

Seaside School, Inc

Development Committee

Published on October 5, 2026 at 6:10 PM CDT

Date and Time

Tuesday October 6, 2026 at 3:30 PM CDT

Location

Seacoast Collegiate High School

Founded in 1996

Serving Students in Grades 5 - 12

We seek to sustain an educational community where an emphasis on academic excellence is complemented by our concern for each learner's personal growth and intellectual, aesthetic, and psychological development. The curriculum is developmentally responsive – actively engaging students in learning skills in context; integrative – directing students to connect learning to daily lives; and exploratory – enabling students to discover their abilities, interests, learning styles, and ways that they can make contributions to society.

Information on procedures for public comment can be found on our Governance Page. ([Click Here](#))

If anyone needs special assistance to participate in the public input session, every effort will be made to provide an appropriate accommodation. When requesting accommodations for public input, please allow no less than 1 business day notice prior to the scheduled meeting.

Specific issues about a particular student should only be addressed to the school's Director of Student Services, rather than the Board of Directors.

All public comments will be taken under advisement by the Board, but will not elicit a written or spoken response. The names of persons providing public comment and a brief summary of topics or input will be included in the meeting minutes published. A response will be provided to the stakeholder within seven (7) days.

Agenda

	Purpose	Presenter	Time
I. Opening Items			3:30 PM
A. Record Attendance		Dana Hahn	1 m
B. Call the Meeting to Order		Dana Hahn	1 m
C. C. Approve Minutes			
II. Development Committee			3:32 PM
A. School Board Chair Update		Andrew Jordan	30 m
A. Discuss the Priority List of projects at both Schools.			
B. How does that Priority List factor into our Strategic Plan.			
B. Discuss Next Steps in reviewing and amending the MOU/Lease between the College and the School.			
B. Executive Director Update		Drew Ward	20 m
A. Update on Neighborhood School Facilities Report and Improvements List from Lee Mixon.			
III. Other Business			
IV. Closing Items			4:22 PM
A. Adjourn Meeting	Vote	Dana Hahn	1 m

Coversheet

C. Approve Minutes

Section:	I. Opening Items
Item:	C. C. Approve Minutes
Purpose:	
Submitted by:	
Related Material:	2026_09_08_development_committee_meeting_minutes.pdf 2024_10_11_october_development_committee_meeting_minutes.pdf

DRAFT



Seaside School, Inc

Minutes

Development Committee Meeting

Date and Time

Tuesday September 8, 2026 at 4:00 PM

Location

Seacoast Collegiate High School

Founded in 1996

Serving Students in Grades 5 - 12

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Committee Members Present

A. Jordan, A. Weil, D. Hahn, K. Sandoe, L. Branch

Committee Members Absent

None

Guests Present

C. Cox, D. Ward, N. Vlahos, S. Widman

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

D. Hahn called a meeting of the Development Committee Committee of Seaside School, Inc to order on Tuesday Sep 8, 2026 at 4:04 PM.

II. Development Committee

A. School Board Chair Update

The Committee discussed a priority list of potential projects that advance our efforts at both the high school and neighborhood school. We also discussed creating a strategic plan for our next phase of growth at the high school. We will be reviewing and discussing the MOU with the College at our next committee meeting.

B. Dir. of Advancement & Donor Relations Update

We will receive an update on the recent College meeting regarding their potential Hospitality Program.

III. Closing Items

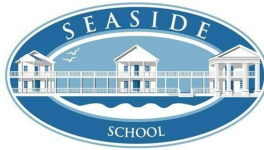
A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 5:31 PM.

Respectfully Submitted,

D. Hahn

DRAFT



Seaside School, Inc

Minutes

October Development Committee Meeting

Date and Time

Friday October 11, 2024 at 8:15 AM

Location

Teams Meeting

Founded in 1996

Serving Students in Grades 5 - 12

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Information on procedures for public comment can be found at

<https://www.seasideschools.net/domain/35>.

If anyone needs special assistance to participate in the public input session, every effort will be made to provide an appropriate accommodation. When requesting accommodations for public input, please allow no less than 1 business day notice prior to the scheduled meeting.

