**NOTICE AND AGENDA OF REGULAR PUBLIC MEETING AND EXECUTIVE SESSION**

**OF THE GOVERNING BOARD OF**

**FLAGSTAFF JUNIOR ACADEMY & CHILDREN’S HOUSE**

**NOTICE**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the general public that the Governing Board of Flagstaff Junior Academy & Children’s House will convene a meeting open to the public at the time, date and place indicated. Information regarding agenda items may be reviewed online and/or in the office of the Executive Director.

The Governing Board of the Flagstaff Junior Academy & Children’s House may, by motion, recess into executive session to receive legal advice from the Board’s attorney(s) on any item contained in this agenda, pursuant to A.R.S. 38-431.03(A)(3), at any time during the meeting. The attorney(s) may participate in person, by telephone, or virtually.

The Governing Board may consider any item below in any order and at any time during the meeting. One or more members of the Governing Board may appear by other technological means. If any disabled person needs any type of accommodation, please notify Kristin Patterson at 774.6007 ext. 201 at least seventy-two (72) hours prior to the time scheduled for the meeting.

**Monday, June 12, 2023 — 4:30PM   
MINUTES**

Join Zoom Meeting   
<https://us02web.zoom.us/j/88441848874?pwd=QkFtSUFuemQ1K2hXQjZ0UWdhSXhXZz09>

Meeting ID: 884 4184 8874   
Passcode: 058153

**I. Call To Order**

Mr. Naleski called the meeting to order at 4:30 p.m.

**II. Roll Call of Members**

Mr. Naleski took the roll.

|  |  |
| --- | --- |
| Mr. Naleski | Present |
| Ms. Smith | Present |
| Mrs. Suda | Present |
| Mrs. Neff | Present |
| Mrs. Saltzburg | Present |
| Ms. Shaw | Absent |
| Mr. DuPrez | Absent |

Additionally, Dr. Carissa Morrison, Ms. Kristin Patterson, Ms. Cassie Wilson, and Charter School Development (CSDC) representative Ms. Laura Fiemann were present.

**III. Presentations/Information/Reports**

**IV.** **Call To The Public** (Comments regarding matters over which the Board has authority are welcome from the public at this time. A time limit of 3 minutes per person is required due to time constraints. The Board may not discuss or take action on matters raised during the call to the public that are not specifically identified on the agenda. The only action the Board may take as a result of public comment is limited to directing staff to study the matter or scheduling the matter for further consideration at a later Board meeting.)

1. Call to the Public-No public present.

**V.** **Consent Agenda (**All items listed hereunder are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the consent agenda and will be discussed separately.)

**VI. Old Business (**Action items are ready for the Board to take adoptive, approval, or other appropriate action on a matter scheduled for action. Items cannot be placed on the agenda after the public posting or advertisement is made.)

Discuss Long Term Building Projects- N/A

**VII. New Business (**Action items are ready for the Board to take adoptive, approval, or other appropriate action on a matter scheduled for action. Items cannot be placed on the agenda after the public posting or advertisement is made. No action during Executive Session.)

1. Discussion with possible action regarding making a formal offer on the property at 1800 N. Gemini Drive. The Governing Board may vote to enter into Executive Session pursuant to A.R.S. 38-431.03 (A)(7).

Mr. Naleski welcomed Ms. Fiemann from Charter School Development Corporation (CSDC). The purpose of the meeting is to discuss authorization to purchase a property and approve a financing agreement with CSDC. Ms. Fiemann shared CSDC’s mission and explained programs available to support FJA’s building project. Ms. Fiemann recommends creating a modular campus to cut costs in half and to gradually grow the campus in a more cost-effective way. CSDC will finance FJA (FJA will contribute a portion upfront) to own the property/buildings, and FJA will lease them back with an option to own. The lease has a fixed purchase option. Historically, once the school is settled on the new property, the school seeks their own financing, typically the bond market. CSDC wants to be the project manager for the whole project. The school is responsible for routine maintenance, liability coverage and contents coverage, and CSDC handles the property insurance. There is a confirmed meeting with CSDC’s modular company on the July 11, 2023 to discuss costs of building and types of building. Mr. Naleski will write the purchase agreement but does not want compensation for the project. Mr. Naleski’s broker requested that an attorney review the property offer before it is sent. Ms. Suda recommended creating savings to adequately maintain buildings and continue a replacement schedule. Dr. Morrison recommends an increase to FJA’s 6th grade cohort this year. Dr. Morrison expressed a need to operate annual expenses on income and to be solvent every year without dipping into savings to cover operating costs. The board agrees FJA can’t afford to build without increasing enrollment. Ms. Patterson suggested making multiple offers on properties in case one falls through. Mr. Naleski proposed using the July board meeting to discuss making an offer on the Fort Valley/Quintana property.

Mr. Naleski motioned to allow himself, Dr. Morrison, and Ms. Patterson to negotiate on behalf of FJA to make an offer not to exceed 3.2 million for the 1800 North Gemini Drive property. The offer would be contingent on financing from CSDC, legal review, and approval from the FJA board. Ms. Smith seconded the motion to allow Mr. Naleski, Dr. Morrison, and Ms. Patterson to negotiate on behalf of FJA to make an offer not to exceed 3.2 million for the 1800 North Gemini Drive property. The offer would be contingent on financing from CSDC, legal review, and approval from the FJA board.

|  |  |
| --- | --- |
| Mr. Naleski | Aye |
| Ms. Smith | Aye |
| Mrs. Suda | Aye |
| Mrs. Neff | Aye |
| Mrs. Saltzburg | Aye |
| Ms. Shaw | Absent |
| Mr. DuPrez | Absent |

The board has arranged a meeting to review the purchase agreement, on Monday, June 19 at 4:30 p.m.

**VIII. Announcements/Upcoming Events**

**IX. F.A.I.R. - Future Agenda Item Requests** (Items requested by the Board Members to be placed on a future Agenda.)

FY 2024 Budget Adoption (July)

Support Staff Paid Leave (August)

Revised Policies and Procedures (August)

Wealth Management Update (August/September)

**X.** **Adjournment**

Mr. Naleski adjourned the meeting at 6:20 p.m.