APPROVED

Veritas Preparatory Charter School

Minutes

November Meeting - rescheduled

Zoom Meeting

Date and Time
Thursday November 19, 2020 at 4:30 PM

Location
Join Zoom Meeting
ID: 88450420961
Password: 130837

Trustees Present
A. Errichetti (remote), A. Mendelson (remote), D. Ford (remote), D. Fuller (remote), D. Janes (remote), G. Moody (remote), L. Doherty (remote), M. Landon (remote), R. Martin (remote), R. Sela (remote), T. Gabinetti (remote), T. Maxey (remote), X. Delobato (remote)

Trustees Absent
None

Guests Present
A. Clark (remote), Brendan Greeley (remote), L. Goncalves (remote), Mike Sweet (remote), R. Romano (remote)

I. Opening Items

A.

Record Attendance

B. Call the Meeting to Order

D. Janes called a meeting of the board of trustees of Veritas Preparatory Charter School to order on Thursday Nov 19, 2020 at 4:32 PM.

II. Academic Achievement

A. Principal Report, Amy Clark

Amy Clark, Principal, reported out on attendance data, goals and the ways that the Academic Team are getting students to attend remote learning. She shared that FY20 attendance average was 93.46% and this year FY21 to date is 96.1% and the Goal is 95%. She also reported what measures the team are taking to keep students engaged, communicating with families and focusing on students struggling the most with attendance. Board members asked some questions like: what does attending and participating in class look like and what is Amy opinion on how much teaching is happening in a remote class as compared to an in person class from last year.

B. Charter School Accountability

Rebecca Sela shared the 2017-2022 Accountability Plan and spoke about how the Academic Achievement Committee is tracking the "right" data each year to make sure Veritas is working towards its Plan and internal goals. FY21 will look different in areas like homework and student referrals due to remote learning. Some questions that the Board raised are: 1) When are these measurers reviewed with DESE? and Rachel responded that annually Veritas reports out data in its Annual Report, 2) Is Veritas meeting these accountability measures? and Amy responded that in most areas last reported out yes, with one exception being staff coming in slightly under 85% at about 79%, and 3) Is a C- the most aspirational grade we could have? and Rebecca suggested that at a future Board meeting by reviewing what Standards Based Grading is and why a C- is an average grade and a reasonable goal.

III. Executive Session: High School Facility

A. Enter into Executive Session

R. Sela made a motion to Go into Executive Session.
M. Landon seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

A. Mendelson	Aye
A. Errichetti	Aye
X. Delobato	Aye
L. Doherty	Aye

Roll Call

D. Ford	Aye
M. Landon	Aye
T. Gabinetti	Aye
T. Maxey	Aye
D. Fuller	Aye
D. Janes	Aye
G. Moody	Aye
R. Martin	Aye
R. Sela	Aye

B. Letter of Intent

Mike Sweet presented the Letter of Intent (LOI) for Carando Drive facility and expressed three reasons why the lease amount presented by Greenfield Development increased from their original proposal: 1) a misunderstanding of when the lease would commence, Greenfield Development calculated the lease based on July 2021 and it is actually July 2022, 2) a change in the bank's loan package, and 3) Veritas' requirement to establish a lease that includes a five year term with a five year renewal. Mike discussed each section of the LOI specifically noting the right of first refusal as a purchase option, the requirement of the landlord to deliver a facility that matches Exhibits A and B, that the terms of the lease do not align with our fiscal year (but that the financial projections were developed using the monthly amounts to reflect the correct amounts for each fiscal period), and how the Board would need to allow Rachel to finish negotiating Exhibit C's exclusions and clarifications.

Brendan Greeley expressed why the property is a good deal explaining how other charter schools in the area are leasing space at about $18/sf and the Carando lease would be about $11/sf at full capacity. Brendan also explained how a lease at this rate per square foot would positively affect a property appraisal in our favor if purchase negotiations were to happen in the future.

C. Approval of Letter of Intent

D. Fuller made a motion to To enter into the letter of intent for the lease of a new high school facility on Carando Drive, Springfield in the form presented at the meeting, subject to adjustments to Exhibit C (Exclusions and Clarifications) determined by Rachel Romano, as ED; and to authorize RR to execute a binding lease agreement on behalf of the School, consistent with the LOI approved at this meeting subject to non-material changes, if any, approved by the Executive Committee of the Board.
D. Ford seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

R. Sela	Aye
X. Delobato	Aye

Roll Call

A. Errichetti	Aye
T. Maxey	Aye
G. Moody	Aye
R. Martin	Aye
A. Mendelson	Aye
D. Fuller	Aye
T. Gabinetti	Aye
D. Ford	Aye
L. Doherty	Aye
M. Landon	Aye
D. Janes	Aye

D. Exit Executive Session

R. Sela made a motion to Come out of Executive Session.
M. Landon seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Janes	Aye
G. Moody	Aye
M. Landon	Aye
T. Maxey	Aye
D. Fuller	Aye
L. Doherty	Aye
R. Sela	Aye
A. Errichetti	Aye
A. Mendelson	Aye
D. Ford	Aye
R. Martin	Aye
T. Gabinetti	Aye
X. Delobato	Aye

IV. Closing Items

A. Adjourn Meeting

A. Mendelson made a motion to To Adjourn the November 19, 2020 Board meeting.
D. Fuller seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Fuller	Aye
T. Maxey	Aye
R. Sela	Aye
A. Errichetti	Aye
R. Martin	Aye

Roll Call

D. Ford	Aye
L. Doherty	Aye
G. Moody	Aye
X. Delobato	Aye
M. Landon	Aye
D. Janes	Aye
A. Mendelson	Aye
T. Gabinetti	Aye

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:00 PM.

Respectfully Submitted,
R. Romano