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All public comments will be taken under advisement by the Board, but will not elicit a written or spoken response. The names of persons providing public comment and a brief summary of topics or input will be included in the meeting minutes published. A response will be provided to the stakeholder within seven (7) days.

Committee Members Present

D. Lilienthal (remote), J. Ward (remote), L. Blue (remote), T. Horton (remote), T. Miller (remote)

Committee Members Absent

A. Jordan, M. Harrison, T. Brooks

Guests Present

D. Ward (remote), J. Doris (remote), K. Mixson (remote), M. Kerrigan (remote),
matthewlauderdale@gmail.com (remote)

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

J. Ward called a meeting of the Development Committee of Seaside School, Inc to order on Friday Oct 11, 2024 at 8:15 AM.

C. Approve September 2024 Development Committee Meeting Minutes

D. Lilienthal made a motion to approve the minutes from September Development Committee Meeting on 09-10-24.

L. Blue seconded the motion.

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

II. Development

A. General Items

The Triumph Grant has been significantly reduced from \$16M to \$5M based on the limitations placed by certificate offerings. We also are no longer asking for construction funds from Triumph. The College is providing the dual enrollment, so any milestones would be eligible for the college to receive funding, but there is limited appetite by the college to become a co-applicant at this time. We may engage William Harrison to assist with legal work related to Triumph.

High School construction continues to proceed. We have the West Parking lot paved and will begin to use it for parking on Monday the 14th. Progress of Buildings 1 & 2 continue

to advance. Looking like building 3 will be significantly delayed. We plan to ask for \$2-3M in funding from the legislature to secure additional funding.

LDA Feedback was overall good. There is a meeting this month to continue progress on a finalized agreement.

B. Community Relations

Capital Campaign update included updates on subcontractor gifts toward offsetting construction expenses for the high school. Some frustration was expressed with the relationship between the Seaside Foundation and NWFSC Foundation in assisting with reaching out to shared donors. The Glavine Field of Dreams Golf Tournament was a success and although precise numbers were not available, we believe net proceeds will be near \$100k. All is looking good for Seaside Race Weekend. There will be a large donor event for 75 people at the home of Dave Bronczek.

C. Strategic Planning

there was no agenda item for discussion for strategic planning

D. School Updates

The RFP for furnishing the HS can in at approximately \$300k. We have an additional bid outstanding and will see if we can work it to get the first bid lower.

III. 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 8:55 AM.

Respectfully Submitted,
J. Ward

Coversheet

School Board Chair Update

Section:	II. Development Committee
Item:	A. School Board Chair Update
Purpose:	
Submitted by:	
Related Material:	Critical Dates NWFSC Seacoast.pdf Ground_Lease___MOU_High_Level___NWFSC___SCHS.pdf

NWFSC-SEACOAST PARTNERSHIP EXPANSION**CRITICAL DATES**

EVENT DESCRIPTION	TIMELINE IN CONTRACT	PROJECTED DATE	LEASE/MOU SECTION	Board(s) Item
Effective Date	Day signed by last party	9/27/2021	Preamble	Submitted 9/21
Site Approval ¹	60 days from Eff Date	11/26/2021	Lease Section 3, Pages 1-2	N/A
Report to NWFSC BOT ²	At least quarterly	1/18/2022	MOU Section 3, Page 1	Must submit
Rent due ³	Annually August 1	8/1/2022	Lease Section 6, Page 4-5	N/A
Plans and Specs due	12 months from Eff Date	09/27/2022	Lease Section 5.c., Page 3	N/A
College feedback on plans and specs	3 weeks after plans submitted	10/18/2022	Lease Section 5.c., Page 3	N/A
Final Plans Completed	12 weeks after plans submitted	12/20/2022	Lease Section 5.c., Page 3	Must submit
Amend MOU ⁴	12 months from Eff Date	9/27/2022	Lease Section 5.d, Page 3; MOU Sections 5-6, Page 3	May submit
Share Appraisal with College	24 months from Eff Date	9/29/2023	Lease Section 5.b., Page 2	N/A
Financing Deadline	24 months from Eff Date	9/29/2023	Lease Section 5.e, Page 3	N/A
Commence Construction ⁵	24 months from Eff Date	9/29/2023	Lease Section 5.f, Page 3	N/A
First Biannual Review of MOU ⁶	Every two years; odd number years	9/29/2023	MOU Section 8, Page 4	May submit
Signage and Branding Approval	Prior to construction completion	Before 9/27/2025	Lease Section 5.g., Page 4	May submit
Complete Construction ⁷	42 months from Eff Date	9/27/2025	Lease Section 5.f, Page 3	May submit
Initial Lease Term Concludes ⁸	42 months from Eff Date	9/27/2025	Lease Section 4, Page 2	N/A
Proposal for Expansion per MOU	24 months from Eff Date	9/29/2027	MOU Section 6, Page 3	Must submit
Lease Term	40 years from end of Initial Term	9/27/2065	Lease Section 4, Page 2	N/A
Lease Extension Notification	180 days prior to end of Lease Term	3/31/2065	Lease Section 4, Page 2	Must submit

