

Date: October 22, 2018

Attendees:

Members: Mr. Jack Metz, Mrs. Amber Council, and Mrs. Olga Nasthas.

Also present: Mrs. Lesley Logan

Location: LLT Academy Conference Room

Meeting was called to order at 5:35 PM and was properly noticed.

Approval of Minutes

The motion to approve the minutes of the September 17, 2018 meeting was tabled until November 26th.

Agenda Items:

1. Discussion and Decision on New Project Team- Investors from each development group toured the school. All investors were impressed by the student-led tour as well as the philosophy and education program of LLT.

Mrs. Logan presented to the board the proposal from the group composed by Facilities Services Corp, NPR Development, and Element Commercial Construction, LLC; and the draft agreement from Black Oaks Ventures, LLC with AD Morgan.

The draft lease agreement from Black Oak Ventures, LLC is for a 20-year triple net lease, renewable 10 years after that. It is based on a 40,000 square foot facility and for an estimated monthly lease of \$49,500.00. It is unknown what percentage of the monthly lease is composed of estimated land costs. This draft agreement is still being reviewed by AD Morgan.

The proposal from Facilities Services Corp and their strategic partners outlined the services they will provide as well as the terms and conditions. The agreement includes contract fees composed of development services (3% of total project cost), construction services (6% of construction costs), and real-estate services (6% of land cost, typically paid by seller). Contract fees would be covered by LLT if the project was aborted, otherwise, they would be covered by the investor.

At this time there are no actual or concrete lease costs that can be compared between the two groups. The board members discussed each group's development approach, local knowledge, expertise building charter schools, and designs by their architects. It was the consensus of the board that because LLT is a unique school it needs a unique development group that understands the school's philosophy.

Motion: A motion was made, seconded, and approved to accept the proposal from Facilities Services Corp and their partners.

Next steps: Jack Metz and Lesley Logan will communicate to the development companies the decision of the board. Facilities Services Corp will be given the approval to go ahead with real estate studies and to line up preliminary meetings to conduct site visits and designs. Board members are encouraged to participate in the meetings.



Minutes for LLT Academy Executive Board Meeting

Adjournment

Meeting adjourned at 7:08 PM.

Next meeting is scheduled for November 26, 2018