

BOT Meeting Minutes- Thursday, September 26, 2019

Board Members in Attendance: Jim Sander (Video Conference), Lucas Doe (Video Conference), Robert Ansbro, Fatoumata Camara

6:19 PM - Call to order by Board Chair James Sander

- I. Approval of Minutes for Thursday, August 29th, 2019
Robert Ansbro motions to approve the minutes, Jim Seconds, all in favor. Jim Sander welcomes our new Board member, Robert Ansbro.

- II. Vote by the Board to renew Chris Brignola's term of service expiring in October 2019.
 - Jim Sander mentioned that terms of office are 3 years and each member comes up every year so that terms are staggered.
 - Jim Sander motions to renew Christopher Brignola's term for another three years, Lucas seconds, all in favor, passes unanimously.
 - Jim Sander applauded Christopher Brignola for his work as a Board Member. Chris has proven to be an invaluable Board member in many ways and shows concern with what we do at the school and has contributed to our success.
 - Norma Hurwitz is very thankful to have Christopher Brignola as a Board member. He understands the charter sector as well as the public sector. He has offered the school valuable guidance. He has chaired our Education committee which we appreciate.

- III. Committee Reports
 - A. Finance Committee – Lucas Doe
 - Norma discussed recent conversations with Brian Colon to move our Bond application forward.
 - Andrew Komaromi's office will work on Appendix B of the application, which involves describing the school. His office is working on an underwriter's lawyer and we hope to hear from them next week.
 - Norma mentioned that money from our CD accounts after maturity needs to be available for our down payment.
 - We are asking for 30 million from the Bond and putting down 15 million.
 - Brian Colon confirmed that if we want to make bulk payments once the Bond is issued, we can write that into the Bond agreement. We need greater clarity on this arrangement.
 - Jim Sander clarified the benefits of creating an LLC.

B. Real Estate Committee – Ted Hurwitz

Summary of meeting held on Wednesday, September 11, 2019 with Peter Gisolfi and Frank Craine on current status of the Development Design plans and projected timeline of the project

- We are having a follow up meeting with Peter Gisolfi and his team on Thursday October 3, 2019 at 11:00 a.m.
- We are hoping to ensure that Peter's team keeps track of all meetings to ensure the changes we discussed are being implemented into revised plans.
- Norma has mentioned that we need notes after each meeting sent to us by the architects to ensure everyone is on the same page.
- Lucas requested the schedule/timeline sent by Baird.
- We should have contractors ready to provide bids in October.
- The school will go through a comprehensive vetting process. We want to speak to the clients of the contractors to get their references.
- The Real Estate Committee will be closely involved with this process. Our plan is to reach out to other charter schools as well to see which contractors they have used.
- Jim Sander discussed concerns over the architect getting the bids and the bids not going to the Board directly. Robert Ansbro mentioned that Peter Gisolfi is trying to ensure that his designs are not over our budget. It is common for architects to get an idea from contractors so ensure the project is in line with the school's needs.
- The first company used was an estimating company and was not a contractor providing a bid.
- Robert Ansbro is concerned with the foundations of the building. We might be able to start the foundations sooner before the full plans are ready. A separate permit can be issued for this. We need approval from the Department of Buildings to do underpinning.
- The survey of the property showed that there is an abutment- a stairway coming out of the adjacent building.
- This should have been in the title report
- Robert Ansbro will get a better understanding of the process we should follow to remediate the situation.
- ALCS will look into an owner's rep before the ground breaking
- Norma discussed Sean Blackwell's proposal. We need everyone to review it and we can discuss it at the next meeting.
- Jim Sander discussed the rate being reasonable but greater clarity is needed in terms of the services being offered and what is not covered.
- We are proposing a change in date of the October meeting to ensure everyone is available.

C. Education Committee

- We are honored to have received the National Blue Ribbon Award. We are thankful to our students, teachers, families, administrators and our entire school community. Thank you to our Board members for volunteering their time to help our school move its mission and vision forward!

Robert Ansbro makes a motion to adjourn, Fatoumata seconds, all in favor.

Meeting Adjourned at 8:03 p.m.