

M.I.T.C.H. Charter School
Special Meeting Minutes
December 8, 2009

Members Present: Shana Hildreth, Joel Smith, Wayne Laird, Patricia Saier, Debi Lorence (non-voting), Stephanie Rickert, David Uslan, and Gordon Fiddes.

Members Absent: none

Guests: Norm Russell and John Rankin

Meeting called to order at 7:03 PM in the MITCH Commons Area near the school entrance in Calvin Presbyterian Church downstairs at 10445 SW Canterbury Lane, Tigard, Oregon 97224
Shana Hildreth called the meeting into Executive Session at 7:05 PM, citing ORS 192.660 (2)(e) [To conduct deliberations with persons designated by the governing body to negotiate real property transactions] and (h) [To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed].

The meeting was brought back into public session at 9:36 PM.

MOTION to Approve Signing Lease

Joel Smith makes a motion to approve the Board Chair signing the lease for the building at 19500 SW 90th Court, Tualatin, OR 97062.

Stephanie Rickert seconds the motion.

Vote: Six Board members vote in favor. One Board member votes in opposition. The motion passes.

The Board reviews the contracts.

MOTION to Approve Contracts

Stephanie Rickert makes a motion to approve the following contracts related to the building lease at 19500 SW 90th Court, Tualatin, OR 97062:

Contract with T.M. Rippey Consulting Engineers for \$ 6540.00, as presented;

Contract with Russell Construction, Inc. for \$ 18,377.00 as presented (This includes the CICA contract for design structural engineering.);

Contract with Lancaster Engineering for \$ 4500.00;

and authorize the Board Chair to sign the contracts.

Patricia Saier seconds the motion.

Vote: All Board members vote in favor. The motion passes.

The Board discusses who the sole contact person will be for interfacing with the contractors.

MOTION to Approve Contract Manager

Joel Smith makes a motion to approve Debi Lorence as the Project Manager representing MITCH Charter School to the various contractors associated with the building lease at 19500 SW 90th Court, Tualatin, OR 97062.

Wayne Laird seconds the motion.

Vote: Five Board members vote in favor. Two Board members vote in opposition. The motion passes.

David Uslan expresses concern about Debi Lorence being spread too thin. Shana Hildreth takes solace in the fact that this is temporary.

The Board reviews the 10 year financial forecast.

MOTION to Approve 10 Year Financial Forecast

Wayne Laird makes a motion to approve the 10 year operating financial forecast as amended and authorizing Wayne Laird to submit it to the lawyer for the landlord regarding the lease at 19500 SW 90th Court, Tualatin, OR 97062.

Gordon Fiddes seconds the motion.

Vote: All Board members vote in favor. The motion passes.

The Board discusses the Calvin Lease.

MOTION to Approve Calvin Lease

Joel Smith makes a motion to approve the Calvin Lease as amended.

David Uslan seconds the motion.

Vote: All Board members vote in favor. The motion passes.

Board consensus is that the Minutes approval will be tabled until the next meeting.

MOTION to Cancel December 15, 2009 Meeting

Wayne Laird makes a motion to cancel the December 15, 2009 Regular Board meeting.

Gordon Fiddes seconds the motion.

Vote: All Board members vote in favor. The motion passes.

Meeting is closed at 10:00 PM.

Next Board meeting is Tuesday, January 19, 2009 at 7:00 PM in the MITCH Commons Area near the school entrance in Calvin Presbyterian Church downstairs at 10445 SW Canterbury Lane, Tigard, Oregon 97224