



New Heights Board of Trustees
March 5, 2020
Starting Time: 5:30pm
Dinner Served: 5:00pm
Location: 1690 Main Street, Brockton, MA

- I. Call to Order at 5:04
- II. Roll Call
 - A. Rick Schwartz
 - B. Nick L. Christ
 - C. Ollie Spears
 - D. Judge Gregory Phillips
 - E. Stephen Bernard
 - F. New Heights Staff in Attendance
 - 1. Omari Walker

Absent Members: Michael Sullivan, Vinnie Marturano, Emmanuel Daphnis, Kimberly ZouZoua

- III. Reading and Approval of Minutes from January 28 Board Meeting- accepted at meeting 2/25/20
 - A. Chairperson's Report
 - 1. Contract Negotiations
 - a) Nick Christ motions to go into Executive Session. Rick seconds the motion. Enter Executive Session at 5:08pm.
 - (1) Roll Call
 - (a) Rick Schwartz
 - (b) Nick L. Christ
 - (c) Ollie Spears
 - (d) Judge Gregory Phillips
 - (e) Stephen Bernard
 - (f) Michael Sullivan
 - (g) New Heights employees:
 - (i) Omari Walker
 - (ii) Atty. David Frenette
 - (2) Everett's Atty, Rob Krauss presented a new lease. Dave Frenette denied this action. Review of the Restatement of Lease with 2 components
 - (a) Rent: \$893x625 students + 200,000 with start date of July 1, 2020. Atty is looking to move this start date to September 1, 2020
 - (b) "strike price" \$6.6M with October 15 purchase option.
 - (c) Landlord does not want to pay for cleaning of building



- (d) 4.4% increase in rent annually.
 - (3) Trustees discuss lease and risk/expense.
 - (4) Nick Christ motions to authorize New Heights (Omari Walker) to pay new facilities rate set by state (\$938) for 735 students and sign restatement of lease to begin on September 1, 2020 with lease to also include a strike price of \$6.6M. Motion seconded by Mike Sullivan. Discussion around draft terms to edit in lease, Centre Street.
 - (a) Amended: ED may negotiate up to \$15,000 in lease purchase in a way that is compliant to obligations under state law.
 - (b) general consensus 4 yes: 2 no
 - (5) Motion to exit Executive Session. Motion seconded. Executive Session ended at 6:12pm.
 - b) Rick motions to give ED authorization to negotiate a new lease agreement with Atty. Frenette. Stephan Bernard seconds the motion. No discussion. Motion passes 3 Yes: 1 no: 1 abstain.
- B. Executive Director's Report
 - 1. Schedule Amendment
 - a) ED reviews the amendment of school schedule 7:40am-3:30pm
 - b) Rick motions to move back to the original term of charter with school day ending at 3:30pm. Ollie seconds the motion. Motion passes unanimously.
- IV. Reports of Special Committees
 - A. Academic Excellence Committee (Pastor Manny)
 - 1. N/A
 - B. Building Committee (Rick)
 - 1. N/A
 - C. Finance Committee (Nick)
 - 1. N/A
 - D. Governance Committee (Vinnie)
 - 1. N/A
 - E. Fundraising Committee
 - 1. N/A
- V. Special Orders
- VI. Good of the Order
 - A. Announcements
 - 1. Put phone number on the door of building for Open Meeting.
- VII. Meeting adjourned at 6:20pm.