



Board Meeting Minutes ~ Adopted January 25, 2018

Board Members in Attendance: Richard Maxfield, Matt Bowman, Craig Lawson, Kent Burggraaf, Laura Hamilton (non-voting)

Excused Board Members: Lisa Taylor-Swanson, Diane Johnson, Dan Griffiths

Invited Guests in Attendance: Leah Novice (Little Kickers), Scott Brand (Schoolhouse Development), Corey Brand (Schoolhouse Development), Nathan Justis, Brandon Hess

Agenda Items:	Discussion:	Follow Up Needed:
Master Site Plan	<p>Schoolhouse Development was approached regarding a master plan for the site and some additional needs for facilities for AISU. Some master plans had been done previously by Mike Farley and Mark Smith, but the business needs for AISU have changed since the school's inception and Scott provided an overview of what was drawn up and what they are currently suggesting for the master site plan. From Scott's perspective some of the previous plans including student housing are beyond the scope of what Schoolhouse feels comfortable with being able to fund.</p> <p>Scott reviewed where buildings were located on option 1, option 2, and option 3. Some of these options included movement of utilities because of the movement of roads, inclusion of a building for Realms, and student housing. The track options were not configured in a track size that would be able to be used for a high school meet space. Any plans to level out and move the current field would not be a reasonable expense. The recommendation from Schoolhouse is to build an athletics facility and build out the current gym into classrooms. This would allow AISU to return the portables. Calculations that have been run by Schoolhouse Development show that the return of the portables would cover costs for the new facility and classroom buildout.</p> <p>Nathan shared that there was a potential investor to purchase Realms and that they would pay for a new building for the school. Nathan has not pursued conversations with Realms regarding space and how their needs are being met. Culturally having international students in host homes where they can interact with families is the best option for the students. We are able to attract international students with the current housing options that are being offered.</p> <p>Nathan shared that the plan to build a separate Elementary School was to increase the secondary program. This would require an amendment to our Charter and a request to increase our enrollment from the State Charter School Board. With the movement of the elementary students into the main building, the immediate needs for the elementary school has been alleviated. Richard noted that given some of the safety concerns that we may have in having elementary school students alongside our secondary and high school students, that it would be advisable to keep the building of an elementary building in the future plans.</p> <p>Scott provided an overview of the new concepts that they are proposing for the school along with the stages for growth. Stage 1 includes the addition of the athletics facility. Stage 2 includes the building out of the current gym space for middle school classrooms. Stage 3 includes removal of the portables and adds some classroom and dormitory space. This is the one part of the concept that Schoolhouse Development is not entirely certain about being able to fund. In the southeast corner of the space we could potentially look at eventually building an elementary facility in.</p> <p>Sale of the additional land through the REIT has not yet been approved, but Schoolhouse Development continues to work with them on approval and explaining the benefits of improvement of the athletic facilities.</p> <p>Robyn noted that without adequate dressing rooms, we would not be able to play sanctioned games in the space. Currently there is not an ability to allow AISU students to change into more casual clothing to engage in athletics more effectively. The draw to international students to AISU if we had a sanctioned facility for athletics would be significant. Sports participation cannot substitute PE credits until we have sanctioned facilities.</p> <p>Corey communicated that the building that is currently being proposed may not allow us to build a facility that meets the needs that are being shared. Leah shared that the facility would have regulation height ceilings for basketball, and volleyball. There is some limited space to build out the locker room space. Restrooms for 10-12 stalls would be \$92,000 including all of the plumbing work.</p> <p>Kurt recommended that if there are community members who could donate services and reduce costs to put the building in, we could look for those opportunities.</p> <p>The proposal is to sell 5 acres for 2-2.5 Million. The cost of the facility is going to be at least 1 million, then 1/2 million for the buildout of the gym space. Richard communicated concerns regarding parking space concerns for the PAC if we take 5 acres away from the AISU facility. This is something that will be viewed by the city when they subdivide the space. We need to determine building capacity and see if we have enough parking to meet that building capacity. The REIT would like pre-project and post-project financials to review how a project like this would impact the financials of AISU.</p> <p>Corey asked if we would potentially want to look at the options to make the improvements to the school without selling land and still end up at break even due to the revenue that we would receive renting this facility as well as not having the need to rent out other athletic facilities for our students.</p> <p>Currently there is not classroom space for the PE teachers, nor would the facility give us storage space for athletic equipment. (4:02)</p> <p>Scott asked if the Board was willing to approve Schoolhouse moving forward on investigating being able to provide funding to move forward with the facility without adding to our expenses. The pre-fab facility is a lifetime facility and the building has had a down payment put on it. There is an ability to extend the length of the building to accommodate storage and classroom space.</p> <p>The Board will need the projections from Lincoln as well before a decision can be made whether to move forward or not. The other factor that Craig suggests we look at is what would happen with enrollment if this facility were to go in. We could grow another 80 students which could potentially add \$480,000 if we were successful in recruiting those students. (Craig and Matt on the phone)</p> <p>Originally there was an indication to Little Kickers that we would use the facility 8 a.m. - 3:30 p.m.. If we needed the space more we would renegotiate the rent from Little Kickers. We could also look at the sharing of space if there were a need for two groups to be in the space at the same time.</p> <p>Little Kickers would have to get a lease for space if we are unable to get a space confirmed for them by November. Little Kickers would look at a 20 year lease with AISU for the space.</p> <p>Craig feels that this facility with the current size will not meet the needs of AISU. We don't even know what the cost would be to look at a more grand facility than what is being proposed. It would be nice to know what the cost would be for something nicer with better functionality, future growth, and features. We need at least two full size basketball courts, locker rooms, and potentially classrooms for our PE classes. The scheduling for Little Kickers would also need to be looked at much more closely to ensure that AISU's needs are being met. This proposal will also need to go out to RFP given state requirements and we need to drive what AISU needs and send it out for RFP. We would take lowest bid and take the information back to Little Kickers to see if they would be willing to potentially lose their down payment on the facility they are looking at purchasing. If we do move forward with RFP and reviewing a facility it won't happen in 6 weeks and we should communicate to Little Kickers that this is the case. Nathan and the school should come back to the Board with a recommendation of what a facility should look like. We will look more closely at zoning.</p>	<p>Robyn will review specific requirements to meet UHSAA sanctions to be able to hold games on campus. Leah will update the bids and provide it to Nathan who will send it to the Board. Nathan will check into what the increased cost would be to add another regulation court along with lockerrooms.</p> <p>Nathan will communicate to Scott and Corey that we are going to cut Little Kickers loose, then the Board will review it for feasibility and financial efficacy once Nathan and his team has put a recommendation for a facility together.</p>
Meeting Conclusion	Matt motioned that we adjourn the meeting. Craig seconded the motion. Motion carried with a unanimous vote.	