

[FINAL - Last updated: 6/12/22 at 8:00 p.m.]

**Monocacy Montessori Communities, Incorporated (MMCI) Board of Trustees  
(BOT) Tuesday, May 24, 2022 @ 7:00 p.m.**

**Virtual Meeting: [meet.google.com/fcv-mjvy-utv](https://meet.google.com/fcv-mjvy-utv)  
Join by phone: +1 346-808-1766 PIN: 378 965 061#**

**Regular Meeting Agenda**

**1. Call To Order 7:00 p.m.**

Meeting was called to order by Tara Dunsmore at 7:06pm. Recording notice was read and recording was started.

**2. Welcome/Introductions 7:02 - 7:05 p.m.**

**Members Present (listed alphabetically):**

- Molly Carlson, CCM Parent Trustee, Facilities Chair
- Julie Clark, CCM Parent Trustee
- Nichole Dowlearn, MVM Parent Trustee
- Tara Dunsmore, BOT President
- Michael Beth Edwards, CCM VP
- Elise Goodwin, MVM Parent Trustee
- Jeff Koehler, Treasurer
- Ellie Landru, MVM VP, Facilities Chair
- Kathleen Lutrell, Friend of Ed
- Jennifer Mayo, CCM Parent Trustee
- Meggan Sombat, Interim BOT Secretary
- Amy Sullivan, BOT Assistant Treasurer
  
- Diego Alvarez (Treasurer Elect)
- Nikki Burgee (CCM GC Chair, non-voting member)
- Amy Dorman, MVM Principal
- Marilyn Horan, CCM Principal
- Jen Kuhn, (MVM GC Chair, non-voting member)

### 3. Community Comments

7:05-7:10 p.m.

Marilyn Horan, CCM Principal - Marilyn Horan said that before we begin the meeting, she would like to take a moment to talk about the incident of gun violence at a Texas elementary school that occurred today. One of CCM's staff members is from the town of Uvalde, TX, and has many personal connections to the community.

The BOT observed a moment of silence.

### 4. Consent Agenda Items

7:10-7:15 p.m.

- **Conflict of Interest Form**

A Conflict Of Interest Form was submitted by all 13 current BOT Members and both GC Chairs. This is a requirement for our MSDE grant for the MVM High School Expansion. Members are required to submit updated forms annually in July, and forms will be kept on file by the BOT Secretary.

- **Evotes**

- 5/5/22 - Appointment of BOT Treasurer (Diego Alvarez) - MOTION PASSED with 9 Aye/ 3 did not vote
- 5/14/22 - Approval of the renewal of School Mint Lottery Software for the FY23 school year (July 1, 2022 - June 30, 2023) in the amount of \$6,825.64 - MOTION PASSED with 10 Aye (9 via EVOTE Form, 1 via email), 2 did not vote
- 5/19/22 - Approval of April Work Session Minutes - MOTION PASSED with 10 Aye (9 via EVOTE Form / 1 via Email) and 2 did not vote
- 5/19/22 - Approval of April MMCI BOT Meeting Minutes - MOTION PASSED with 8 Aye (via EVOTE Form) and 4 did not vote

### 5. Member & Committee Reports and Updates

7:15-7:33 p.m.

- MMCI President Report - 5 minutes (Tara Dunsmore)

Tara doesn't have anything to report at this time. All updates are included as discussion topics later in the agenda.

- BOT Treasurer Report - 5 minutes (Jeff Koehler)
  - MMCI Financial Report 4/2022 (access restricted)
  - MMCI Finance Summary 4/2022

Jeff and Amy have nothing to add to the Finance reports that were submitted.

- [MMCI Facilities Committee Update](#) - 5 minutes (Tara Dunsmore/ Molly Carlson/ Elizabeth Landru)

A report was submitted in writing for CCM Facilities, and MVM Facilities is on the agenda for later, as is Facilities Advocacy. Ellie reported that the mouse situation at MVM is being remediated, and service will continue throughout the summer. MVM also had an AC issue and the vendor came out to service. For the mouse issue, Ellie got multiple quotes and coordinated with school staff to get the vendor scheduled.

