

APPROVED



MOXIE Public Schools

## Minutes

### MOXIE PS Monthly Board Meeting

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#### Date and Time

Friday January 16, 2026 at 1:00 PM

#### Location

<https://us06web.zoom.us/j/4663869428?pwd=cIMAX8lv03lkak3ZvEexXmzUT0YlrX.1>

#### Phone Info:

1-646-876-9923

Meeting ID: 466 386 9428

Passcode: 9mB2q1

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#### Directors Present

J. Brown (remote), J. Perkins (remote), V. Hammonds (remote)

#### Directors Absent

M. Pouliot

#### Guests Present

B. Rabbitt (remote), D. Sonrouille (remote), John Finnegan (remote)

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#### I. Opening Items

**A. Record Attendance**

**B. Call the Meeting to Order**

J. Brown called a meeting of the board of directors of MOXIE Public Schools to order on Friday Jan 16, 2026 at 1:06 PM.

### **C. Approve Minutes**

V. Hammonds made a motion to approve the minutes from MOXIE PS Monthly Board Meeting on 12-19-25.

J. Perkins seconded the motion.

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

## **II. Operational Updates**

### **A. Facility**

Beth interviewed two construction firms. Would like to move forward with PM Construction. Bid was approximately \$190k for walls dividing lobby, kitchen work, which was within budget. Beth exploring financing. Work should take about 8 weeks.

### **B. Development**

Beth shared progress on development (John T. Gorman Foundation, Kennebec Savings Bank, Learner Studio).DOE has a couple of grant opportunities that we may be eligible for, but unclear as to whether or not we are eligible to apply in pre-operational year. Exploring Catalyze Challenge, which may be a good fit.

### **C. Nonprofit Operations**

Still seeking an appropriate accounting firm that can work with schools.

Expecting to have insurance finalized within the week.

Contractor Jessica Parrott is working on social media and communications.

### **D. Student/Family Recruitment**

Beth reported:

Five students have applied.

Running bus ads starting in February for general awareness. Mariposa is doing ad design.

Having conversations with local school leaders so they can be informed when parents and students ask about Moxie.

Resumes for staff have starting trickling in before job positions have even been announced.

## **III. New Business**

### **A.**

## **Lease Approval**

V. Hammonds made a motion to approve the lease and give Beth Rabbitt (CEO) authority to execute the lease.

J. Perkins seconded the motion.

John Finnegan, realtor, presented the following highlights:

Rent starts July 1, 2026

\$10.50/ft in first year.

50 cent/ft bump per year for following for 3 years.

After 4 years, rent will increase by a percentage each year.

Building is up to code and has large commercial kitchen.

No personal guarantee required.

\$250k payment when we sign lease. Essentially pre-paying \$200k of rent with \$50k security deposit. First "regular" payment not due until October.

Significant negotiations regarding the parking lot, establishing a very limited number of spaces that can be used during overflow times for landlord.

15 year lease.

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

## **B. Student Enrollment Campaign Planning**

Charlie presented a proposed list of locations and dates for tabling to meet people in the Portland area, including grocery stores at high-traffic times, youth sports, etc. Need board members to sign up for sessions.

Mariposa creating marketing materials for these efforts.

## **IV. Committee Updates**

### **A. Instructional Design**

Dan presented latest updates on refining instructional design.

### **B. Finance**

Beth stated that we are within our budget currently. If we choose to incur debt to finance construction, it will need to be approved by the charter school commission.

## **V. 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 2:04 PM.

Respectfully Submitted,  
J. Perkins