¹ Add Exhibits B to C to lease.² Recurring quarterly; see page 2.³ Recurring amount due annually August 1.⁴ This is a substantive amendment regarding programming and space. The parties must meet no less than quarterly in advance of this amendment per MOU Section 7, Page 3.⁵ Seacoast provides NWFSC with blueprints, plans, and specifications.⁶ Review in odd number years.⁷ Seacoast provides NWFSC “as built blueprints,” plans, and specifications.⁸ Lease auto-renews for 40-year period if milestones met.

NWFSC Board of Trustees Quarterly Reporting

Projected Through Construction Completion

- Approval vote: September 2021
- 1st Quarterly Report: January 2022
- April 2022
- August 2022
- November 2022
- March 2023
- June 2023
- September 2023
- January 2024
- April 2024
- August 2024
- November 2024
- March 2025
- June 2025
- September 2025

Ground Lease – NWFSC & SCHS

Original Effective Date 9/27/2021

NWFSC Duties

- Lease 5ac
- 40-yr term with auto-renewals
- Approval of plans and specs
- Enter into MOU for programming
- Mutual signage & branding approval
- Pays pro-rata utilities, recurring maintenance & basic repair based on sq ft use (See MOU and exhibits)
- Reciprocal insurance requirements

SCHS Duties

- Pay \$1 per year (prepaid 40 yrs) for 5 ac
- Submit plans and specs
- Construct within 42 months
- Enter into MOU for programming
- Mutual signage & branding approval
- Report to college quarterly construction status
- Pays pro-rata utilities, recurring maintenance & basic repair based on sq ft use (See MOU and exhibits)
- Pays capital costs for replacement of capital improvement items
- Reciprocal insurance requirements

Memorandum of Understanding — Addendum to Ground Lease

Original MOU 9/27/2021

Amended MOU 3/28/2023 (Current)

NWFSC Deliverables

- Review bi-annually (3/28/25)
- Deliver courses on Premises required for AA and AS degrees per its articulation agreement with SCHS
- May deliver workforce training and other classes
- Offer SCHS priority seating for classes on Premises
- Collaborate with SCHS for workforce development and community enhancement programs
- May not offer a competing charter school on Premises – offer SCHS first refusal for certain HS programs
- Fundraising dollars for Premises shall not be diverted to other campus
- Shared space coordination – Ad Astra to SCHS
- Each party gives other priority for shared space before 3rd parties
- Allow SCHS to seek naming gifts for donations per policy

SCHS Deliverables

- Review bi-annually (3/28/25)
- Provide exhibits to define “Premises” as defined in Lease
- Provide NWFSC with its own classrooms as approved
- Enroll max students in dual enrollment courses
- Min 24 9th grade students in A.S. pathway in 2025-26
- Fundraising dollars for Premises shall not be diverted to other campus
- Shared space coordination – Use NWFSC system Ad Astra
- Each party gives other priority for shared space before 3rd parties
- Use college-approved naming rights policy
- Note that future plans on remaining portion of 5ac Premises includes portion south of utility lines. See Survey Exhibit B to Lease.