- [MMCI Lottery Committee Update](#) - 1 minute (Tara Dunsmore)

Lottery Update - Tara said that MMCI lottery season is progressing as expected with offers being made and accepted, and paperwork being submitted. We need at least one more lottery volunteer from MVM to process paperwork and work with software. This is an at home job.

**ACTION ITEM - Meggan - Share volunteer position description with both communities.**

- [MMCI Grants and Fundraising Committee Update](#) - 1 minute (Meggan Sombat)

Grants Update - Meggan said that a report was submitted.

- [MMCI Diversity Equity and Inclusion Committee Update](#) (see New Business item (DISCUSSION/ VOTE) below) - 1 minute (Tara Dunsmore/ Jennifer Mayo)

DEI Update - DEI Statement and update is a discussion topic, as below.

#### School Updates:

**7:33-7:43 p.m.**

- [CCM Report](#) - 5 minutes (Marilyn Horan/ Michael Beth Edwards/ Nikki Burgee)

CCM reports - Marilyn noted that the end of the year had been busy as usual, and said that CCM is currently celebrating their ten year anniversary. Marilyn shared a video depicting a synopsis of what happened at their celebration the previous weekend. There were student and alumni speakers, music, and a play on the binomial cube. Happy Birthday CCM! CCM is looking forward to field day and 8th grade promotion in the coming week. All good stuff.

CCM students took the Spanish Avant national test at grades 3, 6, 8. One student nearly achieved scores high enough for the seal of biliteracy. Many 6th grade students scored at post-graduate work levels, and staff are very proud of their accomplishments. Michael Beth said that the celebrations and end of year picnic are wonderful to have again. She said that 20/30 rising 6th graders were invited to take Spanish 1. Their Spanish program is strong, and even more so since Marisa

came to CCM. She is amazing and created a new program that has garnered attention for excellence. Spanish programs are one of the pillars of who they are at CCM.

- MVM Report - 5 minutes (Amy Dorman/ Elizabeth Landru/ Jen Kuhn)  
Amy Dorman offered congratulations to CCM on their anniversary, and loved the song. MVM also has a busy end of school year. Staffing is firming up for next year, with two people retiring, one transfer, and a couple leaving for full time positions. Deep in evaluations for the whole staff, which is unique to charter school principals. Middle school had their 3 day field trip to Chincoteague VA. Amy chaperoned the trip, then presented the Annual Report to the BOE, which went well. MVM also has 8th grade promotion and field day next week.  
MAP testing is finished, and they will use data for assessing SIP and next steps for next year. Meerkat camp ran on Saturdays throughout the school year, power hour during the week. These programs are high dose tutoring designed to reach kids with learning gaps from the pandemic. MVM will be offering a 4 week round of Meerkat Camp this summer M-Th 9-1pm, with field trips and presentations set up by Kim Cowles. She has been amazing and has designed the camp to be fun for the kids. MVM received a large donation of furniture from a family and Jen Kuhn arranged a storage unit for the items. 8th year students designed the 8th grade t-shirt with hidden mice.

Amy D. also wanted to ask Jeff about in kind funds from MSDE. She said that it is 100 1/2 million for behavioral specialists. This is a strong need, and Amy will be talking to the GC and Hiring Committee about this, and also hopes that it's on MMCI and GC radar.

Jeff asked if Amy Dorman has info on in kind funding available for charter schools. Jeff offered to send a request, and asked if Amy has a contact person.

Amy D. said that it is available in the video, and Doreen Bass (Grants Coordinator at FCPS) talked about in kind funds to hire behavioral specialists for FCPS. Amy would appreciate having that support in our schools, because we need it as much as any FCPS school.

Tara said that she heard that the plan was to hire 10-12 Behavioral Specialists, so this may be shared across schools, but agreed that we should make sure we receive our share of those services. Tara asked Marilyn if this was talked about at the beginning of the recent leadership meeting?

Marilyn says it was not this specific topic, however that she has made weekly phone calls about funding from fcps - we would be remiss if we don't really check on funding and make sure that we are being diligent about monitoring where funds are going.

