



SPECIAL WEBINAR BOARD MEETING MINUTES
Mead School District Board of Directors
Tuesday, July 2, 2024

The Board of Directors held a Special Webinar Board Meeting on Tuesday, July 2, 2024. The meeting began at 11 am. Directors Cannon, Gray, Burchard, and Nolan were present. Director Killman was excused. Also attending were Superintendent Travis Hanson and Facilities & Planning Director Ned Wendle.

I. Approval of Agenda

Director Gray made a motion to approve the meeting agenda, as presented. Director Burchard seconded the motion. The motion carried unanimously.

II. Public Comment on Agenda Item

There were no public comments on the one agenda item - Real Estate Purchase Approval.

III. Real Estate Purchase Approval

Facilities & Planning Director Ned Wendle presented for board consideration the purchase of 153 acres (three parcels) of land intended for use as a future school site. Purchase specifics were shared with the board during a recent Executive Session. The negotiated purchase price for the land, known as the Cuzzetto Farms Property, is \$2.4 million (\$15,000/acre). All due diligence has been completed. The district's Capital Projects Fund currently has \$2.8 million that is earmarked for the purchase of a future school site/s.

Discussion primarily focused on water rights. The land is located within the boundaries of Whitworth Water District and a private well currently provides water to the property. Even though the land is not presently located in the UGA (Urban Growth Area), recently passed legislation allows for water to be provided to property outside of the UGA where a school is being built.

Mr. Wendle shared the building presently located on the property will, in the near future, be demolished. Demolition costs are approximately \$200,000. Should the district find it does not need the entire 153 acres the excess property can, in the future, be sold and/or traded. There are no resell limitations.

Upon closing, the property will be leased to a local farmer. While the net monetary benefit from the lease is nominal, by leasing the land the district will not need to mow to keep noxious weeds under control.

Director Nolan made a motion to approve the purchase of the 153 acres (3 parcels), known as the Cuzzetto Farms Property, as presented. Director Burchard seconded the motion. The motion carried unanimously.

Director Burchard thanked Mr. Wendle and his team for their work and Director Nolan noted the negotiated price is a great value for the land.

IV. Adjourn

The meeting was adjourned at 11:30 am.

President

Secretary