MIDTOWN COMMUNITY SCHOOL

Midtown Community School

Minutes

Regular Meeting [Virtual]

Date and Time
Thursday July 23, 2026 at 6:00 PM

Directors Present
A. Bland (remote), A. DeWilde (remote), B. Finocchario (remote), J. Herman (remote), S. Bond (remote), S. Rios (remote)

Directors Absent
L. Butler, S. Moore

Directors who arrived after the meeting opened
B. Finocchario

Guests Present
D. Miles (remote), R. Brennan (remote)

I. Opening Items

A. Call the Meeting to Order

S. Rios called a meeting of the board of directors of Midtown Community School to order on Thursday Jul 23, 2026 at 6:01 PM.

B. Roll Call Attendance

C.

Review & Consideration of Proposed Agenda

A. DeWilde made a motion to approve the Agenda as Proposed.
A. Bland seconded the motion.
The board **VOTED** unanimously to approve the motion.

II. Public Comment

A. Public Comment

Ms. Rios introduced herself, thanked the public, and provided an overview of the public comment process and guidelines. Ms. Rios then invited public comment; no comment was made.

III. Review & Consideration of Prior Meeting Minutes

A. June 13, 2026 Annual Board Retreat Minutes

A. DeWilde made a motion to approve the minutes from Annual Retreat on 06-13-26.
J. Herman seconded the motion.
The board **VOTED** unanimously to approve the motion.

IV. Consent Agenda

A. Review & Consideration of Consent Agenda

Ms. Rios presented the Consent Agenda and asked the Board if any member wanted to remove any item from the Consent Agenda in order to further discuss and/or solely vote on that item; no member did.
A. Bland made a motion to approve the Consent Agenda as presented.
A. DeWilde seconded the motion.
The board **VOTED** unanimously to approve the motion.

V. Board Report from Monthly School Events

A. Discussion

Ms. Rios recapped the Board and Executive Team's trip to the National Charter Schools Conference at the end of June.

- Mrs. DeWilde shared her reflections on the Board's role in advocacy efforts. She suggested to designate one board member as an "advocacy lead." Additionally, she wondered if MCPSA could provide specific, timely information as part of Board reporting regarding legislative issues.
- Hon. Bland reflected that the Board should be more aware of the school's mission and vision and how to effectively communicate that. An quick-reference talking point one-pager would be helpful.

- Overall, Ms. Rios summarized that Board members came back energized and excited to put learnings into action. She also shared gratefulness to school leadership for their poise and readiness in leading.

Dr. Miles also previewed Staff Convocation (July 30) and Meet the Teacher (Aug. 10). However, she noted she would not be at Meet the Teacher because the school has a finalist (Mrs. Katy Lineberry) in the Excellence in Education Awards, which takes place that evening. She also reminded the Board that the First Day of school is Aug 12.

Ms. Rios shared congratulations and encouragement to Mrs. Lineberry too!

VI. Board Committee Business & Report: Executive

A. Executive Director Evaluation to be discussed in Closed Session

Ms. Rios and Mrs. DeWilde affirmed that the Board's annual evaluation discussion regarding the Executive Director will be held in Closed Session.

B. 3421 Broadway Presentation with LevelField Partners

Ms. Rios (re-)introduced Mr. Zach Rossley from LevelField Partners.

Mr. Rossley clarified his purpose in presenting: not to ask the Board to approve a purchase, but rather to ask the Board to (approve) Dr. Miles to sign an MOU to move forward in a path toward finalizing a Purchase-Sale-Agreement (PSA); a final approval would come back before the Board.

Mr. Rossley gave an overview of the process taken year-to-date with the owner of 3421 Broadway, including ordering an appraisal and negotiating potential terms. He also gave an overview of the property, including market value.

He then presented an overview of the PSA timeline, including required deposits and when they would become non-refundable and/or applicable to the purchase price. Mr. Rossley listed the due diligence activities, with an estimated related cost of $54k-$70k.

Mr. Rossley then gave an overview of the potential next steps, should the Board vote to authorize.

1. Update financial projections to reflect FY26 unaudited results and the FY27 board-approved budget and ensure MCS remains able to meet all lender covenants
2. Engage with BlueHub to confirm whether unspent owner's contingency can be used to acquire the property; if it can't, make sure BlueHub is confident that we can close a new loan within the PSA's timing parameters
3. Determine the total costs of MCS owning, securing, and maintaining the property for a potentially extended period of time

4. Work with McCownGordon to estimate the costs associated with demolishing the building and constructing a future playground
5. Meet with the Board, or a board committee, prior to each major PSA deadline to confirm next steps

Dr. Miles and Ms. Rios asked the Board for input or questions.

Mrs. DeWilde asked what the vision for the building would be. Dr. Miles answered that the building has sat vacant for the entire time MCS has been a school. The primary usage would be to expand the property footprint, but most likely utilize it as a green space or expanded outdoor recreation.

Ms. Bond asked if there was any sense of how much value it would add to the property as a green space? Mr. Rossley answered not immediately known, but the question can be asked to the appraiser.

Hon. Bland asked if there was any sense of how the building could be retrofitted? Mr. Brennan replied that a few years ago, MultiStudio gave the school renderings of how the existing building could be used. It basically can only be utilized as a large open space, office space, or two classrooms, with exterior access needed. Ms. Rios asked for additional drawings of "raze the building and build something new." Mr. Rossley said that would certainly be able to be asked.