**ACTION ITEM - Tara** - set up a meeting with Dr. Lippy and ask to go over the funding and request a breakdown of in kind services. Include Jeff, Amy Sullivan, Diego, Amy Dorman, Marilyn Horan, possibly school budget chairs. Because of covid funding, not everything was accounted for, so we need to ask. Also mentioned were FCPS contacts: Jessica Sichert, Heather Clabaugh.

**ACTION ITEM - Tara** - Schedule a call with MAPCS *FIRST* to discuss funding and in kind services (reference recent conversations with FCCS).

Amy D said that there are costs that are going to be passed on to us, such as compensating IA's and SEIA's, as well as significant raises for teachers.

Michael Beth added in the chat that the increases will be percentage based. The \$10,000 is the new compensation for Nationally Board Certified (as compared to \$1,000 currently).

Marilyn agreed that fairly significant raises are being discussed. She said that another good example is assessments. FCPS will move to using i-Ready for assessments, and that Dr. Lippy said that our schools will have to pay for it, but she disagrees. If we are doing the same thing the district is doing, we should not have to pay for it.

Member stated that as we are coming into budget season, now is the time to ask these questions.

Molly Carlson added in the chat: In particular please ask whether the facilities budget is subtracted from the pot before or after PPA is calculated. Why should we pay for facilities projects that we don't benefit from.

Ellie said the last time we had significant raises, we did see an adjustment in the PPA. The county has historically been good about that for raises.

Jeff agreed and said that FCCS has made pushes to get the PPA breakdown, looking at filing a lawsuit. He asked if it would be a good idea to invite FCCS to this meeting? Could that be helpful or antagonistic?

Tara said that FCCS is meeting regularly with the board and the relationship has changed. Their focus may have changed, but they have made inroads in asking those types of questions, so partnering with them could be beneficial. Years ago we had a joint meeting, before covid, and MAPCS has had conversations with them too. She feels that it is the best plan to start with MAPCS. They will likely recommend a joint meeting with FCCS, and Sabillasville also.

Ellie asked to clarify. Are we meeting with FCPS to find out about in kind services for the last year?

Tara said we need to ask about what we pay for and what we receive; all of the funding, including breakdown of ESSR and extra funding received over the last 1+ years. Tara said that we need to find out what comes off the top. Do we benefit from what benefits the entire district? Regarding the bonuses and other items in the new union contracts, we did benefit, but we also asked. Tara wondered what

other things have happened that we didn't know to ask about? We need an accounting of how PPA is calculated, in kind services, and what the buybacks are. Ellie said that FCCS was interested in partnering with us for the lawsuit, and she agrees that we should speak to MAPCS first.

Marilyn added in the chat that FCCS asked about financing for facilities when they presented their annual report. It was on the last slide of their presentation.

Amy Dorman added in the chat that MAPCS has been through this before with Baltimore City Charter Schools. She believes that they attempted a lawsuit to seek a breakdown for funding.

Molly agreed that we need to know what comes off the top, especially related to facilities, and seconded what Marilyn said about FCCS BOE report.

Amy said that she has also asked Dan Lippy about funding from FCPS, and agreed that it needs a deeper conversation.

**FOLLOW UP - Tara - Molly volunteered to help set up the meetings.** Tara said potentially yes; after she reaches out to McKensie. Molly agreed that may inform what we decide to ask for. Tara said this was possibly simultaneous or possibly a separate conversation with MAPCS.

Jen Kuhn said that the MVM GC Chair Update was submitted as a report. She also added that the final parent education night is May 31, and the entire BOT is invited to attend. They also discussed inviting the BOE.

