

MINUTES
OF THE MEETING OF THE
AMERICAN LEGACY ACADEMY BOARD OF DIRECTORS
AUGUST 2, 2022

The Board of Directors of American Legacy Academy held a meeting on August 2, 2022, at 4:00 p.m. via Zoom meeting.

1. (a) CALL MEETING TO ORDER AND (b) APPROVAL OF AGENDA

The meeting was called to order by Board Chair Babcock at 4:00 p.m. Present were Board members Julie Babcock, Corey McOuat, Kate Guden, Stan Everitt, and Cheryl Brown.

Also present were Academica representatives Trevor Goodsell, Joani Zibert, Paul Ballou, Ryan Reeves, and Sunny Ranieri; as well as Advisory Board members David Sislowski and John Biner. Kurt Connolly from Anser Advisory was also present.

The agenda was approved by consent.

2. GUEST COMMENT

There was no public comment.

3. MEMBER REPORTS

There were no member reports.

4. ACTION AND DISCUSSION ITEMS

A. POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE JULY 5, 2022 BOARD MEETING AND THE JULY 19, 2022 WORK SESSION

Member Babcock requested the following changes to the July 5, 2022 meeting minutes: 4c/last paragraph: change “charter contract” to “charter application;” 4g: included Mr. Biner’s suggestion to set up a marketing table outside grocery stores; and 4h: ensure the legibility of “An executive session was not deemed necessary during this meeting.”

Member Everitt moved to approve the minutes from the July 5, 2022 board meeting with noted changes. Member Brown seconded the motion, and the Board voted unanimously to approve.

Member Everitt moved to approve the minutes from the June 19, 2022 work session with noted changes. Member Brown seconded the motion, and the Board voted unanimously to approve.

B. DISCUSSION REGARDING START-UP EXPENSES TO DATE

Mr. Trevor Goodsell addressed the Board, reviewing the current expenses, which had not changed since the previous meeting.

D. DISCUSSION AND POSSIBLE ACTION TO DESIGNATE MEMBERS OF THE AMERICAN LEGACY BUILDING CORPORATION COMMITTEE

Member Babcock supported Member Everitt, David Sislowksi, and Luke Ellis as members of the Building Corporation. Mr. David Sislowksi addressed the Board to describe the expertise and contributions Mr. Ellis would add as an amazingly diligent and thorough person, who would help retain the mission and vision of American Legacy. He was also a parent. Member Babcock explained that the lease would be between the Building Corporation and American Legacy Academy, with the lease stating that the property would at all times be a classical education academy following the missions and visions that set forth. For this reason it would be imperative that, in addition to their existing skill-sets, the members of the Building Corporation were 100% bound and dedicated to American Legacy's mission and vision.

Mr. Sislowksi asked that the Building Corporation meet in the near future to discuss the documents and initial set-up of the Corporation, to which Mr. Goodsell stated that he and Ms. Zibert had all the information necessary to form the Corporation. Member Babcock requested the Building Corporation meet separately to discuss. Mr. Sislowksi asked that draft bylaws be sent to himself and Member Everitt for review prior to that meeting, to which Mr. Goodsell responded affirmatively.

No Board action was required.

C. DISCUSSION AND POSSIBLE ACTION TO DESIGNATE MEMBERS OF THE PRINCIPAL RECRUITMENT COMMITTEE

Member Babcock stated that creating this committee at this time was slightly too aggressive. This item was tabled a future meeting.

E. DISCUSSION REGARDING STATUS OF WELD RE-4 BOARD RELATIONS AND DRAFTING POLICIES TIMELINE

Member Babcock stated that Weld RE-4 had committed to submitting a contract to Mr. Arrington that week, noting that Mr. Arrington had worked with RE-4's attorney numerous times.

Member Babcock stated that there had been some conflicting information regarding policies and waivers, and asked Ms. Joani Zibert to clarify and explain the policy drafting timeline. Ms. Zibert addressed the Board and stated that they were typically given until May to submit to the district, noting they would need to review the draft contract once received, as many policies would be included. Policies were also already included in the charter application; however, Ms. Zibert would supply drafts for those policies as well. She stated that, typically, the drafts would be reviewed by the Board and the principal, once he or she was hired. Mr. John Biner addressed the Board and asked when the policies would be reviewed and who would be involved in addition to the principal. Ms. Zibert replied that the Board would have final approval of the policies governing the school, noting that several were approved by the Board through their approval of the charter application, unless subsequent changes were necessary,

F. CCSP UPDATE AND TIMELINE

Ms. Zibert stated that the CCSP information packet should be available that week and she would contact designated members of the Board to inform them of the Zoom training meeting in August. The submission date was presently unknown.

G. UPDATE FROM ACADEMICA

There was no official update, although Member Everitt recounted his recent visit with Mr. Horton.

H. MARKETING UPDATE

Member Guden stated that they were getting ready for Severance Days, with Ms. Ranieri stating that the fee had been waived. They were also planning for the Harvest Festival, where they did not have a booth; however, Member Guden was planning to decorate a truck and have ALA representatives walk along side during the parade. They were also looking to participate in the Severance and Windsor Halloween celebrations.

Member Guden stated that they were planning to resume parent info nights in October, with one in person and one Zoom meeting per month. Mr. Sislowksi suggested improving the technology prior to the Zoom meetings and possibly considering holding the Zoom meetings twice per month. Ms. Ranieri stated that they would gather the necessary equipment for improving quality during the Zoom meetings. Discussion ensued regarding possible advertising options for the parent meetings.

