

## Board Special Business Meeting Minutes

February 8, 2022, 6:30-7:30 p.m.

### A. Opening, 6:30 p.m.

A1. Call to Order

**Director Ashley Haas called the meeting to order at 6:30 p.m.**

A2. Attendance & Introductions

- Present: Beau Bump, Stephane Cosby, Ashley Haas, Liv Helmericks, Bryan Kimbell, Eric Richardson, Nancy Sexton (Faculty Support/liaison), Rachael Sudhalter
- Late:
- Absent:
- Guests:
  - Kurt Connelly (Anser Advisory, Owner's Representative)
  - MacKenzie Mushel (PSD Educator, MSCS parent)
  - Amanda Griffith (Business Manager)
  - Hillary Mizia (School Administration Manager/Facilities Committee)
  - Jon Pointer (Facilities Committee)
  - Jen Rault (Fort Collins community member, interested in school/board)
  - Chris West (MSCS parent, prospective board member)

A3. Our Mission: [Cultivating the Creative Mind](#)

**Director Eric R. read our school Mission.**

A4. Public Comment (3 minutes per person, Limit 20 minutes total)

**No public comments.**

### B. Preliminary Matters, 6:33 p.m.

B1. Approve Minutes from Prior Board Meeting ([1/25](#))

**MOTION:** Director Beau B. moved to approve the minutes, Bryan K. seconded.

**VOTE:** Unanimously approved.

B2. Call for Late Additions to Agenda

**Community Update added as C2.**

B3. Approve Meeting Agenda

**MOTION:** Director Beau B. moved to approve the agenda, Bryan K. seconded.

**VOTE:** Unanimously approved.

### C. Regular Business, 6:38 p.m.

## C1. Facilities Update

- School Director Liv Helmericks expressed gratitude to the group working on Facilities Committee and partners, owner's rep Kurt Connelly, Brian Dunbar, Ashley Haas, Amanda Griffith, Jon Pointer. It is a great team and they have done a lot of good work.
- Director Bryan K. stated that the current lease ends in June of 2024
- Available locations for new-site builds are few in the Fort Collins and the budget is prohibitive.
- Budgetary impact of options
  - Bond to purchase the building at \$3.5M, should result in a slightly lower payment
  - Bond to purchase and expand roughly \$8M, first year would be a little lower. In years 7 and 8 they would be slightly higher. Estimates based on +150 students (40 forest school) for FTE of 425.
- Change since previous due-diligence for existing site
  - Traffic consideration - Will need to research approval from the city for sharing of parking with the neighboring church. Will we be able to accommodate the traffic for a higher student count?
  - Concerns regarding the playground which is separately owned.
- Kurt Connolly
  - Recommend following through with the long-term lease agreement
  - Look at purchasing the current property which has several advantages.
    - Stability as an owner rather than leasing
    - Build equity
    - Potential grants which you can only apply for if you own the building
    - Better relationship with the business park as an owner instead of a renter, may help with parking easements.
  - Ask for the longest due diligence period possible
- Nancy Sexton
  - It sounds like owning the building is smart regardless.
- Jon Pointer
  - We would need to determine how large of a bond we need. If we just purchase the existing building without the expansion the needed amount would be different.
- Amanda Griffith
  - The bonding process takes a while, and the amount can be reduced up until the last few weeks. We can use that time to determine if a change in the amount makes sense.
- Bryan Kimbell
  - If we did find a site to build could there be language in the lease agreement for that exception?

- Ashley H. - We did just get the new potential agreement yesterday so they need to review that.
  
- Approval to move forward with a lease extension at 2310 E. Prospect property after review by legal counsel.  
**MOTION:** Director Beau B. moved to approve the school pursuing the lease extension, Stephane C. seconded.  
**VOTE:** Unanimously approved.
  
- Approval for the school to move forward with a letter of intent to purchase the 2310 E. Prospect property.  
**MOTION:** Director Eric R. moved to approve the school moving forward with a letter of intent to purchase 2310 E. Prospect, Director Stephane C. seconded.  
**VOTE:** Unanimously approved.

#### C2. Community Update

Location: Virtual/Zoom  
Date: Tuesday, March 29, 2022  
Time: 6 - 7pm

Hillary M. - Suggest providing people with plenty of time to submit a question through the board email.

#### **D. Closing, 7:25 p.m.**

##### D1. Review Action Items

**AI:** Eric R - Move the Community Update meeting to the new time.

##### D2. Call for Final Comments

Ashley H. - Thanks to Jen and MacKenzie for attending our meeting.  
Short round table of board introductions.

##### D3. Move to Adjourn

Director Eric R. adjourned the meeting at 8:00pm

##### D4. Closing Verse:

*May wisdom shine through me  
May love glow within me  
May strength permeate me  
That in me may arise  
A helper of humankind  
A servant of goodness, selfless and true*