

Miami Community Charter Schools
Elementary, Middle, and High School
Board of Directors/ EESAC Meeting/Title I School
Wednesday, December 18, 2019
18720 SW 352 Street
Florida City, 33034

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING FOR WHICH THIS AGENDA CONSTITUTES NOTICE, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS CONDUCTED AT SUCH MEETING AND FOR SUCH MEETING AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE UPON WHICH THE APPEALS IS TO BE BASED.

MIAMI COMMUNITY CHARTER SCHOOL, WILL PROVIDE REASONABLE ACCOMODATIONS FOR DISABLED INDIVIDUALS REQUESTING SPECIAL ASSISTANCE IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING; PROVIDED, HOWEVER, THAT A REQUEST FOR SUCH ASSISTANCE MUST BE MADE TO MRS. JILA REZAIE AT LEAST THREE(3) CALENDAR DAYS PRIOR TO SCHEDULED MEETING.

Call to Order: Call to order at 6:30 P.M. by Ana Torres, Board Chair

Pledge of Allegiance

Roll Call: Board Members via phone: Ana Torres, Howard Murphy, William Presswood, Carmen Marinelli, Shawn Khosravi

Other Attendees via phone : Jeff Wood, Richard Moreno, Jila Rezaie, Maria Alba, Ralph Arza, Luis Sullivan

Public Comment

No Public Comment

Agenda

Jeff Wood explained that the proposed Term Sheet for the Design from P & T is non-binding. The board of directors passed a motion on December 10 to move forward with P & T's initial proposal based on a Development Contract. This is a bridge contract to cover the cost for the permits.

Jeff Wood added that change order is a collaboration between the builder and MCCS, and obviously needs to be within a reasonable time period. Extensive change orders are costly and delay the completion date. Jeff Wood added that in spite of Confidentiality of item # 10, all documents about this contract are subject to Sunshine Law.

Howard Murphy requested details about the design, materials, spec sheet need to be reviewed before the beginning of the project. This is necessary to support the construction cost and avoid further change orders.

Jila Rezaie informed the board the architect is ready to present the detailed plans to the board on January 21, 2020. Ralph Arza suggested the board members to visit the builder's other projects in town. Rezaie asked Richard to address the financial aspects of the project.

Moreno said he would run a new set off numbers to reflect the increase in debt. He expects the total debt service to be approximately \$1.2 million or \$800/student at full capacity. The previous set of numbers had for an additional borrowing of \$8 million and the refinancing of the existing debt. This scenario increased overall debt service by approximately \$275,000 per year.

Shawn Khosravi expressed concerns about the price for square footage, and the time frame for the completion of the project. He said 36 months and force major clause need clarification. Jeff Wood agreed that the Default clause and mutuality in termination clause needs clarification. Carmen Marinelli reminded the board's December 10 agreement and motion to proceed with this offer.

Khosravi asked Jila Rezaie if the time frame is critical. Rezaie answered time is critical because of the physical condition of the elementary school, short term lease contract (1 year ending in September 1, 2020, which can be extended on additional year with the agreement of both parties), and loss of enrollment if we move the elementary school to a transitional facility, and build our own building later than school year 2021-2022.

Maria Alba and Carmen Marinelli commented in favor of Rezaie's answer. Ralph Arza expressed the district's concerns about the elementary building.

Shawn Khosravi added that considering the time frame, and current details available to the board of directors he is in favor of proceeding with the proposal.

The Board decided to move forward with P&T's proposal, and

The board will remain with January 21, 2020 due date. In the meantime:

1. Jeff Wood will write a letter to P&T to address the Board's questions and ask for clarifications.
2. Jila Rezaie provides Richard with the enrollment projection from the completion of the project until the school reaches the maximum projected capacity.
3. Richard Moreno will develop the financing in connection with the development and construction of the project.
4. Jila Rezaie will organize necessary sessions (virtual or live) between the key staff, board member(s) and the architect so details are discussed prior to January 21, 2020
5. The board intends to finalize all decisions no later than January 21, 2020.

Mr. Howard Murphy motioned to move forward with P & Ts proposal; Dr. Carmen Marinelli:
Second Motion; motion carried unanimously.

All in favor (5 – 0) motion passed.

Mrs. Torres adjourned the meeting at 7:15 P.M.

Approved
[Signature]
1/21/2020