Jen shared the following info in the chat: The final Parent Education night will be held on May 31 from 6:00-7:30 In March, 8 MVMPCS staff members attended the American Montessori Society National Conference in Nashville, TN and 2 staff members attended virtually. Each staff member will share highlights from a session that she attended. Some of the topics include: Normalization, Using Dialogue, Storytelling, Creating Inclusive Classrooms, PBIS in Montessori Classrooms, and Teaming for Better Outcomes. If you are interested in attending, please RSVP by May 27th using this link. Parent Engagement Night - AMS Conference Gallery Walk [https://docs.google.com/forms/d/e/1FAIpQLSdFallWRprgymu4jcZlcAuOuaqdz\\_9-3tCPkWPRK7mgNWdjWA/viewform](https://docs.google.com/forms/d/e/1FAIpQLSdFallWRprgymu4jcZlcAuOuaqdz_9-3tCPkWPRK7mgNWdjWA/viewform)

## **6. Follow-ups/ Action Items**

**7:43 p.m - 8:00 p.m.**

- **Follow-up:** Decide who will act as rotating Virtual Meeting Moderator/ Backup Moderator at next meetings. (Parent Trustees)

Tara thanked Elise, and asked for a volunteer for July. Julie Clark volunteered.

**FOLLOW UP - Tara - Share moderator duties/expectations with Julie Clark.**

- **Follow-up: Attorney Invoices (Tara Dunsmore/ Jeff Koehler/ Amy Sullivan)**  
Tara/ Meggan said that the spreadsheet is linked in the facilities report and is also located in the BOT Shared Drive.
- **Follow-up: Virtual BOT Meetings - (Tara Dunsmore/ Meggan Sombat)**  
Tara said that we agree that virtual meetings are preferable, and we could agree to turn on our cameras, to see expressions, for increased engagement, ease of joining the conversation. Tara invited feedback from BOT. She said that being on camera is not an expectation, but a preference for participating in a discussion.  
Meggan agreed and said that she feels we do a good job being engaged and functional as a group. She agrees with everyone's opinion on virtual meetings, and that she still feels like there is something missing in a 2 dimensional meeting space, even though it is a wonderful alternative for us. We should look at how we do virtual meetings and what we can do to make them even better.  
Tara said that we could include virtual meeting etiquette and expectations in our SOP, to mimic the benefits of an in-person setting as much as we can.  
Amy Dorman said that the answer is Conversational Capacity. This is a book she discussed in a previous meeting and will present at the Parent Engagement night. One aspect is that different roles would be agreed to ahead of time, and there would be someone to moderate conversation to keep everyone engaged.  
Molly and Elise both said that they spend 8 hours a day in zoom meetings and it can be hard to be on camera for another meeting.  
Tara agreed and said that balance is important.

**ACTION ITEM - Tara - Put BOT book club on the agenda for next month.**  
[Conversational Capacity by Craig Weber](#)

Ellie said that she is pro virtual meetings, and from a connection standpoint, keeping cameras on creates connection for us, especially with parents from the school our kids don't attend.

Meggan clarified that her opinion isn't meant as a criticism and suggested that maybe having cameras on is not the solution for all. She suggested that we should figure out what feels right for each of us to commit to the 2-3 hours a month that we are together. She encouraged everyone to figure out what creates connection and engagement and offer ideas for doing better.

Tara agreed and said that the BOT will return to this topic.

- **Action Item: DEI Committee Statement and Membership (Tara Dunsmore/ Jennifer Mayo) - See New Business item below.**  
Tara said that the membership form hasn't been sent out yet, but will go out asap; before next month's meeting.

**FOLLOW UP - Tara - Send DEI Committee Membership Form to community.**

- **Action Item:** Draft BOT SOP (Tara Dunsmore/ Carrie Jean Rathmell)  
Tara said that she was in touch with Carrie Jean, and she is working on this for June.  
**FOLLOW UP - Tara - Follow up with Carrie Jean on Draft BOT SOP for June.**
- **Action Item:** Update Grants Policy (Meggan Sombat)  
Meggan said that she is working on this for June.  
**FOLLOW UP - Meggan - Update Grants Policy for June**
- **Action Item:** Follow up on Draft of BOE Candidate Questionnaire (Tara Dunsmore)  
Tara asked to keep this on the list as a Follow up/ action item. She said that it is important to make sure that we have BOE candidates who support our schools. She clarified that the questions should not be political in nature, but only related to charter schools.  
**FOLLOW UP - Tara - Follow up with Allison Rizzo re: BOE Candidate Questionnaire**

Tara also mentioned advocacy. If anyone is interested in getting involved in advocacy (BOE, County, or State level), please reach out to Tara who will put you in touch with MVM parent Allison Rizzo, who was named Advocate of the Year by MAPCS. Allison is looking for people from both schools to team with her on charter school advocacy issues.

