

**Blue Oak Charter School**  
**450 W. East Avenue, Chico, CA 95926 Room 24**  
**FACILITIES COMMITTEE**  
**SPECIAL MEETING**

Join Zoom Meeting

<https://us06web.zoom.us/j/5898784465?pwd=V0RSOEpmQM5IS2VXME1uV2VvRDJpQT09>

Meeting ID: 589 878 4465

Passcode: t39y2H

**Thursday February 1, 2024 6:00PM**

*Vision: To be a model for successful education of the whole child.*

*Mission: To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.*

**Notice:** Any person with a disability may request the agenda be made available in an appropriate alternative format. A request for a disability-related modification or accommodation may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting at, 450 W. East Ave., Chico, CA or by calling (530) 879-7483 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday (at least 48 hours before the meeting). All efforts will be made for reasonable accommodations.

Blue Oak Charter Council (BOCC) may tape, film, stream, or broadcast any open BOCC Meeting. The BOCC Chair may announce that a recording or broadcasting is being made at the direction of BOCC members and that the recording or broadcast may capture images and sounds of those attending the meeting. Any BOCC recording may be erased or destroyed 30 days after the meeting. All times noted on the agenda are approximate and listed solely for convenience. The Board may hear items earlier or later than is noted and move the agenda items' order.

**The Blue Oak Charter Council reserves the right to take action on any item on the  
agenda. AGENDA**

**OPEN SESSION -6:00PM**

**1. OPENING**

**1.1. Call Meeting to Order - 6:10 pm**

**1.2. Invocation School Verse -** "This is our school. May peace dwell here. May the rooms be full of contentment. May love abide here. Love of one another, love of our school and love of life itself. Let us remember that as many hands build a house, so many hearts build a school."

**1.3. Roll Call of Committee Members and Establish Quorum - There are not enough voting members in the room to have a quorum so we will only have reports and discussion. No voting tonight.**

Name	Present	Absent
Thea		x
Dan Machek		x

Renee Gomes		x
Kristen Woods	x	
Kathy Maddox	x	
Wendi Putnam	x	
Buck Ernest	x	
Susan Dominighini	X-via zoom	
Nicole Tonelli	X-via zoom	
Jennifer Bryant		x
James Fisher	X-via zoom	
Vicki		x

**2. PUBLIC COMMENT** - This is an opportunity for the members of the community to address items not on the agenda. Persons addressing the committee will be allowed a maximum of three (3) minutes for their presentation. Persons may not yield their time to another speaker (Gov.Code 54954.3) - **James F. asked about details of the proposed property in Miriam Park. Nicole T. asked about what had been discussed at the previous meeting. Kristen W. advised both that their questions may be asked or answered in the agenda items.**

**3. AGENDA MODIFICATIONS - None**

**4. CONSENT AGENDA**

**4.1 Approve Minutes from 11-16-23 - Cannot vote until next meeting, add to agenda for next month.**

**5. EXECUTIVE DIRECTORS REPORT**

*Current Status on Property Offers* - **Susan reports that of the two LOI's we sent out. The property on 20th St. refused our offer because the offer was too low. This was the second choice of the group. The property at Miriam Park accepted our offer and we are moving forward with the approval of the board. She has been working closely with her CUSD contact since they will be the purchaser. Measure K funds would cover property purchase with \$1.5 million left over for the building. James F. asked about the other \$3 million in funds coming down the line from another program and Susan said they are working on lots of options. James F. also asked about the square footage needed for the building and Buck E. advised \$28-\$30 K sq. ft.**

**6. FINANCING**

**6.1. Review and Recommend Funding Options to BOCC Annie Gilbert - Her**

**recommendation is to go with Campinile as our funding advisors. The reason is that she doesn't want us to lock into a very specific funding option right now. This is more broad but they could still work with a company like Red Hook. At this point Annie and Susan**

will be working together to get a deep financial analysis for the schools debt affordability. This will include both past and future analysis, credit analysis and strategic planning. District bond funds should be used thoughtfully. They are working on a debt affordability report with a 5 year projection for financing. Credit analysis will also look into demographics deeply. They will also be looking at the market and interest rate trending. Rates are high right now and are projected to go down. Looking at the projection of funding. James F. brought up all the development that has been approved for the future neighborhoods in Miriam Park. James F. asked what Campinile charged for their services? Annie said it was most likely an hourly rate for advice.

7. Discussion of options for Architect Based on Financing - James F. asked if we were talking to Dan Gonvalez at Miriam Park about doing the whole project like he offered in the beginning? Susan advised that Dan G. is not able to take on our project due to timing issues and he doesn't want to slow us down. James F. brought up that an architect could cost us over a million dollars on our project. He also advised that public buildings may have to go through the State architect which could delay the project. The project could be delayed by 2-4 years by any complaint by a neighbor or anything. Buck E. brought up that when the school was working with Turner - Agassi they were a one stop shop and took care of all the permits and had the architect and all the subcontractors. He is wondering if there is anything like that in what we are exploring? Susan said that Red Hook or Charter Capital but we don't want to get stuck in a bad deal. She also backed up what James F. said and reported that Inspire's new school had a \$700K cost for their architect. She advised that we DO NOT have to go through the State architect. A move in date of 2025 does not look realistic but we do have a 2 year extension on the current lease and she is still in discussions with the current landlord or further extensions if necessary. Buck E. is concerned that it is too much for us to hire the

architect and all the other contractors. Susan is currently working on the budget for next year so that there is more money. Susan and Annie can work together to get the 5 year projection. Susan is working closely with her contact at the district to find out what they will need exactly for the financing. Kristen W. asked if this could all be done to report on at the next Charter Council meeting. James F. asked if we could buy the current building to save money. Susan advised that we have tried twice and could not come to an agreement on money (they want more than the district will allow) and they want to retain control of the parking lot.

8. Recommendations on Next steps to engage the community - Kat M. suggested putting out a quick announcement in Parent Square that we are making some progress toward a new school but are still more than a year away and that we would like input through a survey in the future. To start getting them engaged. Susan talked about getting some positive publicity out there. She also advised that we can look at the previous survey results. At this point everything is public, all the notes from this committee's meetings and Charter Council. Anyone who has questions about what's already been done can find the notes. Kristen W. brought up the idea of having one of us at a table in the lobby with a flier so that we are having one on one conversations and can answer questions. Wendi P. and Nicole T. also like the personal touch and suggested making phone calls too. Wendi P. asked if we could put a link to our meeting notes in the parent square announcement. Kristen W. asked about putting a blurb in The Acorn and Susan D. advised that yes, she would email Maggie B. and Kelly S. Kristen W. also recommended talking to people in the hallways.

9. ADJOURN 6:56pm (time)

Meeting Notes Taken By:  
Wendi Putnam  
Facilities Committee Secretary