Member Babcock asked if they were able to arrange setting up a table at grocery stores, to which Member Guden stated that she had not yet, but would check on that.

I. EXECUTIVE SESSION: THE AMERICAN LEGACY ACADEMY BOARD MAY ENTER INTO EXECUTIVE SESSION PURSUANT TO C.R.S. §24-6-402(4)(A) THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST; EXCEPT THAT NO EXECUTIVE SESSION SHALL BE HELD FOR THE PURPOSE OF CONCEALING THE FACT THAT A MEMBER OF THE LOCAL PUBLIC BODY HAS A PERSONAL INTEREST IN SUCH PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE; AS WELL AS C.R.S. §24-6-402(4)(E)(I) DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS; DEVELOPING STRATEGY FOR NEGOTIATIONS; AND INSTRUCTING NEGOTIATORS.

Prior to entering the Executive Session, discussion ensued regarding the building process, with Mr. Kurt Connolly describing his role as an Owner's Rep, the purpose of the Building Corporation, and the timeline for American Legacy. He was the head of the charter school division of Anser and he had worked previously with Mr. Arrington on multiple occasions. He recommended meeting with Neenan soon to further discuss the design and timeline. Mr. Connolly noted that the window for a 2023 opening was quickly closing, but was still a possibility. Mr. Connolly suggested that the Board discuss funding in the executive session, as proof of funds would be something all associated parties would be in need of.

Member Everitt summarized each of the properties and where each stood at that time, noting that he met with Neenan and the town manager to discuss the Severance site and design plans to identify the infrastructure and issues. He would follow-up with the land owner on pricing. Roadways were graded and sewer was installed with a stub to the site. The town was willing to do whatever was necessary to begin as soon as possible. Neenan was planning to attend ALA's work session on the 16th at their office if possible at 3:00 or 4:00 p.m. Member Everitt invited Mr. Connolly to attend as well. He stated that it should not be too long before they could erect some sort of sign announcing the school site.

In regards to the Windsor sites, Member Everitt stated that there were three potential sites, where the timelines for the Harmony and Hall sites were complicated by a bureaucratic situation that would set them back by about six months. The Kodak property was equally complicated, involving a presentation to the leadership in Denver to see if they were even interested. They had a conceptual plan for a career tech campus, with ALA's K-8 schools feeding into a potential high school. Member Everitt stated that Neenan did send him a plan for how the existing building could be reconfigured to suit a school. Mr. Sislowski stated that he spoke with County Commissioner James Scott regarding the process, who had expressed his full support of charter schools. Member Everitt stated that it would most likely be late August before they were able to receive clarity on all pertinent information to allow for a final decision. Some discussion ensued regarding upcoming timelines.

Member Brown asked for a delineation of responsibilities for the upcoming projects, to which Mr. Connolly stated that he, as Owner's Rep, would work for the school and report directly to the Building Corporation. Mr. Ryan Reeves addressed the Board and stated that one side of Academica's role was providing services to the schools independent of facility operations. The other side was working with the school to recommend and facilitate financing in whatever option best fit the needs of the school.

Member Babcock stated that, in order to move forward with their decisions, they needed to know the fees for Mr. Connolly. Mr. Connolly stated that their fee was typically calculated as approximately 1.5% of the total project budget, which varied. He noted that it would probably be on the lower side of that range because the sites had already been identified and the architecture firm was in place. Member Everitt stated that they were using Doral's Westminster project as a starting point to estimate the project cost, taking into account supply chain issues and other items affecting higher prices. Some discussion ensued regarding the general process of a design-build project.

Member Guden moved to enter an executive session pursuant to C.R.S. §24-6-402(4)(A) and C.R.S. §24-6-402(4)(E)(I) at 5:30 p.m. Member Everitt seconded the motion, and the Board voted unanimously to approve.

Discussion for this item occurred in a closed session.

The Board returned to the regular session at 6:05 p.m.

J. DISCUSSION AND UPDATE REGARDING BUILDING PLANS, WITH POSSIBLE ACTION TO APPROVE A POTENTIAL SITE

Member Everitt moved to authorize the Building Corporation to negotiate an agreement between the Kurt Connolly and Anser as the Owner's Rep and ALA. Member Brown seconded the motion, and the Board voted unanimously to approve.

Member Brown moved to authorize the Building Corporation to move forward with what was necessary to begin the acquisition of the Severance site upon contract review by Barry Arrington. Member Everitt seconded the motion, and the Board voted unanimously to approve.

K. DISCUSSION AND POSSIBLE ACTION TO ENGAGE NEENAN FOR RETROFIT ON KODAK PROPERTY

No action was taken.

L. DISCUSSION AND POSSIBLE ACTION TO ENGAGE KURT CONNOLLY AS OWNER'S REP FOR NEENAN WORK ON RETROFIT

No action was taken.

5. GUEST COMMENT


There was no public comment.

6. ADJOURN MEETING

Member Brown moved to adjourn the meeting. Member Everitt seconded the motion, and the Board voted unanimously to approve.

THE MEETING WAS ADJOURNED AT 6:08 P.M.

APPROVED ON: SEPTEMBER 6, 2022


Kate Guden (Nov 30, 2022 14:49 MST)

**SECRETARY OF THE BOARD OF DIRECTORS
AMERICAN LEGACY ACADEMY**