**FOLLOW UP - ALL BOT - Reach out to Tara or Ellie to get involved with BOT Advocacy Committee.**

- **Action Item:** Reschedule Staffing Discussion Work Session (Meggan Sombat)  
Meggan proposed Wednesday, June 8 from 7pm-8pm, Monday, June 13, and Tuesday, June 14. Tara created a poll and some members chose their best date in the poll, and others chose their best date in the chat. Tara clarified that this work session is to discuss setting up a long term BOT staffing plan. **Tuesday, June 14 was the date chosen by the majority.**  
**ACTION ITEM - Meggan - Announcement/ Agenda/ reach out to Carrie Jean/ Jeff for background for staffing discussion on 6/14.**

## 7. New Business: Discussion and votes

8:00 - 8:50 p.m.

**Closed Session:** To consider the acquisition of real property for a public purpose and matters directly related thereto.



**MOTION:** Tara moved to go into closed session to consider the acquisition of real property for a public purpose and matters directly related thereto. Ellie seconded. Members voted in the chat and **MOTION PASSED with 12 Aye.**

Closed session began at 8:14pm and ended at 8:32pm. CLOSED SESSION MINUTES REDACTED

- **DISCUSSION/ VOTE: Contract for purchase of property - MVM - 10 minutes (Tara Dunsmore/ Ellie Landru)**

Ellie said that we have a contract for property A, and reminded all in attendance that we will not be disclosing the location. She said that we will be discussing terms and considerations.

Ellie screen shared the contract -

<https://drive.google.com/file/d/1D5W02x-3XSQZyfZHKGsoVqR64rkmKB5c/view> and mentioned that this document, the purchase and sale agreement for property A with identifiers redacted, is in the BOT shared drive.

Tara added Julie and Diego to the shared drive.

Ellie summarized the contract: fee simple 8.75 million purchase price with 10K initial deposit and 500K down payment. Seller financing that only includes property, secondary financing would need to be acquired for any renovations. Sale AS IS - no repairs will be included. She said that the due diligence period is very important.

Tara said that the initial due diligence period is 90 days, for the architect, etc, and the secondary period allows us exit for zoning failure, or if FCPS doesn't approve the facilities plan.

Ellie said that the zoning part is part of the entitlement period. She also said that there are tenants currently in the property, and that may be an additional consideration.

Diego asked what percentage of the facility is currently being used?

Tara believes it is approximately 2-2500 out of 52K sq footage, but we won't know until we sign the contract. Another consideration for our construction budget is that we may need to include a separate entrance for a potential tenant.

Molly asked a similar question in the chat.

Ellie says that there is a solid argument for signing the contract to proceed to the due diligence process to get those answers.

Ellie shared the facilities projections and highlighted the ideal. She said that we voted as a community to cap facilities expenses at no more than 17% of PPA. This is less than that threshold. There is flexibility.

Ellie compared the best case and worst case scenarios for the contract terms: assuming 8.75 million purchase price / \$500K downpayment / 8.25 million owner financing / 30 year fixed, 5 year interest only (meaning it would balloon at the end) / renovation expenses estimated at 6 million at 7% for 15 years (secondary financing required)

Tara added for context that those numbers came from estimates from architects, that renovations would be anywhere from 6-10 million, and that secondary financing was

estimated to be 6-7 percent.

Ellie agreed and mentioned that we had an architect who was familiar with the property, who did a quick calculation to provide those estimated numbers.

Ellie detailed that in the best case scenario, we would have a deficit from year 1 through year 3, be back in the black in year 5, then return to a deficit in year 6 when the loan is no longer interest only. The deficit is more than the facilities cap.

Jeff added that the worst case is almost double the cap.

Ellie agreed and said that we don't have enough savings to cover the deficit while we wait for the black.

Tara said that even with a best case scenario, it's not feasible, and that we would have to go back to the community to ask to raise the cap from 17%.

Ellie said that there is no guarantee for the best case scenario.

