

**Meeting location:** Joseph M. Gallagher; 6601 Franklin Blvd., 44102

**Call to Order:** Chairman Brown called the meetings to order at 6:39 p.m.

### **Roll Call**

Present: SeMia Bray, Tom Cook, Don Brown, Jamar Doyle, Lenora Lockett, Caroline Peak, Nancy Schuster

CMSD/CMSD Representative(s): John Keefe, David Riley, Dr. Lisa Thomas

Gallagher Assistant Principal John Keefe welcomed the Commissioners and shared an overview of Gallagher school. He offered to provide a tour of the building to all those interested following the meeting.

**Approval of Minutes:** Commissioner Cook moved to approve the minutes from the BAC meeting on January 10, 2022. Commissioner Doyle seconded. Motion carried.

### **Executive Director's Report**

Director Chalker provided followed up on several items from the last BAC meeting.

- The House rejected the Senate's amendments to HB126, so now going to committee to compromise
- There is still no correction bill for the approved State budget, so the revised definition of unused school facility remains. The District is still hoping for a correction bill.
- A new crime insurance bid was secured with Travelers' Insurance. All insurance coverage remains with SeibertKeck, but cost is \$400 less than last year.

There were several projects approved by the Board of Education that impact Funds 003 and 034. On 1/25/22 the Board approved a resolution to develop a culinary kitchen and dining facility at East Tech High School in an amount not to exceed \$5.6M. Many improvements are ESSER and Perkins eligible and the remaining balance will be paid from Fund 003. On 2/22/22 the Board approved the Operations Annual Work Resolution for March 2022-June 2023 in an amount not to exceed \$12M. Funds will come from General, Permanent Improvement (Fund 003), or Classroom Facilities Maintenance (Fund 034) accounts.

Director Chalker gave an update on the progress of Segment 8. The RFP for Design/Build services was open for responses on 2/9/22. Qualifications were due 3/11/22 and proposals from short-listed firms are due on 4/15/22. The District and OFCC expect to select the Design/Builder on 5/6/22. The Design/Builder is responsible for design through completion of renovation of Joseph Gallagher and new builds of Lincoln West HS, Clark and Marion Seltzer.

The Design/Builder is also tasked with abatement and demolition of the former Clark, Marion Seltzer and Lincoln West HS. Commissioner Schuster asked about the schedule. Mr. Riley responded that the Criterion Architect, TDA, is responsible for schematic design which is a 4-5 month process. TDA stays involved for the entire project and the designs are refined once the Design/Builder is on board. Commissioner Schuster asked if there will be one team for all Segment 8 buildings. Mr. Riley said yes, but firms may combine for the project. Commissioner Schuster raised a question about the timeline and importance of expediting the RFQ process. Mr. Riley stated that the OFCC controls the RFQ process.

Director Chalker thanked the Commissioners who have attended the community kickoff meetings for the Segment 8 schools. Three have been three completed to date and the last one is tomorrow, 3/15, at Marion Seltzer. Commissioner Peak asked if there would be design committees for each school that would include community members. She expressed the importance of community engagement and shared her previous experience with community members who served on standing committees to provide feedback and insight on the specific school building needs. Director Chalker explained that there were not specific committees formed for Segment 8, but rather the District plans to conduct regular meetings, using the appropriate council member's existing meetings. The District has requested feedback via online surveys specific to each school. Commissioner Bray emphasized the importance of respecting spaces where tragedy has occurred. Commissioner Bray specifically asked about the Tamir Rice Memorial and its proximity to the construction and school design of the new Marion Seltzer. She encouraged the District to ensure such spaces are honored and included in the design. Commissioner Peak reaffirmed Commissioner Bray's statements and highlighted the Collinwood School Fire Memorial Gardens as another example.

Commissioner Brown shared his dislike of the preliminary plans for Lincoln West High School. He shared that he did not like anything that was presented, particularly the plan to build the new school below ground, not keep or replace the beautiful auditorium and require people to park and walk around a very long building to access the playing field. Commissioner Schuster asked if the District had made any effort to push for a renovation versus a new build. Mr. Riley explained the OFCC's 2/3 rule which sets the replace versus renovate standard for school facilities at two thirds of the cost of a new building. Commissioner Schuster asked who determines the cost. Mr. Riley responded that the State does the assessment, and it is always low. Commissioner Bray asked how much of the assessment is education technology and Mr. Riley answered \$10-12 per square foot.

Commissioner Bray asked Mr. Riley if there were charging stations being considered for the new schools. Mr. Riley responded that the electrical conduit will be installed, but that the State does not pay for charging stations. Commissioner Bray explained that she may have some resources that may help pay for such units if the District is interested. Mr. Riley said yes, they

would be interested. Director Chalker agreed to provide each other’s contact information to discuss further.

