



APRIL 17, 2025 CSD BOD SPECIAL BOARD MEETING MINUTES

04/17/2025 [06:30 PM-07:30 PM] @ Alice Schafer Annex gym

APRIL 17, 2025 CSD BOD SPECIAL VOTING MEETING MINUTES

1. Open of Meeting

Minutes

Mrs. Luckock opened the meeting at 6:30 pm.

2. Vision and Mission Statement

Vision Statement- "A community where all recognize and fulfill their unique potential to contribute to a globally connected society."

Mission Statement- "To provide a safe and supportive environment where all acquire the skills to become productive citizens of a globally connected society."

3. Call to Order

Minutes

It is noted the following board members were present-

Mr. Hall Mr. Horne Mrs. Luckock

Mr. Klink Mr. McQuiston via Teams

Mr. Nader Mr. Schaef

The following board members were absent-

Mr. Burnham and Mr. Williamson

The following administrators were present-

Christine Krankota via Teams, Mr. Welcheck, Mr. Kelly and District Solicitor Mr. Joseph.

4. Approval of Agenda

Request the Board to approve the Agenda.

Minutes

Motion by Mr. Klink, second by Mr. Hall

Mr. Burnham-absent Mr. Hall- yes Mr. Horne-yes

Mr. Klink- yes Mrs. Luckock- yes Mr. McQuiston- yes

Mr. Nader- yes Mr. Schaef- yes Mr. Williamson- absent

5. Board Discussion

Minutes

Mrs. Luckock deferred the discussion on the Letter of Intent to the District Solicitor Mr. Joseph to explain.

He began by letting everyone know under the Open Meeting Law, the discussion of purchase and sale of real estate is permissible in executive until an option to purchase is obtained. The reason of executive is permissible is the letter of intent is an option to purchase but Mr. Joseph feels in the interest in the public it allows him to explain in the public session.

First of all in front of each board is a letter from April 15, 2025 and the letter expresses a non binding and that is typical of these letters of intent. This is set in forth for general terms to purchase the Conneaut Valley Middle School property on Route 18 and the proposed purchase price is 4 million dollars. The letter expresses an appraisal value and the next paragraph is a gift or loan to the buyer from the seller. The district would agree and is to gift or loan the purchaser 1 million of that. It references per SBA (Small business Association) rules that means using SBA rules for loans. Of which he looked up, for the purpose of small business loans between a half and five million are guaranteed by SBA to a maximum of 75 percent so there has to be equity on the purchaser. In looking to use the 1 million as the buyers equity for the loan guarantee, he also proposes to commit 1 million for improvements of the property. The loan is at 5 percent for 2 years which are consistent with SBA loan rules with a maximum term of 2 years. Mr. Joseph referenced the buyers match and he is putting up 1 million and that is consistent to what already has been said. The deposit of \$10,000 dollars is refundable if they cannot get financing. The letter of intent is 90 days with due diligence period from the effective date of purchase of the sale agreement signed by both parties. 30 days then after that to close. Financing is contingent on obtaining the SBA loan for 5 million with time is of the essence offering to proceed with negotiating a sale agreement and they didn't want to wait, this was to be signed by April 25 or the LOI expires and that is why we are here today to consider that.

Also, discuss the intended use is and the board is already familiar. Mrs. Luckock confirmed the bottom line is a net price of 3 million which Mr. Joseph confirmed under the LOI with the 1 million at the time of closing at 5 percent and additional interest for 2 years earned. We gift a million and loan a million. Mr. Horne asked is that like a sellers assist, Mr. Joseph confirmed yes. Mr. Schon, the Realtor, commented from the audience you are getting the interest payments for 2 years, roughly \$100,000. Mr. Joseph noted he had already stated that.

Mrs. Luckock commented the board had received prior consideration while awaiting the LOI document that it is Cosy Oak Furniture from the state of Indiana. The planned highlight after purchasing is to create a live work and learn wood working facility for up to 100 veteran student workers. Creating dormitory units and make and sell solid home and office furniture and cabinets locally and online. Some machinery and at this point something many of us on Board something that could be very favorable to our community and veterans.

Mr. Joseph added said purchaser is a for profit entity so this building will be back on the tax rolls. That is beneficial to the county, township and the school.

Mr. Horne asked to clarify if asked after tonight, if we proceed we can explain who the buyer is, they are helping veterans get back on their feet, a viable trade. Mr. Joseph confirmed yes, the open law up to this point you get an option and you can meet in executive but at the point that the board signs it becomes public.

Mr. Horne asked about the property, grounds. Mrs. Luckock confirmed the entire property that is listed. Mr. Joseph noted there are 3 parcels for the property, the building property which is the front 20 acres, the back 7 acres and a little small 100x50 parcel in front on the southwest corner of the property.

6. OTHER FINANCIALS

6.a. Approve Letter of Intent for Purchase and Sale Agreement

Request the Board to accept the Letter of Intent and to direct the solicitor and administration to work with the real estate broker on the preparation of a Purchase and Sale Agreement with the understanding that the letter of intent is non-binding until or unless a Purchase and Sale Agreement is delivered and executed by the parties, as per detailed backup on Agenda Manager.

Minutes

Motion by Mr. Klink, second by Mr. Hall.

It was noted Mr. Williamson gave permission to voice his support for this motion, even though his vote doesn't count due to his absence from the meeting. He had given permission to speak on his behalf.

Mr. Burnham-absent Mr. Hall- yes Mr. Horne-yes

Mr. Klink- yes Mrs. Luckock- yes Mr. McQuiston- yes

Mr. Nader- yes Mr. Schaef- yes Mr. Williamson- absent

7. *Visitor Recognition on Agenda Items

*Per Policy 903 – Public Participation in Board Meetings

All visitors who are recognized during the Visitor Recognition are allotted a maximum of five (5) minutes to address matters of their concern, unless otherwise determined by the Board President. Visitor recognition is to be limited to thirty (30) minutes unless otherwise decided by the Board.

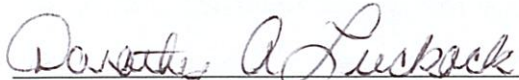
Minutes

The Board thanked Mr. Schons for being present at tonight's meeting and Mrs. Luckock noted as soon as possible please forward the signed Letter of Intent to the potential buyers, we have enthusiastically signed. Mr. Welcheck will be your contact for any additional questions.

8. ADJOURNMENT

Minutes

Motion by Mr. Klink, second by Mr. Hall to adjourn the meeting at 6:48 pm.



Dorothy Luckock, Board President



Christine Krankota, Board Secretary