

APPROVED



## Veritas Preparatory Charter School

### Minutes

#### November Meeting - rescheduled

Zoom Meeting

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#### Date and Time

Thursday November 19, 2020 at 4:30 PM

#### Location

[Join Zoom Meeting](#)

ID: 88450420961

Password: 130837

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#### 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)

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#### 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

L. Doherty Aye

M. Landon Aye

D. Fuller Aye

A. Errichetti Aye

### **Roll Call**

D. Janes	Aye
A. Mendelson	Aye
T. Maxey	Aye
X. Delobato	Aye
T. Gabinetti	Aye
G. Moody	Aye
R. Martin	Aye
R. Sela	Aye
D. Ford	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**

A. Errichetti	Aye
R. Sela	Aye

**Roll Call**

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

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

X. Delobato Aye  
A. Mendelson Aye  
D. Fuller Aye  
M. Landon Aye  
T. Maxey Aye

**Roll Call**

A. Errichetti	Aye
G. Moody	Aye
L. Doherty	Aye
R. Sela	Aye
R. Martin	Aye
D. Ford	Aye
T. Gabinetti	Aye
D. Janes	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