

Meeting location: Valley View Boys' Leadership Academy; 17200 Valleyview Ave., 44135

Call to Order: Chairman Brown called the meetings to order at 6:38 p.m.

Roll Call

Present: Jack Bialosky, SeMia Bray, Tom Cook, Don Brown, Caroline Peak, Nancy Schuster

CMSD/CMSD Representative(s): Hollie Dellisanti, David Riley

Approval of Minutes: Commissioner Cook moved to approve the minutes from the BAC meeting on November 8, 2021. Commissioner Schuster seconded. Motion carried.

Executive Director's Report

Director Chalker provided an update on Segment 8. The District and the OFCC are concerned with supply chain issues and pricing increases impacting the construction industry. They have elected to use the Design-Build model to better manage those issues for Segment 8 schools. On 11/16/21 the Board of Education authorized a proxy resolution for the CEO or his designee to work with the OFCC.

ThenDesign Architecture (TDA) was selected as Criteria Architect/Engineer in December 2021. As the Criteria Architect, TDA is responsible for:

- C-A/E services for the following projects:
 - Renovation of Joseph Gallagher PK-8
 - New Lincoln-West HS
 - New Clark PK-8
 - New Marion Seltzer PK-8
- Full A/E services for the following abatement and demolitions:
 - JFK High School
 - Robert Fulton Elementary School
 - Fullerton Elementary School
 - Watterson-Lake Elementary School

Director Chalker shared that the District is currently on track with its projected timeline for Segment 8. The District hopes to have the RFQ for Design/Build services posted in January so that the entity is engaged by March 2022.

Commissioner Bialosky commented that the construction industry is so volatile right now that it will be difficult for the District to meet budget. He emphasized that it is important that everyone is aware and needs to have patience for this. He asked what strategies the District has and what it will do when the numbers come back significantly off? Mr. Riley responded that the State has to recognize it, and this has historically been addressed with market rate adjustments and the State knows they need to do that again.

Commissioner Brown asked, who works for the District on the rate? Mr. Riley responded that it goes through the administration/Governor’s office rather than the legislature. The challenge the District will face is with the new builds because they will be pressed to hit the Design Manual square foot amounts. The renovation of Gallagher is best case to stay close to budget because it is a renovation and more flexibility. A pause in going forward probably does not make it any better. The supply chain issue will last for a long time. The pause button will not be pushed by the District, only the State. Commissioner Brown commented that a pause would not be helpful to the community taxpayers’ concerns of when, if ever, it would get done.

Ms. Chalker provided details for several upcoming events for the Commissioners’ participation.

- CMSD Board Work Session – 01/11/22 at 6:30 p.m. at Garrett Morgan High School
- CMSD Board Business Meeting – 01/25/22 at 6:30 p.m. at John F. Kennedy High School
- OFCC Commission Meeting – 1/27/22 time TBD at the Rhodes Tower, Lobby Hearing Room
- CMSD Board Work Session – 02/08/22 at 6:30 p.m. at John F. Kennedy High School

CMSD Facilities Project Local Funding Summary for the month ending November 2021

CMSD Facilities Project Local Funding Summary	
As of November 30, 2021	
Receipts	
Bond Proceeds	535,000,000
Bond Premium	1,006,501
Other Non-bond Proceeds	15,532,617
QZAB (Quality Zone Academy Bonds)	5,127,642
E-Rate	3,710,518
Sale of Administration Building	4,664,176
Sale of School Buildings & Equipment	3,324,158
Property Tax Receipts (.50 mill PI Levy)	15,679,754
Total Local Interest	46,666,796
Total Local Funds (prior to expenditures)	630,712,161
Project Expenditures	
Fund 10 Expenditures & Encumbrances (District portion)	325,250,919
Fund 03 LFI Expenditures & Encumbrances	235,247,018
Total Project Expenditures & Encumbrances	560,497,938
Current balance of local funds available	70,214,224

BAC Financial Summary through December 2021

BAC Financial Summary as December 2021						
FY22 (July 1 - June 30)						
	December 2021			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
CMSD Subsidy*	-	-	-	-	-	-
Grant/projects	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-
Expenses						
Payroll	7,191	7,211	(20)	46,798	43,264	3,534
Payroll service	253	235	18	1,026	679	347
Rent	250	258	(8)	1,500	1,030	470
Liability insurance (D&O)	-	-	-	-	-	-
Equipment	-	-	-	-	-	-
Supplies, printing etc.	-	-	-	139	-	139
Communications	-	100	(100)	1,307	380	927
BWC premium	-	-	-	4	-	4
Consult/projects	-	-	-	-	-	-
Travel/mileage	-	-	-	-	-	-
Seminars/events	-	-	-	800	-	800
Training and education	-	-	-	50	-	50
Total Expenditures	7,694	7,803	(109)	51,624	45,353	6,271
Net Income/(Loss)	(7,694)	(7,803)	109	(51,624)	(45,353)	(6,271)
Cash Balance Beginning	64,795					
Cash Balance End	57,101					
Notes:						
*CMSD subsidy - installment for FY23 BAC operations to be received in March '22						
-Cash basis accounting method is used						

Unfinished Business

HB 126 legislation passed, so the District will now be extremely limited to contest property values. Commissioner Schuster commented that this is not good, and the language is very specific and damaging to school districts.

Director Chalker has been in regular communication with the District’s advocacy team regarding HB 110, which added to the definition of an “unused school facility” any school building that has been used for direct academic instruction but less than 60% of the building was used for that purpose (Revised Code 3313.411; Section 812.10). The District is currently working with members of the Ohio General Assembly to amend the recently changed “unused school facility” language. Other school districts have recently reached out to members expressing their objections and the District is hoping there is an opportunity to make some progress on this. The District does not have insight right now on how this new law will be implemented come July. They believe the Ohio Department of Education will go through a rules process but don’t expect it to happen until after the new year.

New Business

Director Chalker will be reaching out to each Commissioner to discuss their term renewal and and/or officer position.

Several quotes for D&O insurance and crime coverage were presented to the Commissioners. CNA offered the best retention rate per claim, but the premium for crime coverage was significantly high. Commissioner Cook explained the significant impact a high per claim retention rate could have on the BAC. Commissioner Bialosky made a motion to allow Director Chalker to negotiate, execute and pay for the best D&O and crime insurance coverage not to exceed \$2,344. Commissioner Cook seconded. The motion carried.

Commissioner Bialosky asked the District if there was anything they would like the BAC to pay particular attention to. Mr. Riley responded that we should focus on whatever the BAC wants or needs. He mentioned that they are about to start community engagement efforts for Segment 8. Director Chalker agreed to share the timeline of those efforts with the Commissioners.

Public Comment: None.

Next Meeting: Monday, March 14, 2022 at 6:30 p.m. at Joseph M. Gallagher; 6601 Franklin Blvd., 44102

Adjourn

Commissioner Bialosky moved to adjourn. Commissioner Cook seconded. The motion carried and the meeting was adjourned at 7:24 p.m.

Minutes approved 3/14/2022.