

Math & Science Academy

Expansion Committee

Meeting Minutes

Thursday, December 1, 2022, 4:30 - 5:30 pm
Virtually

Committee members: **Jeff Eng** (chair), **Diane Thiels**, **Jennifer Yiangou**, **Mary Yapp**, **Annette Smith**, **Leigh Ann Ahmad**, **Dan Ellingson**, **Noah Langseth**, **Stephanie Luedtke**, **Randy Vetsch**, **Dr. Kate Hinton** (those present are bolded)

Additional attendees: **Jamie Brodd**, **Maggie Burggraff**

Agenda:

1. **Update on expansion options (Randy Vetsch and Dr. Hinton)**
2. **Open for questions**
3. **Next Steps**

Notes:

- Timeline on website (Presented by Mr. Vetsch)
- Since July 19, mtgs held with NTH weekly, looking @ land, taking tours, etc.
- Design Team Meetings 2 were held in September and October with interested stakeholders
- One Design Team Meeting was delayed when it became apparent that we would not be able to build ground up.
- 10/19 BOD meeting, Board put merger talks on hold
- 11/1 Board member brought forward the possibility of a merger and switching sites. Since then, a tour has been held with Dan, architects and administration with mini meetings held regarding how the MSA site could become an elementary facility
- Communication with the full expansion committee could have been better - regularly scheduled meetings will resume
- Renovation is approximately 50% of the cost of building new. We have discussed
- timeline, budgets, present to the board and present to the stakeholders.
- Current interest rates are 6+% compared to less than 3% 2 years ago.
- Based upon 1400 students, max lease aid is 20.6M, additional general fund costs of \$400k/year for shuttle bussing between split sites, FF&E \$1M, Costs in 2023 \$300K, Costs in 2024 \$300k.

Needs as presented by Dr. Hinton:

1. Grow to 200 students per grade by 2026 school year
2. We need approximately 180,000 fsf. There is a lot of inventory at 65k – 100k sf. Not much in the 180,000 range.

Options:

1. Stay @ current location and build dream school per the dreams and wishes list from design meetings.
 - a. Not much green space
 - b. Parking deck would be needed and located in the area of where buildings C/D are currently.
 - c. Parking deck alone would cost 10M because we would also need to build a pond underneath for watershed.
 - d. Least expensive option at 55M, but we are still -\$27M
2. Split site: Keep middle school at current location and move HS to new site: \$45M
3. New site for whole school at \$74M
 - a. Might have found a property that could have worked.
4. Hudson Road opportunity for split site:
 - a. Opportunity to buy or lease
 - b. Would need to build gym, black box and robotics shop, but it is workable space
 - c. \$44M which would give us \$726k in surplus
5. Hudson Road: one campus
 - a. Only 40k FSF
 - b. We would be maxed out on funding.
6. Hudson Road HS only:
 - a. Remodel 1400 sf
 - b. Surplus of \$226k, bussing would be available, but would need to pay for a shuttle bus between 2 campuses.
7. WLA Building
 - a. They move to our site with renovations - they would be k-5
 - b. We move to theirs - we would be 6-12
 - c. Cost may still be an issue, available space to build may also be an issue
 - i. Still need to renovate the gym
 - ii. Still need to build black box
 - iii. Still need robotics shop
 - d. Would not hit our reserves.

Bonds:

1. Bruce Swanson who sold our bonds and WLA's bonds believes he can sell both for newer bonds and keep the original lower rates – not sure how this will work
2. Consideration of now \$45M in risk causing higher interest rates and lower bond rating was not an issue per Kate.

Additional comments:

“We are not taking a general fund hit on merging with WLA.”

WLA wants a HS but has discovered it is difficult and expensive to create and build a HS.
“They want a HS and their families are excited about MSA and what that means for their students”

Concern was raised about how meetings are run and if it is always committee members are talked to and others are in the dark.

Next steps:

1. Determine regularly scheduled meetings
2. Determine questions to be asked
3. Collect data
4. Increase communications