



# Empower College Prep

## Governing Board Meeting

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### Date and Time

Monday May 18, 2026 at 4:00 PM MST

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Notice of Public Meeting can be found at:  
2411 West Colter Street

Virtual Meeting Brian Holman is inviting you to a scheduled Zoom meeting.

### Join Zoom Meeting

<https://us02web.zoom.us/j/87073311407?pwd=dDdINzRiRjVyYlpmOXFmTCtiSzloZz09>

Meeting ID: 870 7331 1407

Passcode: 922362

### One tap mobile

+13017158592,,87073311407#,,,,\*922362# US (Washington DC)

+13126266799,,87073311407#,,,,\*922362# US (Chicago)

### Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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+1 253 215 8782 US (Tacoma)

Meeting ID: 870 7331 1407

Passcode: 922362

Find your local number: <https://us02web.zoom.us/u/kbl6818PS5>

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### Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>4:00 PM</b>
Opening Items			
<b>A.</b>	Call the Meeting to Order	Kevin Erickson	1 m
<b>B.</b>	Record Attendance and Guests	Kevin Erickson	1 m
<b>C.</b>	Review and approve meeting minutes	Approve Minutes Kevin Erickson	2 m
	Approve minutes for Governing Board Meeting on April 27, 2026		
<b>D.</b>	Call to the Public	Brian Holman	1 m
<b>II. Senior Management Team Reports</b>			<b>4:05 PM</b>
<b>A.</b>	Discuss proposed sex ed curriculum	Discuss Brian Holman	5 m
<b>III. Voting Items</b>			<b>4:10 PM</b>
<b>A.</b>	Vote to approve easement revision	Vote Dave Dillman	5 m
	<p>This amendment is primarily to update and correct the recorded access easement for the existing American Tower cell tower on campus. Back in 2019, when construction was performed, the lots were merged and the previous access from the frontage road was removed and reconfigured. As a result, the easement currently on record no longer reflects the actual as-built access route from the street to the tower location. American Tower reached out requesting that the easement and related lease exhibits be updated to match the current conditions and access path that has existed since the site work was completed. The updated agreement also memorializes the utility easement locations associated with the tower.</p> <p>These updated easement documents and agreements have been reviewed by our legal counsel.</p>		
	<p><b>NOW, THEREFORE, BE IT RESOLVED THAT:</b></p> <p>The Board of Directors hereby approves the Second Amendment to Lease Agreement between Empower College Prep and SpectraSite Communications, LLC, including the relocated access easement, utilities easement ratification, memorandum of lease, and related exhibits and documents substantially in the form presented to the Board.</p> <p>The Board authorizes the Executive Director, Board President, or their designee to execute and deliver the Second Amendment to Lease Agreement and any associated</p>		

	Purpose	Presenter	Time
<p>memoranda, easement documents, affidavits, resolutions, notices, consents, or other documents necessary to effectuate the transaction and record the approved easement modifications.</p> <p>The Board further authorizes Empower College Prep administration and legal counsel to make non-material revisions, corrections, or modifications to the transaction documents as may be necessary or advisable to complete the transaction.</p>			
<p><b>B.</b> Vote to approve up to \$150K in due diligence expenses, including initial architecture drawings</p> <p>At our June Board meeting, we will vote to approve the purchase and financing of the entire project, which is projected to be around \$25M, including property acquisition, construction, architectural drawings and permitting, and contingency.</p> <p>During this meeting, we are seeking approval to complete due diligence, including architectural drawings that need to be initiated to maintain our schedule of opening in August, 2027. The associated costs is above the \$100K of capital expenses that can be spent without Board approval.</p> <p>Therefore, we are seeking approval of up to \$150K in due diligence expenses.</p> <p>Timing of architectural expenses. (The first bill will not come until the end of July and will not be due for 60 days)</p> <p>May – \$50k (lock down concepts for all phases)</p> <p>June – \$75k (finalize SD for Phase 1; 50% SD for other phases)</p> <p>July – \$125k (finalize DD for Phase 1; engineers begin billing)</p> <p>August – \$125k (50% CD for Phase 1)</p> <p>September – \$125k (permit submittal; begin Phase 2 DD)</p>	Vote	Brian Holman	5 m
<p><b>IV. Strategic Planning / Board Management</b></p>			
<p><b>V. Executive Session</b> <span style="float: right;"><b>4:20 PM</b></span></p>			
<p><b>A.</b> Discuss purchase and lease of real property</p> <p>1) Review capacity to purchase property using reserves.</p> <p>2) Review viability to finance project.</p> <p>3) Review criteria for purchasing project.</p>	Discuss	Brian Holman	10 m
<p><b>VI. Closing Items</b> <span style="float: right;"><b>4:30 PM</b></span></p>			

Purpose

Presenter

Time

**A.** Adjourn Meeting

Vote