Ellie then presented the best and worst case for bond financing - less red for both. We would not be relying on the seller for financing. We would borrow the whole amount for purchase and renovation cost. There would be an \$87k deficit in year 1, which we could cover with facilities savings, and then be in the black from year 2 forward.

In the worst case scenario, we would have 2 years of deficit, which we could cover with facilities savings, black in years 3-5, then back to a smaller, feasible deficit.

Ellie said that the Facilities Committee recommends that the board not accept the contract as proposed. Instead, they propose to offer to purchase at 8.75 million with 500K down / Do not accept seller financing, but counter to accept with purchaser secured financing.

Amy Dorman asked to clarify which scenario the Facilities Committee is recommending. Ellie clarified that the recommendation is to counter to accept the contract BUT with purchaser secured financing.

Tara said that the seller financing has to do with taxes for the seller and that it's not ideal for us. We had hoped that we could secure secondary financing, and that the renovation would be less expensive. Then, when we got the numbers for property A, we realized this was not affordable. The owner doesn't want to sell it outright with our own financing. So, option 1 for the board to consider is to not accept seller financing, but counter to accept with purchaser secured financing. Option 2 is to walk away and move on. This is the decision before the board tonight.

Nichole asked in the chat: do we know we can secure bond financing at that rate?

Tara said that there is no guarantee, but Building Hope feels that we are qualified to borrow 15-18 million as our max with bond financing. She said we won't know until we have a contract and are into the 90 day due diligence period.

Nichole asked if we could pull out if we can't get the financing. Tara said yes, and if we got past that we would be out 10 K if we couldn't.

Meggan asked what are the other questions we are looking to have answered within the

90 days?

Ellie said that we are looking to get a fit test done, any renovation fit to code, MEP - mechanical systems tests, tenant and lease agreement info, and financing, and environmental study done, and for the City of Frederick a traffic study or anything else that comes with the zoning process.

Tara mentioned that Amy S said in the chat that even with the best case scenario - it looks good compared to the cap, but the budgeted numbers for facilities is quite a bit lower. Tara said that it could be a matter of looking at where we would need to make cuts in other areas. With the High School, one of the pieces for the 90 day due diligence period is to have the MVM Budget chair, Rachel, and Amy O. develop a projection for the next 5+ years.

Meggan asked what is the amount of money we wouldn't get back if the deal didn't go through? Ellie and Tara said that it is \$5200 for fit test and 5k MEP, 4k for zoning, 5k for attorneys, environmental, and more. Ellie said that the GC approved 5200 for a fit test. Tara clarified that we are talking about property A, and we also have property B. The money that the MVM GC recently approved is \$5200 for a test fit for property B. Tara said that as the numbers look for property A, we can't afford it and we don't want to spend any more money until we know that the seller will consider purchaser financing.

Tara said that property B is also under consideration and that the Facilities Committee is hoping to have a proposal within the next 2 weeks to share to evaluate.

If we walk away from property A, it is disappointing and we've spent a considerable amount of time on it. But it is good to consider plan B.

Ellie agreed that we are parallel processing multiple options, and asked if we are ready to make a counter offer for property A.

Amy Sullivan asked if we renegotiated, how much would legal fees be?

Tara said that would depend on the seller's response, and she suspects that he would not agree to purchaser financing. She said that we asked if the owner would be willing to finance the renovations, and he said no. If we agree to negotiate further, we would still be coming back to the BOT for a vote. How much more time and energy and attorney fees do we want to invest in this property? However, if we are ready to walk away, we want to make sure everyone has input.

Ellie said if the BOT is leaning that way, we should also get a temperature read from the GC.

Tara said that the GC wouldn't want to do it if the BOT says we can't afford it. However if the BOT wants to give the owner another chance then the GC has a say in how that goes.

Jen Kuhn agreed with Tara.

Diego asked if the board is voting to see if we send a new proposal without the financing?

He said that it sounds like there's an interest in property B, and asked if we can ask the seller of property A to wait another couple of weeks until we are farther along on B and C?

