

Board of Directors Agenda-Special Meeting

Date: April 29, 2022

Time: 4:00 pm – 5:30 pm

Location: Rochester Beacon Academy

1. Call Meeting to Order: 4:05 p.m.

2. Attendance: To establish Quorum

Name	
Pam Johnson, Chair	Present
Crystal Heim, Vice Chair	Excused
Evin Lantz, Treasurer	Zoom
Kate Dullard, Secretary	Present
Bobbi Kostinec	Zoom
Deanne Breitenbach	Present
Brenna Salfi	Present
Stacy Aoudia	Zoom

Guests
Nicole Musolf
Melissa Walsh,
Traci LaFerriere
Jim Zacchini, MN Guild
Glory Kibbel, MN Guild

3. Concerns and discussion with lease on property 1
 - Spending our fund balance on a buildout and a potential of returning to Statutory Operating Debt (SOD) status. The school's charter would then be in jeopardy of being renewed and the school could close.
 - Conflict of interest was identified - any prior motions are null and void.

4. Universal Grant Guidelines (UGG) require an analysis of lease and purchase alternatives to determine which would be the most economical and practical. Two other properties were shared as gross lease options and will be explored further. Typically, a gross lease includes property taxes, utilities, maintenance expenses (lawn/snow) in the annual lease contract. The landlord maintains the building (i.e. structure, HVAC, plumbing, sprinklers) and the tenant would be responsible for any damages that would occur by a student or staff member.

5. Discussed following up with another future meeting to discuss - May 3, 2022.

6. Adjourn Meeting