

Blue Oak Charter School
450 W. East Avenue, Chico, CA 95926
FACILITIES COMMITTEE
REGULAR MEETING

Join Zoom Meeting

<https://us06web.zoom.us/j/5898784465?pwd=V0RSOEpmQM5IS2VXME1uV2VvRDJpQT09&omn=86503648106>

Meeting ID: 589 878 4465
Passcode: t39y2H

Thursday, December 18, 2023 - 6:00 PM-8:00 PM

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 -

1. OPENING

- 1.1. Call Meeting to Order
- 1.2. Verse -
- 1.3. Roll Call of Committee Members and Establish Quorum

- 2. PUBLIC COMMENT** This is an opportunity for 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)

3. AGENDA MODIFICATIONS

4. CONSENT AGENDA

- 4.1 Approve minutes from 11-16-23

5. **FINANCING RECOMMENDATIONS**

James Fisher/Renee Gomes
Annie Gilbert Charter Impact

6. **EXECUTIVE DIRECTOR'S REPORT**

Susan Domenighini

7. **NEXT MEETING SCHEDULED FOR - January 11, 6:00pm**

8. **ADJOURN _____ (time)**

Meeting Notes Taken By:

**Wendi Putnam
Facilities Committee Secretary**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89916530220?pwd=YK15GUaaC4AAxns9Kwb29GWWP0LREJ.1>

Meeting ID: 899 1653 0220

Passcode: 5IxFLU

Thursday November 16, 2023 5:15 -PM

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.

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AGENDA

OPEN SESSION - 5:16 pm

1. OPENING

1.1. Call Meeting to Order

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

Roll Call of Committee Members and Establish Quorum

Name	Present	Absent
Thea	X-on zoom	
Dan Machek	x	
Renee Gomes	x	

Kristen Woods	x	
Kathy Maddox	x	
Wendi Putnam	x	
Buck Ernest	x	
Susan Dominighini	x	
Nicole Tonelli	X-on zoom	
Jennifer Bryant		x
Trisha Atehortua	x	
Karen Lehe	x	

On zoom: John Roth and Dave Smith CBRE

- 1.4. **Audience to Address the Committee** - This is an opportunity for 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 Fisher - concerned about timeline, need extension options. Have we looked into purchasing the building? Susan Dominighini discussed our lease extension options and how we have tried and failed to purchase this building.

2. Proposed LOI - Letter of Interest for three properties, will be considered for approval. All three may be approved. - There are letters of intent for the three properties that have had the most interest. These are not binding.
- 2.1. Discussion of property #1 - E. 20th St property, it is still off market. They gave an offer on the property at a price to get their attention. **James F. recommends an LOI with \$8.1 million.**
- 2.2. Discussion of property #2 - Fair Street - no interest, timeline is not within our need
- 2.3. Discussion of property #3 - Miriam Park - teachers tour was very positive, Susan read responses from some of those teachers, shovel ready, feeling included in the community and CARD park, Owner will help with consulting. Negative is, it is a smaller space. Bus stop nearby. We can build up to utilize space. Would help with attendance to be in a desirable area. From classified staff Kat advised that they all want this site. Nicole T. asked about buses and if we are going double track again. We will be staying single track and sustainable. Design will be dealt with later. Kristen W. feels strongly about this being a great location keeping in mind that we also have families impacted by this move in their commute.

2.4. Discussion and then motion proposed by Kat M. to update the price on LOI to 8.1 million on 20th St. and send it and then to send the LOI to Miriam Park. Motion was 2nd by Dan M

2.5. > Vote

Name	Yes	No	Abstain
Renee Gomes	x		
Kristen Woods	x		
Dan Machek	x		
Buck Ernest	x		
Wendi Putnam	x		
Kathy Maddox	x		

3. **ADJOURN: 6:? pm**

Next Meeting December 7, 2023 6:00pm

Meeting Notes Taken By:

**Wendi Putnam
Facilities Committee Secretary**

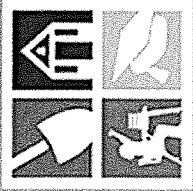
Facilities funding





Full Service

- ▶ Offers Finance and construction
- ▶ Creates action plan after reviewing school financials
- ▶ Works with local municipality for project approvals
- ▶ Provides Architectural and Construction
- ▶ Lease to own, Red Hook is the landlord



CHARTER SCHOOL PROPERTY SOLUTIONS

Developing Affordable Charter School Properties

Full Service

- ▶ Develops facility plan
- ▶ CSPA acquires property
- ▶ CSPA Leases property to school
- ▶ CSPA builds school, school moves in
- ▶ CSPA uses one of multiple investor resources to obtain funding
 - ▶ <http://www.lisc.org> Local Initiatives Support Corporation
 - ▶ <http://www.ncb.coop> NCB Development Corporation
 - ▶ <http://www.razafund.org> Raza Development Fund
 - ▶ <http://www.liifund.org> Low Income Investment Fund
 - ▶ <http://www.trfund.com> The Reinvestment Fund
 - ▶ <http://www.nonprofitfinancefund.org> Non Profit Finance Fund
 - ▶ <http://www.csdcc.org> Charter Schools Development Corporation
 - ▶ <http://www.buildinghope.org> Building Hope
- ▶ School completes purchase and then buys property



Educational
Facilities
Group

Full Service

- ▶ Site Selection & Acquisition
- ▶ Planning, Design & Entitlements
- ▶ Construction & Occupancy
- ▶ The charter school owns all project assets including holding title to real property.
- ▶ Project financing is procured from multiple sources to keep the project affordable.
- ▶ financing options from multiple sources including commercial banks, CDFI's and institutional lenders.



Financing only

- ▶ Independent financial advisory firm
- ▶ provides advisory services to schools, cities, counties, redevelopment agencies, school districts etc.
- ▶ Debt Affordability Analysis and Strategic Planning
- ▶ Evaluation and Analysis of Financing Options
- ▶ help clients secure short and long-term financing
- ▶ bank loans, New Market Tax Credits loans, revenue bonds, general obligation bonds, variable demand bonds, certificates of participation, pension obligation bonds, special tax bonds, and redevelopment bonds.