

**Woodbury Leadership Academy**  
**Interim Board of Directors – Meeting Minutes**  
**Thursday, August 20<sup>th</sup>, 2015 – 5:30pm**  
Woodbury Leadership Academy – 600 Weir Drive, Woodbury, MN 55125

1. Call to Order: Cliff MacDonald
2. Roll Call of Members: Sarah Tegtmeier  
Cliff MacDonald, Chair                      Tiffany Lewis, Secretary (Absent)  
Sarah Tegtmeier, Vice Chair              Emily Mogren  
Bharathi Sankararaman (Late)          Eric Jungmann  
Sarah Jacobson (Absent)                  Judith Darling, ex-officio  
Dan Hurley, ex-officio
3. Approval of Agenda:  
   Moved by: Cliff MacDonald              Second: Emily Mogren      Vote: 4-0-0
4. Conflict of Interest Declaration: None
5. New Business:
  - a. Discussion of building lease options and viability  
   Moved by: Cliff MacDonald              Second: Sarah Tegtmeier      Vote: 4-0-0

Cliff MacDonald asked for clarification about the new lease presented to Woodbury Leadership Academy by the Perpich Foundation for the 2015-16 school year. Dan Hurley stated that on August 11, 2015 WLA was presented with an amendment to the lease for space in the Crosswinds building. After discussion, Perpich presented WLA with a revised amendment. Under section 5. Lease Termination, 5.2 Replacement, Perpich must provide 120 days written notice. The current amendment does not offer an option for renewal for an additional school year.

Judith Darling stated that Perpich verbally reassured that they do not intent to exercise section 5.2, but Perpich was unwilling to remove this clause. Mrs. Darling stated that written notice to remain in the Crosswinds building was required six months prior to the end of the 1<sup>st</sup> year of the current lease. This was not formally provided, as negotiations to gain additional space and alternative sites were being pursued. Dan Hurley stated that legal counsel suggests WLA sign the amendment. Mr. Hurley said rooms the school was promised were not included, staff have been informed about new room assignments, and movement has begun. Emily Mogren asked for clarification about the location of the Middle School Rooms. Middle School Math and Science will occur in the science room, English and Social Studies will occur in one additional room granted by Perpich. Cliff MacDonald asked if not providing a letter of intent caused the change in lease terms. Judith Darling stated Perpich said WLA did not follow the terms of the lease. Mrs. Darling stated we did not.

KW Commercial presented WLA board members with an overview of the property search process to date based on the requirements provided by Woodbury Leadership Academy. Site A includes a cafeteria, gym, and outdoor play space. This site would require an addition to fit WLA's needs. Entrance to the building may need to be altered to allow for parent pick-up/drop-off and bussing. Site B is a large open space with good bones. The building is outside district 833 and would be an affordable option for the school. (Bharathi Sankararaman arrived.)

Steve Wellington introduced himself and his organization to the board. Mr. Wellington currently owns 5 buildings that lease to charter schools. Mr. Wellington stated charter schools need landlords that appreciate their organization, understand the unusual use of space from a rental standpoint and want to rent to a school. Wellington prefers to work with established schools. A 12 month timeline to have a building could be done.

6. Future Agenda Items:
  - a. Approve Agreement with Rivera Architects
  - b. Obtain proposals from three landlords for two different building sites
  - c. Discuss interviews of potential project manager
7. Date and Time of Next Regular Board Meeting:

August, 25<sup>th</sup>, 2015 – 6:00PM

8. Motion to Adjourn  
Moved by: Cliff MacDonald      Second: Eric Jungmann      Vote: 4-0-0