

Meeting Location: Euclid Park K-8; 17914 Euclid Ave., Cleveland, OH 44112

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

Roll Call

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

CMSD/CMSD Representatives: Hollie Dellisanti, David Riley

Approval of Minutes: Commissioner Doyle moved to approve the minutes from the BAC meetings on July 12, 2021 and September 13, 2021. Commissioner Peak seconded. Motion carried.

Executive Director Report

Director Chalker shared that the District approved the proposed ESSER facilities recommendations on 9/21/21, including some ESSER funds to be used at Gallagher (a Segment 8 renovation) for HVAC, windows and doors. This will free up approximately \$12.3M in local funds.

On 10/26/21 the Board accepted a purchase offer of \$50,000 for the former John Raper school property. This was one of properties included in the development agreement with the City. Western Reserve Land Conservancy plans to redevelop the site into a neighborhood park.

Director Chalker provided an update on Segment 8. On 9/21/21 the Board approved a land swap to assist with District's Segment 8 project. The former Forest Hill Parkway School and a small portion of the Daniel E Morgan site will be exchanged with the City for City owned property adjacent to Lincoln-West High School and Clark school. Both schools are new builds as part of Segment 8.

The RFQ for the criteria architect was finalized with CMSD and OFCC on 10/20/21. The RFQ was posted on the OFCC website on 11/1/2021 and statements of qualifications are due back 11/17/2021 and interviews to be completed in early December.

The project delivery method for Segment 8 is design-build. Commissioner Brown asked why this was the case. David Riley explained that this method will help the District avoid or minimize supply chain disruption. This option allows for better pricing, reduced number of change orders and will be faster.

On 10/26/2021 the Board authorized the District to enter into contracts for the erection of modular classrooms for Segment 8 swing space in an amount not to exceed \$2M. Segment 8 includes a complete renovation of the Joseph M. Gallagher School and a replacement of Lincoln-West High School. The former Garrett Morgan school is in reasonable proximity to both

schools and will serve as the swing site for both projects. Joseph M. Gallagher students will occupy the former Garrett Morgan School first while Lincoln-West High School is designed and then the Lincoln-West students will use the swing site.

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

- CMSD Board Business Meeting – 11/16/21 at 6:30 p.m. at John F. Kennedy High School
- OFCC Commission Meeting – 11/18/21 at 2:30 p.m. at the Rhodes Tower Lobby Hearing Room
- CMSD Board Work Session – 12/7/21 at 6:30 p.m. at John F. Kennedy High School
- CMSD Board Business Meeting – 12/14/21 at 6:30 p.m. at Garrett Morgan High School

Director Chalker attended the virtual conference of the California Association of Bond Oversight Committees (CABOC) on 10/16/21.

Ms. Chalker shared her key initiatives for 2022.

- District oversight
 - Review the design, engineering, contract bidding procurement and construction of Segment 8 projects
 - Monitor compliance with bidding procedures, hiring goals for minorities, women and School District residents, apprenticeship opportunities for School District students, and on contracting personnel of Segment 8 projects
 - Monitor balance of local funding for facilities projects and use of funds
 - Annual Maintenance, Repairs and Renovation Work
 - Segment 8 expenditures
 - Review and verify long-term maintenance plan for new and renovated facilities
- BAC operations
 - Execute BAC lease agreement
 - Governance
 - Commissioner term renewals and officers
 - Recruit additional Commissioner(s)
 - Provide training/education for Commissioners
 - Refresh the look of the BAC website and make more user-friendly
 - Transfer old documents to electronic files and minimize hard copy storage
 - Ensure payment of CMSD subsidy for FY23 and work with Board to secure BAC funding for FY24

BAC Financial Summary through October 2021

BAC Financial Summary as October 2021						
FY22 (July 1 - June 30)						
	October 2021			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
CMSD Subsidy*	-	-	-	-	-	-
Grant/projects	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-
Expenses						
Payroll	6,908	7,211	(303)	27,630	28,842	(1,212)
Payroll service	169	148	21	603	592	11
Rent	250	258	(8)	1,000	1,030	(30)
Liability insurance (D&O)	-	-	-	-	-	-
Equipment	-	-	-	-	-	-
Supplies, printing, etc.	139	-	139	139	-	139
Communications	-	-	-	1,307	280	1,027
BWC premium	-	-	-	4	-	4
Consult/projects	-	-	-	-	-	-
Travel/mileage	-	-	-	-	-	-
Seminars/events	-	-	-	800	-	800
Training and education	50	-	50	50	-	50
Total Expenditures	7,516	7,616	(100)	31,533	30,744	789
Net Income/(Loss)	(7,516)	(7,616)	100	(31,533)	(30,744)	(789)
Cash Balance Beginning	84,707					
Cash Balance End	77,191					
Notes:						
*CMSD subsidy - installment for FY23 BAC operations to be received in March '22						
-Cash basis accounting method is used						

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

CMSD Facilities Project Local Funding Summary	
As of September 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)	15,648,001
Total Local Interest	46,662,369
Total Local Funds (prior to expenditures)	630,675,981
Project Expenditures	
Fund 10 Expenditures & Encumbrances (District portion)	325,350,919
Fund 03 LFI Expenditures & Encumbrances	233,493,212
Total Project Expenditures & Encumbrances	558,844,131
Current balance of local funds available	71,831,849

Unfinished Business

Commissioner Schuster asked about the change to the Ohio Revised Code regarding the sale or lease of school district property that will become effective July 1, 2022. She asked how “direct academic instruction” is defined? Mr. Riley responded that they are not sure. The questions as to what does “unused” mean and how it will be calculated have not been answered.

Commissioner Schuster expressed that this issue is cause for concern of mischief. Commission Cook added that the BAC is charged with monitoring the taxpayers’ school buildings and we want to help before the 11th hour and it is too late. Commissioner Doyle stated that given the current environment, this language is dangerous. He said that the BAC needs to know 1) the District’s plan to get this law removed and 2) how this is going to be applied. Commissioner Schuster asked if the BAC could meet with the District’s firm used for advocacy on this issue. Director Chalker was tasked to connect with the District’s advocacy team to get more information on their efforts to have this rule removed.

Commissioner Cook moved to approve the 2022 BAC meeting schedule. Commissioner Doyle seconded. The motion carried.

New Business

The BAC lease proposal and comparison of other office spaces was presented.

Commissioner Cook moved to allow Director Chalker to enter into a new lease agreement for the BAC office. Commissioner Peak seconded. The motion carried. Commissioner Schuster abstained.

Public Comment: None.

Motion to Enter into Executive Session

Commissioner Schuster moved that the Commission enter Executive Session to consider the compensation the Executive Director. Commissioner Brown seconded. The motion carried unanimously.

Return to Public Session

Following Executive Session the Commission returned to public session.

Additional New Business

Commissioner Brown moved for a \$500 bonus and a 4.1% salary increase for Director Chalker to be retroactive to her start date of 08/03/21. Commissioner Doyle seconded. The motion carried.

The Commissioners expressed concern with there being no separation between Director Chalker’s personal cell phone number and the BAC’s phone number. Additionally, there is no local, 216 area code phone number for the community to access the BAC. Director Chalker was asked to research and secure a digital phone number for the BAC.

Next Meeting: Monday, January 10, 2022 at 6:30 p.m. at Valley View Boys' Leadership Academy

Adjourn

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

Minutes approved 01/10/2022.