Amy Dorman commented in the chat: If Plan B and/or Plan C were further along or more

solid, I would be more willing to scrap this project, but I'm concerned with not pursuing all options for keeping this a viable project.

Tara said there would be a risk that they might walk away, but it's a risk either way.

Diego said that we need to consider that they will say yes to our counter offer.

Tara said that a new contract will come back to the BOT weeks down the road.

Diego agreed that would buy us time.

Meggan asked if we are ready to clarify the discussion by making the motion, then continue the discussion.

Tara agreed.

Ellie reiterated her opinion that we should reach out to the seller of property A and tell him that we agree to the terms with the exception of seller financing.

Jeff said there don't seem to be any negatives to doing that.

Amy Sullivan asked if we can limit the amount of time we spend on attorneys? She said that she doesn't want to spend more.

Ellie said she appreciates the concern for sunk costs, but feels it's worth it to see this through to the end, if this is the end.

Tara added that we will know quickly if the seller is willing to negotiate, and then if he is, we would have further discussions at the MVM Facilities and MMCI Facilities committee levels to decide how to move forward responsibly.

Kathleen asked if it would only be the attorney fees? If it's just the yes or no, she doesn't have an objection.

Molly said she would support doing this to do our due diligence and overturn every stone.

**MOTION - Tara moved to approve a counter offer for the purchase of Property A for 8.75M with a \$500,000 down payment with purchaser secured financing (rejecting the sellers offer of owner financing.)** Jeff seconded in the chat.

#### **DISCUSSION**

Meggan asked what is the cost of not doing it, and possibly letting an opportunity like this go at this stage?

Tara said she would not want to walk away from A without having something in writing from B. Also, right now there is nothing else for sale in Frederick County that meets our needs. Option C is looking at land and doing a modular build. The cost of walking away is the risk that we end up with nothing.

Kathleen mentioned for farther down the road that with bond financing it's 100% financing so you don't need to put a deposit down. Tara thanked her for the information.

Tara restated the motion.

**VOTE - MOTION PASSED with 12 Aye.**

- **DISCUSSION/VOTE - Diversity, Equity, and Inclusion Committee Membership and [MMCI DEI Statement](#) - 10 minutes (Tara Dunsmore/ Jennifer Mayo)**

Tara reported that the DEI statement was sent to both schools and discussed at both schools GC meetings. Tara read the DEI statement in full.

**MOTION: Tara moved to approve the DEI statement as presented.**

Julie Clark seconded.

**DISCUSSION** - Amy Dorman said that she seconded in heart.

Jennifer Mayo said that she also wanted to second.

Tara thanked Jennifer Mayo for her work to create this statement, and said that it was well received by the community. We had no negative comments or requests for changes, and that the next step is to create goals and form the committee.

Tara restated the motion.

**VOTE - MOTION PASSED with 12 Aye.**

Tara said that we are excited that we are making progress with the DEI Committee, and looking forward to more to come.

- **DISCUSSION - Facilities advocacy to BOE - 10 minutes (Molly Carlson)**

Molly said that facilities conversations provide helpful context, because they show how difficult and consuming these projects are. She said that we have heard that FCPS and the BOE want to support charter schools, but we haven't seen evidence of that. FCPS is not mandated to give us facilities funding, but there are a lot of ways we feel we could advocate and gain more support. Molly said that the next BOE meeting is on **June 8 at 6pm** (edited). She shared a document with some potential talking points:  
<https://docs.google.com/document/d/1Fah70q7Y9xY2PrK7HJNURPmqKgjVwEfsCVEkpsSzwjg/edit?usp=sharing>

Molly can't attend the BOE meeting on 6/8, but would like to split up these points and have BOT members speak.

Tara clarified that the public comment is at the 6pm meeting.

Marilyn Horan can be there.

Molly stated that we could turn this into a letter and have community members send it as a statement, and asked for a volunteer.

**FOLLOW UP/ ACTION ITEM - UNASSIGNED - Create a community letter for facilities advocacy.**

Molly stated that we talked in the past about having a specific ask, but at this time we don't have the luxury of time and need to get the info in front of them. We should be talking about how we are strong, how we have been saving, how hard we work to secure a property, how fcps didn't intervene on our behalf for county excess property or for Sabillasville.

