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|  | **Board Meeting** **February 27th 2019****6:30 PM - 8:15 PM** |

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| **Board Members in Attendance:** | **Absent Board Members:**  | **Other Attendees:**  |
| Geraldo Vasquez, Board ChairRosann Santos, Vice Chair Marlin Jenkins Raghav Thapar | Tameka Beckford-Young, Esq. Dr., SecretaryHarini Mittal, Treasurer Matthew Kirby-Smith | Kristen Shroff, Head of SchoolErienne Rojas, Director of OperationsMike Ronan, Friends Of Board Chair |

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| **Agenda Item** |
| The meeting was called to order at 6:36pm by Gerry Vasquez.  |
| **Review and Vote: Garrison Lease****Structure*** Friends Of is tenant at Garrison site
* Emblaze Academy Charter School is permitted as subtenant
* Emblaze Friends Of Board is sub-landlord
* 21 year lease with obligations for maintenance of the building (triple net lease- no additional services included)
* Increase rental assistance through Friends Of arrangement (Benefit of structure / arrangement)
* Rent Schedule Column G: purpose of rental assistance
* Rent Schedule Column I: maximize revenue on what the city can offer in rental assistance
* Pay base rent and pay for operating costs
* Only costs that are recognized by the city are those costs related to rental of facility
* Only things incorporated
* Additional services can be captured in sublease and the school can in fact request additional rental assistance
* Emblaze can receive over 3/2 million over a period of time and use toward maintenance, utilities, and janitorial expenses, security
* FY 19-30 school shouldn’t be paying additional monies
* Starting in FY30, rental assistance is maxed out and will not cover all the costs (FY31-40) Only receive rental assistance associated with base rent
* Otherwise additional costs would be offset by budget
* Subordination non-disturbance (lenders require this in the lease)
* If LL defaults on loan to bank, bank could become landlord and replace current landlord
* Property is taxable (Taxes are considered additional rent)

**2 ways to reduce taxes or make tax free*** State Tax Relief Program’s Sliding scale (big reduction and then reduction peters out)
* Condominium agreement (property in condo structure – 31 year will constitute a condo agreement and there would be no taxes paid on property)
* Condo structure will require an amendment to the lease (maybe 12 months from now)

**Lingering question:** How will city value the improved property? (tax implications)* LL paying around 60k annually in taxes presently

**Motion: To vote on approving the lease.**Gerry: ApprovedRosann: ApprovedMarlin: ApprovedRaghav: Approved **RESOLUTION:** Approve $125,000 and retroactive pay for 7/1 through rest of fiscal year.**ADDENDUM:** In December, the Board will vote on an appropriate timeline for raises and bonuses, as well as ranges to be reviewed. In January an appropriate rubric will be provided as well. Vice Chair will send out the amended version of the Compensation proposal reflecting this update.  |
| **Management Report*** We did our third round of student surveys on January 11th. Students answered the below questions on a Likert scale of strongly agree to strongly disagree, with strongly agree corresponding to a 5 and strongly disagree corresponding to a 1. The results are below.
* Our student culture remains very strong and I’m especially pleased by the improvement from the first survey (which was also strong). On the survey we also asked kids what their favorite things about Emblaze are and what we can do better. Positive trends included loving the teachers, dodgeball Tuesday, electives, scholar dollars, and the school store. Things we can fix included better food, more bathroom stalls, and reducing whole class consequences.
* We are going to continue to plan fun things for our kids and tell them about them in advance so they have things to look forward to. The entire month of February is FUNbruary (a different dress up day each day), we have a Friendly Valentine’s Dance on 2/15, a Black History Month Celebration on 3/1, and our second Scholar Dollar Auction on 3/8.
* One of our special education students unenrolled because he required more special education services to address his severe learning disability. We have a new student in his place who is also a special education student. The new student has gotten off to a great start.

**Key Culture Data:** * Average daily attendance: 94%
* Suspensions this month: 0

**Previous Year State Test Data:** 27% Proficient in Math; 31% Proficient in Reading. Interim Assessment #3 Data Our students took their third round of Interim Assessments in mid-January. We are on track for very strong academic growth. My estimate is that we are on track for about 45% proficiency on the state test in both reading and math. My goal is 50% proficiency and I feel confident that we’ll get there with strong test prep in March. **MAP Testing:** Our students took the NWEA MAP assessments in Reading & Math at the beginning of the year and again in the third week of January. This is a nationally normed, computer adaptive assessment that gives each student a percentile ranking. (Ex. If a student is in the 88th percentile, he or she scored better than 88% of 5th graders nationwide). Overall in Math we achieved 162% of our projected growth. Overall in ELA, we achieved 124% of our projected growth. **Staffing Updates:** Staff culture remains positive with 100% of staff members agreeing or strongly agreeing that “Overall, this week laid a strong foundation for our team to be great.” for the 21st straight week.   |
| The meeting adjourned at 7:48pm by Gerry Vasquez. |