



## RISE Prep Academies

### RISE Prep October Board Meeting

Published on October 7, 2025 at 9:58 AM EDT

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#### Date and Time

Tuesday October 7, 2025 at 10:00 AM EDT

#### Location

30 Cumberland Street Woonsocket, RI 02895

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A vote may be taken on any agenda item.

Zoom link: [https://us04web.zoom.us/j/8615357511?](https://us04web.zoom.us/j/8615357511?pwd=VVhWdElmLzRRWWhvOFZDQVVBZzQrZz09#success)

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#### Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>10:00 AM</b>
<b>A.</b> Record Attendance		Georgeta Gassey	
<b>B.</b> Call the Meeting to Order		Paulette Hamilton	
<b>C.</b> Approve Minutes - September Board Meeting	Approve Minutes	Georgeta Gassey	
<b>II. Executive Director Updates</b>			

	Purpose	Presenter	Time
<ul style="list-style-type: none"> <li>• SBA Stage II Submission &amp; Next Steps</li> <li>• Grant Awards: Increase in CSP Grant</li> <li>• Resignations (3)</li> <li>• RICAS Results Release</li> <li>• Academic Priorities &amp; Focus</li> </ul>			
<b>A.</b> SBA Submission & Next Steps	Discuss	Rosalind DaCruz	
<b>B.</b> CSP Grant Aware Update for 25-26 Activities	Discuss	Rosalind DaCruz	
<b>C.</b> Resignations & Hiring Update	FYI	Rosalind DaCruz	
<b>D.</b> RICAS Results Release	Discuss	Rosalind DaCruz	
<b>E.</b> Academic Priorities & Focus	Discuss	Rosalind DaCruz	

**III. Consideration of Release: Request for Proposals (RFP) - Construction Manager - Upper Academy Project**

<b>A.</b> Consideration of Construction Manager RFP & Release	Vote	Rosalind DaCruz	
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**IV. Finance Update**

- Audit Update
- Consideration of Pre-development Loan Term Sheet
- Upcoming Financial Board Reviews: Q1

<b>A.</b> Audit Progress Update	FYI	Kat Waller	
<b>B.</b> Consideration of Pre-Development Loan Term Sheet	Vote	Kat Waller	
<b>C.</b> Upcoming Financial Reports Board Review	FYI	Kat Waller	

- Q1 Financial Report will be shared at November Board Meeting for review.

**V. Communications Update**

- Newsletter

	Purpose	Presenter	Time
<ul style="list-style-type: none"> <li>• Advertising Round #2</li> <li>• Website Content Updates</li> <li>• Valley Breeze Interview re: Upper Academy Project</li> <li>• RICAS Release Communications</li> </ul>			
<b>A.</b> Upcoming Communications	FYI	Rosalind DaCruz	

**VI. Executive Session: Consideration of Matters Related to Real Estate & Facilities**

Note: This matter may be considered in executive session pursuant to R.I.G.L. § 42-46- 5 (a)(5),(discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public). If held in executive session, the board may vote to seal the minutes of the executive session.

**VII. Upcoming Board of Directors Meeting**

- Board input for next meeting's agenda

<b>A.</b> Board Agenda Item Input	Discuss	Rosalind DaCruz	
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**VIII. Closing Items**

<b>A.</b> Adjourn Meeting	Vote		
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Note: Members of the public may provide public comment virtually, but the Board of Directors must participate in the meeting in-person.

# Coversheet

## Approve Minutes - September Board Meeting

**Section:** I. Opening Items  
**Item:** C. Approve Minutes - September Board Meeting  
**Purpose:** Approve Minutes  
**Submitted by:**  
**Related Material:** Minutes for RISE Prep September Board Meeting on September 2, 2025

APPROVED



## RISE Prep Academies

### Minutes

#### RISE Prep September Board Meeting

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##### **Date and Time**

Tuesday September 2, 2025 at 10:00 AM

##### **Location**

30 Cumberland Street Woonsocket, RI 02895

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A vote may be taken on any agenda item.

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##### **Directors Present**

C. Dias, J. Leveille, M. Beauchamp, P. Hamilton, T. Calouro

##### **Directors Absent**

G. Gasse, J. O'Rourke

##### **Guests Present**

K. Waller, R. DaCruz

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#### **I. Opening Items**

##### **A. Record Attendance**

##### **B. Call the Meeting to Order**

P. Hamilton called a meeting of the board of directors of RISE Prep Academies to order on Tuesday Sep 2, 2025 at 10:00 AM.

### **C. Approve Minutes**

M. Beauchamp made a motion to approve the minutes from the 3/19 Facilities Committee Meeting, the 5/21 Special Board Meeting, the 7/15 Monthly Board Meeting, and the 8/5 Monthly Board Meeting RISE Prep August Board Meeting on 08-05-25.

