

Meeting location: John F. Kennedy High School; 15111 Miles Ave., 44128

Call to Order: Chairman Brown called the meeting to order at 6:41 p.m.

Roll Call

Present: Tom Cook, Don Brown, Lenora Lockett, Caroline Peak, Nancy Schuster

CMSD/CMSD Representative(s): Katherine Riley, Dr. Lisa Thomas

Approval of Minutes: Commissioner Cook moved to approve the minutes from the BAC meeting on March 14, 2022. Commissioner Lockett seconded. Motion carried.

Executive Director's Report

Director Chalker shared that HB 126 was signed into law on April 21, 2022

- The bill's requirements apply to any complaint or counter-complaint filed for tax year 2022 or any year after
- Organizations such as the Ohio Association for School Business Officials, Buckeye Association of School Administrators and the Ohio School Board Association are discussion options, including filing legal suits

Director Chalker gave an update on the progress of Segment 8. As a result of the feedback from the community, BAC and others the District has asked the Criteria Architect, TDA, to come up with alternative design plans for Lincoln West High School and Clark PK-8. A second round of community meetings will be held to review these new plans.

The Design/Builder was selected last week, and it will be Greenspace Construction with Robert P. Madison and Architectural Vision Group (AVG) as the architects of record. Greenspace was formerly part of ICON and has experience with District school projects. Greenspace was selected over two other qualified firms, Gilbane and Panzica. Commissioner Schuster requested more details on the selection of the Design/Builder. She requested to know what the "holes" were in the other teams, if TDA was involved in the selection of the Design/Builder, and how may responses to the RFQ were received. Director Chalker will get back to the Commissioners with those details.

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

- CMSD Board Work Session – 05/10/22 at 6:30 p.m. at Memorial School
- CMSD Board Business Meeting– 05/24/22 at 6:30 p.m. at Max S. Hayes High School
- OFCC Commission Meeting – 05/26/22 at 10:30 a.m. at the Avalon Theatre (Marysville)
- CMSD Board Work Session – 06/14/22 at 6:30 p.m. at Whitney M. Young
- CMSD Board Business Meeting– 06/28/22 at 6:30 p.m. at Campus International School

Director Chalker asked the Commissioners if there were any questions or changes to the latest Long-term School Plan Progress Report. Commissioner Schuster asked that the OFCC rates be included as well as a comparison of rates against other similar cities.

Commissioner Schuster requested a copy of the District’s Development Agreement with the City. Director Chalker shared that she will send it to all the Commissioners. Commissioner Brown asked how the fair market value for a building is determined. Ms. Riley responded that appraisals are done for the value of the land with and without the building. Commissioner Peak asked, to ensure equity, if the District uses the same appraiser or more than one for its assessments. She also noted, for the record, that they must be bonded. Dr. Thomas shared that the appraisers used are all bonded and licensed. Director Chalker was tasked with getting more details on the appraisers used by the District.

CMSD Facilities Project Local Funding Summary for the month ending March 2022

CMSD Facilities Project Local Funding Summary as of March 31, 2022	
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)	\$ 15,679,755
Total Local Interest	\$ 46,681,210
Total Local Funds (prior to expenditures)	\$ 630,726,576
Project Expenditures	
Fund 10 Expenditures & Encumbrances (District portion)	\$ 325,250,919
Fund 03 LFI Expenditures & Encumbrances	\$ 238,055,264
Total Project Expenditures & Encumbrances	\$ 563,306,184
Current balance of local funds available	\$ 67,420,392

BAC Financial Summary through April 2022

BAC Financial Summary as April 2022						
FY22 (July 1 - June 30)						
	April 2022			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
CMSD Subsidy*	-	-	-	103,196	-	103,196
Grant/projects	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Total Revenue	-	-	-	103,196	-	103,196
Expenses						
Payroll	7,191	7,211	(20)	75,747	72,106	3,641
Payroll service	169	148	21	1,723	1,567	156
Rent	250	258	(8)	2,500	2,575	(75)
Liability insurance (D&O)	-	-	-	1,941	2,235	(294)
Equipment	-	-	-	-	-	-
Supplies, printing, etc.	-	-	-	247	110	137
Communications	104	-	104	1,647	380	1,267
BWC premium	-	-	-	4	-	4
Consult/projects	-	-	-	-	-	-
Travel/mileage	-	-	-	-	-	-
Seminars/events	-	-	-	800	-	800
Training and education	-	-	-	50	-	50
Total Expenditures	7,714	7,616	98	84,659	78,973	5,686
Net Income/(Loss)	(7,714)	(7,616)	(98)	18,537	(78,973)	97,510
Cash Balance Beginning	134,975					
Cash Balance End	127,261					
Notes:						
*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						

Unfinished Business

The BAC Records Retention Schedule was reviewed. Director Chalker shared that two items, schedule #s ADM-107 and ADM-108, had been added since the last meeting. Commissioner Schuster requested that the words “with attachments” be added to ADM-101 and ADM-104. Commissioner Peak asked that the resources used to create the retention schedule as well as the date be included on the final document. Commissioner Peak made a motion to approve the schedule with these changes. Commissioner Cook seconded. Motion carried.

New Business

Commissioner Schuster asked about the rate assessment on buildings. Who does it and how? She asked if the District has any say in the assessment. She expressed wanting to satisfy herself with how the State comes to these decisions on whether to build new or renovate. Commissioner Peak commented that at the time, people wanted new buildings, but now are looking at preservation. How can we use the older properties and space differently for the community? She emphasized the importance of keeping community pride. Commissioner Cook stated that this type of change has to occur at the state level. Commissioner Schuster suggested that perhaps we need to get other urban groups together for advocacy.

Commissioner Brown asked if there was any update on the new definition of an “unused school facility” that now includes buildings with 60% or less being used for direct academic instruction. Director Chalker shared that she did not have any new information at this time. She will check and get back to the Commissioners with any updates.

Commissioner Peak suggested that the BAC meet at East Tech once the culinary kitchen is completed and have snacks provided by the Executive Grille.

Public Comment

Dr. Thomas shared that the Washington Park annual spring plant sale is on this week from 8:30 a.m.-3:00 p.m.

Next Meeting: Monday, July 11, 2022 at 6:30 p.m. at Waverly Elementary, 1805 W. 57th St., 44102

Adjourn

Commissioner Peak moved to adjourn. Commissioner Cook seconded. The motion carried and the meeting was adjourned at 7:52 p.m.

Minutes approved 07.11.2022.