on dissolving the cost of 1601 into full operational standing needed  
no public comment  
motion passes unanimously

**Break 7:20 pm**

**Resumes: 7:26 pm**

November meeting Focus on K-12 landscape, how to take advantage to ease budget crunch over the next 2-3 years.

**5. CEO Findings Report**

Dr. Chase McLaurin

Presentation: Listening, Learning, Leading

Framework for direction of Lycee

Presentation will be published by Dr. McLaurin to the public

Board Discussion: Board will make a collective collection to TOC and Dr. Roberts will match donations.

Khrista McCarden- BESE accreditation- exceptional on visit, follow up visits are forthcoming. november/december will be scheduled to be finalized. Charter Renewal report and deadline for finalization (NOV/DEC). renewal packet due mid-late October

Public Comment:

Geri Robinson: we need to be more aggressive.

Khrista McCarden: can you speak specifically to increase diversity at this school: we are the most diverse Lycee in North America

6 year out period: backwards by design model; annual plans will begin in Jan.

**7. Public Comments Period**

**Darren Beltz:**

First 3 employee code of conduct:

PK4 Tuition Policy: potentially add PK3 to Lycee: shown to lose a lot of money historically. No LA4, State funding for PK3, PK4- auto roll in for PK4; issues arose due to tuition based seats and problems with auto enrollment; may cause tuition cost

Increase LA4 seems like a better solution.

Paula Griffin: Similar comments to Darren- creates an issue when tuition spots being guaranteed and taking them from LA4 students. Decisions must be made through board and governance. Why isnt starting point at johnson for prek? facilities restructure meetings.

Geri Robinson- Geographical preference might be considered

Keith- transparency is helpful to have for consideration of charter amendments

Claude Davis (Kim Conner-Davis wife): former principal at lower school campus- lets and student bullying, etc. grievance issue with termination. Reimbursement is being asked for housing given to unhomed teachers, school supplies, event supplies, also asking for 60 days of salary.

Max Erenberg: A rated issues will not have trouble registering students.

Khrista: 60 day performance period to be addressed within employment handbook

**8. Meeting Adjourn**

Dr. Shearon Roberts

8:52 pm