Ms. Rios asked if the Board could have another month to consider; she doesn't feel ready. Mr. Rossley replied that closing cannot be pushed out ny further than we already have (per the seller). Mr. Rossley talked through the Due Diligence Period extension vs Closing Date; he believes it's possible owner would say 'no.' Mr. Rossley also said if MCS signed the PSA and committed to nothing else other than getting some of the work done, the team could come back to the Board at the August meeting for a go/no-go check-in.

Mrs. DeWilde shared that it feels like a big decision to make on someone else's timeline.

Ms. Rios reflected that it feels like the seller is catching the school at not the right time; lots of big-money decisions were made over the past year. Additionally, she wants to see more mock-ups for potential uses.

Mrs. Herman agreed; she also wanted to see more vision or mockups and shared that, without those, she feels like the Board is overextending without knowing the upside.

Ms. Rios summarized that the Board is "not denying it, but not moving forward with a motion at the moment." If the team has anything sooner and needs to call a Special Meeting, she is open to that.

Hon. Bland requested to table the discussion.
A. Bland made a motion to TABLE the motion: "MCS to enter into a Purchase-and-Sale Agreement with Rosemary Vitale, Trustee of the Rosemary Vitale Trust, for the acquisition for certain real property located at 3421 Broadway Boulevard, KC MO 64111 and delegating signatory abilities to Dr. Danielle Miles.".
J. Herman seconded the motion.
The board **VOTED** unanimously to approve the motion.

C. Discussion on Medicaid Reimbursement

Dr. Miles requested to table the discussion until August.

D. Expectations for Board from KCPS as Sponsor

Miles reported that Dr. Hile at KCPS underscored two Board requirements in the sponsorship agreement:

1. Each Board Member needs to have 75% attendance at Board Meetings
2. The Board needs to have training. Dr. Miles asked Dr. Hile if attendance at NCSC would fulfill that requirement and Dr. Hile indicated it would. There are also additional opportunities.

Ms. Rios requested Board member meeting attendance data from 2025-26; Mr. Brennan provided.

VII. Board Committee Business & Report: Finance

A. Review & Consideration of Year-End Financials (2025-2026), including Check Register

In the absence of Mrs. Butler, Mr. Brennan presented the FY 2026 Year-End Financials.

Midtown closed the fiscal year with $2.3m in cash, which represents 84 days of cash on hand.

During June, overall cash outlook improved by +$294k this month, driven primarily from year-end savings in student expenses, occupancy, and staffing, but also $45k revenue growth resulting from donations. There was $1.1M in revenue and expense (net-zero impact) from the KCPS Bond. Additionally, he noted the $300k CWCS separation fee is now correctly reflected in expense (moved out of cash flow adjustments) since it was actualized.

He then presented Page 12’s Income Statement, highlighting:
• Annual revenue of $10.1m, against a budget of $8.58m.
• Annual expenses of $9.89m, against a budget of $8.49m.
• Net Income of $205k, against a budget of $92k.

• 84 days of cash on hand position.

Lastly, Mr. Brennan reported that the Finance Committee did not note anything as out of order on the Check Register or Accounts Payable listing.

A. Bland made a motion to approve the FY 2026 financials.
J. Herman seconded the motion.
The board **VOTED** unanimously to approve the motion.

VIII. Superintedent's Report

A. 2026-2027 Enrollment Update

Mrs. Lineberry reported that enrollment is looking strong. The school is tracking for 455 projected students at Broadway. Midtown ended the year at approximately 390 students, so there has been lots of growth over the summer. The pro-forma budgeted goal for 2027-28 (next year) is 490 students, so this year is on target and next year is within reach.

She recapped that per the growth plan, there are two "closed" sections of classes in 2026-27 that will be opened for 2027-28.

She asked for Board questions; the Board did not have any.

Dr. Miles additionally flagged that she is monitoring incoming students for potential IEP/504 needs and will adjust staffing if needed. Mrs. Lineberry added that, on the flipside, she is not seeing as many potential McKenney-Vento students, so hopefully that expense should be lower.

B. MCPSA Conference Discussion

Miles shared that the Fall 2026 MCPSA Conference is in Kansas City on October 8th (evening) and 9th and would have several Board Training opportunities and sessions. She asked the Board to let her or Mr. Brennan know if anyone had interest.

Dr. Miles also noted that EFF would have a large presence at the conference and it would be good to continue to build a relationship with them as the school looks to refinance the construction loan in two years.

IX. Closed Session

A. Roll Call Vote to Enter

Ms. Rios invited Dr. Miles to Closed Session.
A. DeWilde made a motion to enter Closed Session.
A. Bland seconded the motion.

The board **VOTED** unanimously to approve the motion.
B. Finocchario arrived at 7:15 PM.

X. Return from Closed Session

A. Report on any Action Taken as Required

Mrs. Rios welcomed members of the public back into Open Session and reported that discussion related to (13) Individually Identifiable Personnel Records.

No actions were taken during Closed Session that require reporting.

XI. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 7:44 PM.

Respectfully Submitted,
R. Brennan

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY Pursuant to the *Rehabilitation Act of 1973* and the *Americans with Disabilities Act of 1990*, any individual with a disability who requires reasonable accommodation to attend or participate in a meeting or function of the Midtown Community School Board may request assistance by contacting Dr. Danielle Miles at Danielle.Miles@midtowncommunityschool.org, or by phone at (816) 499-8000.