DRAFT

Next Generation Charter Schools

Minutes

Expansion Committee Committee Meeting

Date and Time
Wednesday May 21, 2025 at 10:00 AM

Location
oin Zoom Meeting
ID: 95637718696
Passcode: 001455

(US) +1 309-205-3325
Passcode: 001455

Meeting host: melissa.alston@nngcs.org

Join Zoom Meeting:
https://metlcs.zoom.us/j/95637718696?pwd=jDhHSyhajFMOuaDRpbErissfqLbn0N.1
launch

Mission

At Nuasin Next Generation, we believe in the unlimited talent and intellectual potential of our scholars and our community. We cultivate this talent and intellectual potential through a progressive education that focuses on deep exploration, thoughtful questioning, relentless curiosity and critical thinking. Nuasin Next Generation Charter School implements a progressive K-12 educational program and an unyielding commitment to cultivating our scholars' innate intellectual talents to empower our graduates to achieve excellence in their postsecondary paths and make positive impacts on the broader community. Every single one of our scholars have the potential to be great and change the world, at Nuasin Next Generation we prepare our scholars for that opportunity.**3 Pillars**

The Mission of Nuasin Next Generation stands firmly on the foundation of our three pillars: Rigor, Self-Advocacy, and Community. These three pillars are the guiding principles for our school and culture. Please find a deeper explanation of our pillars below.

Rigor:
We use the word “rigor” not in the stringent or inflexible sense, but in the sense of an unyielding need to challenge and push our scholars because we understand and believe in the potential, talent, and ability of our scholars and community. We challenge our scholars to build their confidence and help them realize what they can achieve.

Self-Advocacy:
Our scholars are empowered to advocate for themselves, their families, and their communities. As our scholars come to understand that their voices are valued and needed, they learn to advocate for themselves. Our scholars are seen and valued; they understand that not only do they have the right to express their opinions, views, and perspectives, but it is their obligation to do so.

Community:
Our scholars will embrace community and understand that as a member of a community you have certain
inalienable rights, the right to be seen, the right to be heard, the right to be protected and the right to be loved and
cherished. Our students will also learn of their obligations. As a member of a community you have the obligation to
respect, listen, support and only want and assume the best in all others. Every member of our community must understand that they are active participants in the Nuasin community and the community goes as we go.

Committee Members Present
A. Bothner (remote), J. Scott (remote)

Committee Members Absent
None

Guests Present
M. Alston (remote), M. Russell (remote), R. Johnson (remote), cliff schneider (remote)

I. Opening Items

A. Record Attendance

B. Call the Meeting to Order

J. Scott called a meeting of the Expansion Committee Committee of Next Generation Charter Schools to order on Wednesday May 21, 2025 at 9:17 AM.

II. Expansion Committee

A. Expansion Update

CS, discussed the following;

Board of Standard and Appeals

- The property is currently not zoned for school use; however, landlord will file an application with the BSA to obtain a special permit to build these premises.

Landlord's Financing Contingency

- Landlord has until 12/25 to obtain financing for landlord's work

Landlord's Work

- Landlord is to deliver a full turn-key product. Plan and specto be appended to the lease upon signing.

Delivery Conditions

- Triggered with landlord substantially completes Landlord's work with only a minor punch list of items remaining.

Fixed Rent

- $50/ft2 based on 60,000 ft2 premises

Rent Escalation

- 3% per lease year (a lease year is July 1st through June 30)

Real Estate Taxes

- Tenant will need to crate leasehold condos and secure a 40 tax exemption

Security Deposit (Construction Contribution)

- 1 million to be used in connection with Landlord's work or held by Landlord's lender in escrow. On commencement date $750,000 will be converted to a security deposit held for the term and $250,000applied and prepaid fixed rent.

Insurance

- Standard limits being reviewing by Nuasin insurance consultants

Assignment and Subletting

- Standard restrictions and permissions

Termination

- If landlord can't deliver by outside delivery date provided it's not related to a tenant delay tenant can terminate lease.

Utilities and Service Contracts

- This is a triple net lease, so all responsibility of tenant

Maintenance and Repairs

- Tenant responsible except Landlord is responsible for roof, facade foundation and building structure

Subordination Non-disturbance and Attornment Agreement

- Landlord to secure from an lender and or superior ground lessor

Cooperation with Landlord's Financing

- Tenant to grant mortgage in its leasehold interest for the purpose of landlord avoiding the mortgage recording tax.

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 10:02 AM.

Respectfully Submitted,
A. Bothner