Director Chalker shared the plan for swing spaces for the schools during construction. Marion Seltzer will remain in use as the new building is constructed directly north of the existing school. Gallagher and Lincoln West will move into the old Garrett Morgan building. Gallagher will move this fall and Lincoln West will use the space after Gallagher is renovated. Clark will move to the former Barbara Booker building. There was a resolution presented to the Board to approve \$3.5M to abate, remediate and renovate Barbara Booker so that it can be used as a swing space. The Board will vote on this resolution on March 29, 2022. Commissioner Peak asked that due to the large of dollar investment in the building, what are the plan for the buildings after they are used as swing space. Mr. Riley responded that they are to be sold, like other former school buildings that are part of the development agreement with the City. Commissioner Peak expressed the importance of being intentional with these buildings and having a plan for success to deter the blight that dilapidated buildings have on neighborhoods quality of life, future investments and property values. Dr. Thomas agreed that it has been and continues to be addressed by the Board of Education.

**CMSD Facilities Project Local Funding Summary for the month ending December 2021**

<b>CMSD Facilities Project Local Funding Summary</b>	
<b>As of December 31, 2021</b>	
<b>Receipts</b>	
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	46,666,795
<b>Total Local Funds (prior to expenditures)</b>	<b>630,712,161</b>
<b>Project Expenditures</b>	
Fund 10 Expenditures & Encumbrances (District portion)	325,250,450
Fund 03 LFI Expenditures & Encumbrances	235,669,332
<b>Total Project Expenditures &amp; Encumbrances</b>	<b>560,919,783</b>
<b>Current balance of local funds available</b>	<b>69,792,378</b>

**BAC Financial Summary through February 2022**

<b>BAC Financial Summary as February 2022</b>						
<b>FY22 (July 1 - June 30)</b>						
	<b>February 2022</b>			<b>YTD</b>		
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
<b>Revenue</b>						
CMSD Subsidy*	103,196	-	103,196	103,196	-	103,196
Grant/projects	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
<b>Total Revenue</b>	<b>103,196</b>	<b>-</b>	<b>103,196</b>	<b>103,196</b>	<b>-</b>	<b>103,196</b>
<b>Expenses</b>						
Payroll	7,230	7,211	19	61,365	57,685	3,681
Payroll service	169	148	21	1,365	1,271	94
Rent	250	258	(8)	2,000	2,060	(60)
Liability insurance (D&O)	450	-	450	1,941	2,235	(294)
Equipment	-	-	-	-	-	-
Supplies, printing, etc.	-	-	-	139	-	139
Communications	-	-	-	1,544	380	1,164
BWC premium	-	-	-	4	-	4
Consult/projects	-	-	-	-	-	-
Travel/mileage	-	-	-	-	-	-
Seminars/events	-	-	-	800	-	800
Training and education	-	-	-	50	-	50
<b>Total Expenditures</b>	<b>8,099</b>	<b>7,616</b>	<b>483</b>	<b>69,208</b>	<b>63,631</b>	<b>5,577</b>
<b>Net Income/(Loss)</b>	<b>95,097</b>	<b>(7,616)</b>	<b>102,713</b>	<b>33,988</b>	<b>(63,631)</b>	<b>97,619</b>
Cash Balance Beginning	47,616					
Cash Balance End	142,713					
<b>Notes:</b>						
*CMSD subsidy - \$103,196 installment for FY23 BAC operations received in Feb '22; budgeted to be received in May '22						
-Cash basis accounting method is used						

Director Chalker explained that all Commissioners with terms ending in March of 2022 and the current BAC officers have expressed a willingness to stay on for the next term. She has submitted the BAC roster and attendance information to Kevin Burtzloff for approval by Board of Education Chair Bingham. The new terms begin on April 1, 2022.

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

- OFCC Commission Meeting – 03/24/22 at 1:30 p.m. location TBD
- CMSD Board Business Meeting – 03/29/22 at 6:30 p.m. at John F. Kennedy High School
- CMSD Board Work Session – 04/12/22 at 6:30 p.m. at John F. Kennedy High School
- CMSD Board Business Meeting– 04/26/22 at 6:30 p.m. at Garrett Morgan High School

**Unfinished Business:** None.

**New Business**

Director Chalker shared a Records Retention Schedule for the Commissioners' consideration. The retention schedule was created following the Ohio Revised Code and State Archives of Ohio Local Government Records Program. Chairman Brown tabled the decision to the next meeting to allow Commissioners to review the schedule and take time to visit the BAC office and look at the records with Director Chalker should they have any questions or concerns.

**Public Comment**

Dr. Thomas shared how successful the Executive Grille has been for students who are part of the culinary program. She encouraged the Commissioners to RSVP for the St. Patrick's Day lunch and Easter meal. All information is available on the District's website.

**Next Meeting:** Monday, May 9, 2022 at 6:30 p.m. at John F. Kennedy High School; 15111 Miles Ave., 44128

**Adjourn**

Commissioner Bray moved to adjourn. Commissioner Schuster seconded. The motion carried and the meeting was adjourned at 7:50 p.m.

*Minutes approved 05.09.2022.*