

JULY 26, 2022  
 9:30AM

VIA ZOOM

<b>MEETING FACILITATOR</b>	Leo Pacheco, Chairman of the Board	
<b>ATTENDEES</b>	Nneka Nwakoby Susan Kile Debbie Hart Teecy Matthews	Secretary Treasurer Director Executive Director
<b>NOT IN ATTENDANCE</b>	Kelly Thompson, Co-chair Don Schroeder, Director	
<b>GUESTS</b>	Andrew Ranieri, Building Hope	

### OPENING

Verification of Quorum

Mr. Leo Pacheco verified that a Quorum of the Board was present.

Call to Order

Mr. Leo Pacheco called the meeting to order at 9:33AM and introduced Mr. Andrew Ranieri from Building Hope to answer questions regarding the current status of the Sitel building, in light of the need for delay in opening the high school, as referenced in the Board’s July 18, 2022 special meeting.

### STANDING BUSINESS

Building Hope – Andrew Ranieri

Mr. Andrew Ranieri of Building Hope met with the board via zoom to discuss the options regarding the Sitel building, located at 1417 N. Magnolia Avenue. Mr. Ranieri has prepared two separate letters of intent to submit to the owners of said property. The first of which was for a 5 (five) year lease agreement. The second was for a purchase agreement to buy the property outright.

Mr. Ranieri explained that Building Hope provides a “bridge to ownership” for start-up charter schools. They can provide the time to allow OCHS to stabilize because they have the ability to defer rent under a lease to allow the organization two to three years in to grow enrollment. The buyout to take over ownership of the building from Building Hope is usually in the range of 105% of Building Hope’s total costs at the time of purchase.

Mr. Ranieri explained the requirements necessary to make the building ready for use. Building Hope intends to enter into a five (5) year lease as well as a list of modifications and improvements needed. In addition, the ownership group would also need to work with the City of Ocala on re-zoning. Mr. Ranieri is of the opinion that the amount of investment needed to make this building ready to lease may not appeal to the ownership group.

Additionally, he has also prepared a letter of intent for CCA, Inc. to enter into a lease with Building Hope as the landlord with a purchase option included.

Mr. Ranieri also provided a rough estimate and timeline, expressing it may take until September 2022 to secure the facility. He expects a quick response and turnaround from the Sitel ownership group. He indicated that it is feasible to have the building ready and up to code by the start of the 2023 school year barring any unforeseen circumstances.

He estimated re-zoning could take around 90 days for the City of Ocala. He believes the building is in very good shape and doesn't need much work, other than it needs new carpet and a fresh coat of paint, but it seems like the bones are good. The building is already sprinkled with fire suppression, has a fire alarm panel, and the electrical wiring is in good shape. The roof was replaced in 2020. The building has its own generator, controlled access, and security cameras.

Mr. Pacheco indicated the need for board approval of the LOI and made a motion to permit Mr. Ranieri to submit the letters of intent to the owners of the 1417 N. Magnolia Avenue property. The motion was seconded by Mrs. Nwakoby. The motion passed by majority vote.

#### Pre-Development Agreement

Mr. Ranieri also present the Board with a Pre-Development Agreement, which will apply If Building Hope enters into a purchase agreement with the owners of the N. Magnolia Avenue property, and acts as landlord to CCA, Inc. The document allows building hope to start spending money on the school's behalf for due-diligence and to develop and build-out of the property.

Mr. Pacheco expressed concern about what happens if the deal falls through, wanting to know what liability would CCA have to reimburse any monies expended on our behalf. Mr. Ranieri stated that CCA would be liable for reimbursement, but in all the time he has been working for Building Hope, he has never seen that happen, stating that a more likely scenario is that any money expended will be rolled expenditures obtaining a different property for the school. Prior to signing this agreement the Board will have a budget outlining due-diligence costs and a timeline of when those come due and an estimated cap.

Mr. Pacheco stated the Board would review the Agreement and approve once the building was more secure.

#### CONCLUSION

Mr. Pacheco moved to adjourn the meeting, Ms. Kile seconded, and the majority approved. The meeting was adjourned at 10:16AM.

#### **Board Secretary Certificate**

I hereby certify that the foregoing Meeting Minutes were adopted by a majority vote of a quorum of the Governing Board of Directors at a duly noticed meeting held on August 26, 2022.

  
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8/26/2022

Board Secretary Signature

Date

Nneka Nwakoby

Print Name