

**Minnesota Internship Center Charter School**  
**MNIC ELA Campus**  
**2872 26th Avenue South**  
**Minneapolis, MN 55406**

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**Minutes**  
**BOARD OF EDUCATION MEETING**  
Monday, October 30, 2006, 3:30 p.m.

Members in attendance: Ron White (Chairperson), Jon Gross, Judy Hawkins, Vin McMahon, Abdighani Ali. Absent: Lois Lewis, Sifra Behailu, Mary Ander, Jama Farah, Executive Director Kevin Byrne.

Ex officio and others: Administrative Assistant Patsy Brooks; Stephen Bosacker of Designs for Learning.

Note: All votes were unanimous unless otherwise stated. Items distributed at the meeting included: Agenda, Building plans for Unity House, Minnesota Facilities Improvement Grant Application information and assurances, new conditional lease for Unity House.

I. ROLL CALL

The meeting was called to order by Ron White, at 4:15 PM, specifically to act on a new lease for Unity House and to take action for the Minnesota Facilities Improvement Grant. The meeting was delayed until there was quorum.

II. APPROVAL OF THE AGENDA

Judy moved to approve the agenda. Jon seconded. Carried.

III. Lease for Unity House

A draft lease was presented to the Board from Pillsbury United Community for Unity House. The lease is contingent on MNIC being awarded a federal facilities grant to remodel part of the building. Accepting the grant would require a lease to extend to at least June 30, 2011. This lease replaces the proposed lease for when MNIC is allowed to lease the entire building. The lease will start April 1, 2007.

The Board discussed the costs of the lease and the condition in the lease that result in cost increases of 3% each year. The Minnesota Department of Education requires a clause in the lease to give lease aid to the school. It is to state: "This lease is subject to Minnesota Statutes section 124D.10, subdivision 23A." This clause is not present in the lease.

Judy moved to approve an amendment for the lease to add "Related Party Assurance: This lease is subject to Minnesota Statutes section 124D.10, subdivision 23A" to the lease.

Jon seconded. Carried

Some want to talk again with Pillsbury to see what can be done to slow lease rate increases.

Judy moved to approve the proposed lease with the included approved amendment for Related Party Assurance. Abdighani seconded. Discussion: Vin commented that he wants better information in a timelier manner to make decisions for the school. Specifically he has not been fully aware of what the developments of this lease have been. His point was taken and improvements will be made to provide information

sooner and with time to consider consequences. Others contributed to discussion about how facilities are so rare to find. Another commented that there has in fact been very little time to prepare for this grant, leading to this gap in information. Having this money available can help satisfy MNIC's facility needs. Vote: Carried.

#### IV. Minnesota Facilities Improvement Grant

Discussion continued about the nature and benefits of the grant, for which MNIC has opportunity to apply. Based on 100 pupil units at the Unity House, the grant, if approved, could provide up to \$500,000 in funds to remodel the facility. MNIC would be required to provide a 5% match to this amount. Plans were drawn up with input from MNIC staff to remodel the 1<sup>st</sup> (middle) and 2<sup>nd</sup> (upper) floors and make some improvements in the lower floor. A preliminary mid-range estimate of costs for this plan came in at \$945,000. This exceeds the amount allowed by the grant. So plans were adjusted to remodel the 1<sup>st</sup> floor and make some improvements to the entry and lower floor.

Jon moved that MNIC pursue the Minnesota Facilities Improvement Grant. Judy seconded. Carried.

The next Board meeting will discuss the grant and what should be done next as the application is hopefully processed.

Steve explained that to apply for the grant the Board is required to sign an assurances and Certification Signature Sheet. A minimum of 5 members must sign the document. It also must be signed by the School's sponsor liaison. These assurances were read carefully and discussed with the Board and are listed in the application document. Board members present signed the assurances signature sheet.

#### V. OTHER BUSINESS

Discussion: The board members would like to meet at the Unity House. This will give those board members who have not seen the facility a chance to view it. Patsy will determine if this is feasible at the next Board meeting.

#### VI. ADJOURNMENT

At 5:06 pm Abdighani moved to adjourn. Vin seconded. Carried.

Minutes taken by Steve Bosacker