Table of Contents

[**RENT RELIEF UPDATE**](#_htippo5zfo8j)

[**RENOVATIONS UPDATE**](#_l3wzsbzfy3q9)

[**BUDGET UPDATE**](#_ed8p5099nplo)

**Updates Part 1:** In this portion of the updates you will find an explanation of the rent relief progress, renovation update, and the Form 990

### RENT RELIEF UPDATE

Karen Venable-Croft met with the Calvary team on April 24 as the second scheduled meeting in April. Recap of the Calvary asks and the results:

*The ask:* Calvary writes a basic side letter that states that we can use the $114k from the resident partner MEC to supplement our rent for SY 23-24.

* Initial letter crafted but did not state that GGA could use the rent from MEC to supplement the rent for 2023-2024. KVC asked to resend with the corrected language
* Current language only includes net rent actually received. GGA would need to see the rental agreement between MEC and Calvary to confirm the actual net rent collected before signing the side letter
* **FFC action:** Review [updated side letter](https://drive.google.com/drive/u/0/folders/1AKCdQ9BIvng2Zc6qLH9anDBzaOUdYG1c) for approval by FFC. The board votes to allow the Finance and Facility Committee to approve decisions. Determine if board of the whole approval is needed to sign the side letter

*The ask:* Alter Schedule 3.6 to reflect our actual enrollment trends

* We did not get a full change in the schedule to reflect GGA projected enrollment
* Calvary agreed to revisit altering the enrollment for SY 2023-2024 in October 2023 after count day
* Calvary has made some updates to Schedule 3.6 to reflect proposed facility allotment
* **FFC action:** Review [updated schedule 3.6](https://drive.google.com/file/d/100vFqINxrTN5-7-KmGHA6Wo3J_3wUAC4/view?usp=share_link)

The ask: Review the rising cost of utilities

* GGA and Calvary did a building walkthrough to discuss ways to reduce energy costs

*The ask:* Rent credit be revisited and how GGA can submit for credit

* No action taken or discussion for rent credit.
* GGA has paid the minimum base rent in order to qualify for rent credits
* **FFC action:** Review the term sheet from Ted and determine what the next ask can be from Calvary concerning the ask for rent credits

**NEXT STEPS**

* FFC review the alternate plan submitted by Max
* Schedule a meeting with Calvary to discuss rent credit and review schedule 3.6

### RENOVATIONS UPDATE

Attached is MCN’s final invoice for the work done last summer in the amount of $249,080.36.

* We anticipated the renovation adjustment in our end of the month supplemental reports since December
* The GGA Board voted to sign a contract with MCN build in the amount of $1,629,600 and board approval of payments of $1,712,512 up to $2,000,000. Review the [final pay application](https://drive.google.com/file/d/1pe5doD5kba9tETWGkX3QMhtJxRG1GgzJ/view?usp=share_link).
* The remaining payment of $249,080.36 for the renovations does not exceed the approved payment for renovations of up to $2,000,000
* **GGA Action:** Submit the invoice from MCN for payment through a wire transfer

Change orders from the renovations

* There are six Change Orders (CO) that GGA submitted to Calvary for a total of $68,210. Calvary agreed to pay CO1, CO2, CO3 and CO5 for a total of $36,739.
* GGA pays the remaining balance
* The change orders balance is included in the final pay application from MCN Build

Quarter 4 payment

The final quarter 4 rent payment for this school year was $85,366.

* The [updated Schedule 3.6](https://drive.google.com/file/d/100vFqINxrTN5-7-KmGHA6Wo3J_3wUAC4/view?usp=share_link) showed GGA was to pay rent on 90% of 277 students. In April 2023 quarter 4 Calvary showed that GGA pays 90% on 270 students.
* $36,739 in change orders was deducted from the 4th quarter rent
* The bank transferred $48,627 for the quarter 4 rent to Calvary

**FORM 990**

* GGA submitted the 990 the DC PCSB and filed the form 990 with the IRS
* [Form 990 link](https://drive.google.com/file/d/1-X8SwuPASLZmx5iGUZYRBkL0hX_ZT2oq/view?usp=share_link)
* No actions needed

**Updates Part 2:** In this portion of the updates you will find an explanation of the FY 24 budget

### BUDGET UPDATE

This is an initial draft that assumes a budget based on an enrollment of 211 students with a 3% contingency. Special population assumptions are based on FY23 actuals. Based on the Mayor's communication, the budget assumes a 5.05% per-pupil funding increase and a 3.1% facility increase. Salaries do not currently include the salary updates that will be adjusted based on OSSE's 7.6% retroactive and 12.5% going forward payments. As of now, salary increases are based on a 3% increase.

The budget was created in conjunction with EdOps and myself. Whenever possible, we included specific vendor contract information to determine next year expenses, but in general, we assumed a 5% per-FTE or per-student cost increase in alignment with inflation. Our rent payment estimate does not reflect any potential negotiations, but does include a sub-lease arrangement with the other tenant to pay $115k a year to remain in the space.

We anticipate the next version of the budget to include the OSSE staff payments as well as a few more up to date staffing and vendor assumptions.

Attached is the budget overview for FY 24.