Kathleen mentioned in the chat that Lincoln A is another example.

Molly said that we educate FCPS students, including Pre K without funds.

Molly said that they are under no obligation, and we have explored other opportunities but there has been no action.

We offered space and the BOE evaluated and determined that it was legal, but we were turned down.

We both have a lease and facilities plans for next year.

Schools are in jeopardy and we are asking for equity. Tell us how you will provide equitable resources to all fcps charter school students.

Meggan asked if this is something where we have enough time to collaborate with the other charter schools, where we would want to join efforts.

Tara said that we could invite Classical to join for public comments and send letters. Or we could invite them after we establish our advocacy.

Marilyn Horan added in the chat that while we most definitely need to reach out to them, I don't think we have time to wait. Reach out AND start sharing specific concerns with the BOE.

Jen Kuhn mentioned in the chat and followed up that the line concerns her: but we have reached the limit of what we are able to do without support.

Tara said that it is important to frame the message that we have confidence in our ability to keep our doors open, no matter the odds. We can't say that we are going to close our doors. This is what Liz Barret was pushing for at the MVM presentation.

Molly shared:

<https://docs.google.com/document/d/1Fah70q7Y9xY2PrK7HJNURPmqKgjVwEfsCvEkpsSzwjg/edit?usp=sharing>

Molly said that it's not a bad idea to collaborate with other schools.

Tara says that she has been before the board four times in the last 6 months.

Marilyn Horan said that we have to remember that Sabillasville got their charter because they went to the board monthly for a long time.

Tara agreed and suggested that we have a presence at every BOE meeting with our advocacy topics.

**ACTION ITEM / FOLLOW UP - Follow up on advocacy topics and attend BOE meetings to advocate.**

Marilyn thinks it would be impactful for each statement to have a common sentence - at the end such as our superintendent.

**DISCUSSION/ VOTE: Additional Meetings Accounts - 5 minutes (Tara Dunsmore)**

Tara said that because we have the meetings account shared with both schools we have a lot of confusion with so many people logging in. The cost is fairly minimal so she proposed that MMCI purchases 1 account for each school. The BOT can cover the cost. Tara reported that the cost is \$4 a month per account. The account has proven to be really useful for moderation and flexibility and breakout sessions. CCM has used it for other needs such as their chorus concert.

**MOTION - Tara moved to purchase 2 additional Google Workspace for Education: Teaching and Learning Upgrade accounts for the use of MVM and CCM for hosting virtual meetings.**

Amy Sullivan seconded.

**DISCUSSION** - Meggan asked if there is an endpoint to this vote, or how and when do the GC's affirm that they still need the accounts?

Tara said that it could be added to the budget and this is good timing.

Jeff agreed that it is the budget cycle - technology budget cycle.

Tara restated the motion.

**VOTE - MOTION PASSED with 11 Aye.**

- **Follow-up:** Insurance policies and needs (Jeff Koehler/ Tara Dunsmore)  
Tara proposes that we review the info that Amy Sullivan sent us and come back for an evote for the insurance renewal.  
Jeff and Tara agreed that our current coverage ends at the end of June.  
**ACTION ITEM - Amy or Jeff - Send out insurance renewal documents and call for an evote for the Insurance policies in the next week.**  
Meggan mentioned including the Workers Comp info that Amy O'Connor sent and also asked Amy and Jeff to summarize background info for the insurance vote.  
Tara asked please summarize emails and discussions between Dan Lippy.  
Amy S. mentioned that the policy covers staff but doesn't protect MMCI for the same infractions.

**VOTE - Tara moved to adjourn the meeting at 10:01pm.** Nichole seconded.

**MOTION PASSED passed with 10 Aye.**

Announcements:

1. Upcoming MMCI Business Meetings (usually held at 7PM the FINAL Wednesday of each month): *meetings will be virtual until further notice*
  - June 14, 2022 (Added June Work Session - MMCI Staffing)
  - June 29, 2022
  - July 27, 2022
  - August 31, 2022
2. Minutes and Agendas may be found online at <http://mmcimd.org/calendar/>