

Governing Board Meeting
January 24, 2024
3:30 pm



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Minutes from Emergency Governing Board Meeting

Wednesday, January 24, 2024 3:30 pm @ EHCS

A meeting of the Board of Directors of the Educational Horizons Charter School was held on Wednesday, January 24, 2024 @ 3:30 pm on the campus of the school. A Quorum was declared present based on the presence of three directors, principal, and management.

Call to Order Mary Altier called the meeting to order at 3:30 pm.

In Attendance: Mary Altier, Aileen Tapp (via phone) April Etter, Erik Thorson, Cheryl Turner and Curtis McKinney (invited guest)

No review of minutes for this meeting – they will be carried over to the April meeting

Introduction of Curtis McKinney from McKinney Commercial Construction Group, Inc. He shared a document (attached) and vision of purchasing the land across the street as previous discussed with board. He shared that he has met with Cyndi Thomas (owner and CFO of EHCS) and has her blessings for the project. Outlined was the plan for acquisition of land, plans, and steps needed as follows:

- Proposal for growth of school - The following information is compiled to better inform the board members of the overall process going forward with the construction of the new 6th, 7th, 8th grade campus located on the 2.57 acres at the corner of Wickham Rd. and South Dr. located across the street from their current campus.
- Proposal 1 - Offer Land Purchase agreement to owner with 90 / 120-day based upon rezoning approval from City of W. Melbourne purchase contingent on the rezoning of the parcel receiving Instructional zoning as required for the charter school.
- Proposal 2 - Board to approve land purchase deposit to Escrow \$ 50,000.00 from School for the land purchase contract from the owner of the parcel thru his agent Michael Dryer Realtors while the rezoning is being completed thru the city of W. Melbourne (this deposit is fully refundable).
- Proposal 3 - Contractor and design teams are revisit city Mrs. Christy Fisher Growth Management Director her previous staff's position going forward with school was acceptable were currently ensuring their position is still the same with the school's request for institutional zoning and the land use change.

- Proposal 4 During the rezoning process at the city of W. Melbourne some minor design fee's will be required to be paid in reference to the site design, zoning application, and zoning fees, this cost is budgeted at \$ 10,000.00 to receive the new institutional zoning.... these fees are recoverable once the zoning process has been completed and the campus is in place these fees can be recovered thru increases in enrollment over a couple years at the new campus same with some other smaller fee's that will be acquired during the permitting process of the project.
- Proposal 5 - Boards Authorization to allow Dr. Erik Thorson to have board's authority and approval to execute all required signatures for the building purposes which relates to the construction of the new campus located on Wickham Rd.
- Proposal 6- the board will authorize Dr. Erik Thorson (operator) to negotiate, if needed, and make decisions with the possible expansion of the charter and the process of adding two grades at a time in the new building.

Mr. McKinney left for the board to discuss and debate a consent agenda for the proposals.

Mary Altier called for a consent agenda of Proposals 1-6 which would move forward with working to acquire the land, put Dr. Thorson as the point of contact for decisions, obtain the retainer fee, and give permission for startup fees. Aileen Tapp seconded the motion, accepted with a unanimous vote. Motion was carried.

No other discussions were brought up.

Adjournment: Mary Altier closed the meeting at 4:06 pm. Next meeting scheduled Wednesday, April 10th, 2024 @ 3:30

Mary Altier (Chairperson) _____ **Date** _____
signature