

Beacon Academy Special Board Meeting

December 17, 2008

5:00 p.m.

Call to Order: *Tam Harken called the meeting to order at 5:03 p.m.*

Roll Call (present at time of meeting unless otherwise noted):

Tam Harken	Kalin Farrell	Jordan Ford (ex-officio)
Bob Zarriello (5:21)	Candace Newman	
Ann Marie Roder	Cathy Burke	
Anne Ingvaldson	Scott DesBles	

Advisory Members:

Sean Koster

Misc. Attendees:

David Carlson	Lisa Carlson	Christina Holmes
Melanie Spall	Tom VanHatten	Clint Carlson
Grant Carlson	Bill Johnson	Mike Helman
Branson Burbach	Jon Parisian	Jacque Timperley
Ron Ledoux		

Meeting Agenda: To have further lease negotiation

Tam sent the board the most current lease with the revisions from Quantum Development last night. The current lease has a square foot rate of \$16.99, which would be \$526,500 annually and \$43,875 monthly. The damage deposit is \$10,000.

Quantum Development would lease the portable classrooms from ModSpace and Beacon Academy would sub-lease the portable from Quantum Development. The \$16.99 price is a blended cost between the permanent building and portable.

Clint states that they have spent a tremendous amount of time and money doing building improvements related to the portable. He says that the damage deposit has been added to the lease because he is concerned about damages to the building that may occur during the move out process. Language has been added to the lease about the damage deposit stating "landlord must demonstrate beyond a reasonable doubt any monies taken from the security deposit for repairs, were incurred as a result of tenant or their invitees use of the Premises." Any potential said damages must have occurred from the lease signature date forward.

Ann Marie stated that the board has documentation of per square feet rates of other charter schools in the area and that the current rates are much too high. Ann Marie wants a fair rate that does not have to do with building improvements. She said that Beacon Academy did not ask for building improvements and should not have to pay for them.

Tam and Jordan talked to Clint when Friends of Beacon found a piece of land and was going to potentially enter into a purchase agreement. They were clear with Clint that the school's intent was not to be at the current building next year (2009-2010). At that point, they gave Clint the choice of whether or not to do building improvements, which included the portables. Clint stated he did improvements because the school wanted them done and that the parking lot had to be redone because of the number of spots that are required based on the number of students in the building.

Bob said that the current lease is within our budget and wanted to remind the board that we can get reimbursed for 90% of lease aide by the state. He said that since the rate and security deposit have been reduced that we should go forward on signing the lease as he does not feel Quantum Development will change its position.

Bob does not think it is fair that Beacon Academy's rent prices have gone up this year because of building improvements that have a long term benefit to the building. He also pointed out that Clint and Grant wouldn't acknowledge that similar rent increases were imposed on other tenants in the building, even though they benefited from the same building improvements.

The concept of binding arbitration came up, but it was concluded that it could be very costly and could bring about negative publicity for the school.

Sean wanted to remind everyone how much the school needs the portables, which will not be in place until the lease is signed. The specialist teachers that are currently without classrooms are asking Sean on a weekly basis when the portables are going to arrive. The teachers are frustrated and the students have had to adapt to not having classrooms for art, music, and Spanish.

Motion:	To approve the lease as submitted by Quantum Development for the 2008-2009 school year.		
Made by:	Scott	Seconded by:	Bob
Discussion:			
Vote:	Yea: All, but Ann Marie.	Nay: Ann Marie	Abstain:
Decision:	Motion passes.		
	The lease is within budget based on 374 students. If we lose students (5-7) that will impact the budget. Tam said that we cannot put a dollar figure on the frustration to students and staff that is caused by not having portables.		

Motion:	To adjourn the meeting.		
Made by:	Candace	Seconded by:	Ann Marie
Discussion:			
Vote:	Yea: all	Nay:	Abstain:
Decision:	Motion passes.		

Meeting adjourned at 5:54 p.m.