C. Dias seconded the motion.

The board **VOTED** unanimously to approve the motion.

Motion to approve the minutes from RISE Prep July Board Meeting on 07-15-25.

The board **VOTED** unanimously to approve the motion.

Motion to approve the minutes from May 21 Special Board Meeting on 05-21-25.

The board **VOTED** unanimously to approve the motion.

Motion to approve the minutes from RISE Prep Academies Facilities Committee Meeting on 03-19-25.

The board **VOTED** unanimously to approve the motion.

## **II. Executive Director Updates**

### **A. Upper Academy Facility Project Timeline**

Ms. DaCruz presented a visual timeline of the Upper Academy facilities process. The Stage II SBA application is due on September 15, and is on track. This submission includes the schematic design phase. The Council on Elementary and Secondary Education will vote on the application in December. It will be paid for with a predevelopment loan in partnership with Civic Builders. The next few stages of the process go through design development into construction drawings, and will take until March 2026. Once the drawings are complete, the team will need to solicit bids for a construction manager. Financing will happen in parallel to the project design. Construction should begin in April 2026, and be finished by August 2027.

Ms. DaCruz and the team have met with the Planning Department already, and are working through solutions to tight parking at 120 Spring Street. The Planning Department representatives stated that only the Zoning Board could make zoning decisions, and the City Council does not have a role. Mr. Beauchamp noted that there is turnover happening in the Planning Department, and the city is working with a consultant for now. He is not concerned about road blocks.

Ms. DaCruz informed the board that an abutting property is for sale; it may be reasonable to buy that property as doing so would simplify an easement issue.

### **B. First Week of School Update**

Ms. DaCruz informed the board that the first week of school went well in both buildings. She and the Superintendent were able to observe every classroom during the week, and



The group discussed affordability of a pre-construction loan. Ms. Waller and Ms. DaCruz reviewed that the loan would be refinanced into the construction bond, and would serve as bridge financing.

The board **VOTED** unanimously to approve the motion.

#### **B. Audit Update**

Ms. Waller informed the board that the preliminary audit process has begun. Timeliness is critical this year because a completed audit is necessary to close the refinancing loan of 30 Cumberland Street and the construction bond for 120 Spring Street.

#### **C. ERC Update**

Ms. Waller informed the group that all ERC funds have been received and deposited. The total was just over \$800,000, split across two fiscal years.

### **VI. Consideration of Design Contract: Phase III-Construction Completion**

#### **A. Consideration of Kite Architects Design Contract post Stage II Submission**

M. Beauchamp made a motion to approve the Kite Architects Design Contract for the post Stage II submission phases.

C. Dias seconded the motion.

Ms. DaCruz said that KCM, the Owner's Project Manager, suggested that the Board approve the contract for the next phase of work now in order to avoid work stoppage or delays. They believe the total amount is reasonable.

The board **VOTED** unanimously to approve the motion.

### **VII. Consideration of Additional Wells Contract Proposal**

#### **A. Consideration of Additional Wells Contract**

M. Beauchamp made a motion to approve additional necessary well drilling.

T. Calouro seconded the motion.

The board expressed confusion at the terminology in the document, and Ms. DaCruz that in this context, wells meant additional testing bores/holes. She informed the group that the additional testing is unavoidable, as it is required in the RIDEM report that has to be submitted with the Stage II application.

Mr. Beauchamp said that it is likely that the underground infrastructure at the site will need to be upgraded because the new building will be larger than the original building.

The board **VOTED** unanimously to approve the motion.

### **VIII. Upcoming Board of Directors Meeting**

#### **A. Board Agenda Item Input**

Mr. Izzi reminded the Board that the Upper Academies facility project would need to be a major area of focus moving forward. Ms. Hamilton would like the board to consider PR opportunities.

## IX. Closing Items

### A. Adjourn Meeting

J. Leveille made a motion to adjourn the meeting.

M. Beauchamp seconded the motion.

The board **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 10:47 AM.

Respectfully Submitted,  
K. Waller

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## Documents used during the meeting

- 2025\_03\_19\_rise\_prep\_academies\_facilities\_committee\_meeting\_minutes.pdf
- 2025\_07\_15\_board\_meeting\_minutes-2.pdf
- 2025\_05\_21\_board\_meeting\_minutes.pdf
- 2025\_08\_05\_board\_meeting\_minutes.pdf
- LOA 2 Kite Stage 3-4 with attachments DS.pdf
- 2510 KITE Proposal\_STAGE III-IV\_082725.pdf
- 2025-08-04 RISE Prep Amendment No. 1 - Geotech Rev1 08.11.2025\_.pdf

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