

Woodbury Leadership Academy
Interim Board of Directors – Special Meeting Minutes
Monday, March 16, 2014 – 6:00 PM

Woodbury Leadership Academy – 600 Weir Drive, Woodbury, MN 55125

1. Call to Order: Ken Thielman

2. Roll Call of Members: Sarah Tegtmeier
Ken Thielman, President Sarah Tegtmeier, Secretary
Sheila Brown, Treasurer Robyn Carley
Bharathi Sankararaman Tiffany Lewis (absent)
Sarah Jacobson Emily Mogren
Dan Hurley, ex-officio

3. Approval of Agenda:
 Moved by: Ken Thielman Second: Robyn Carley Vote: 8-0-0

4. Conflict of Interest Declaration: None

5. New Business:
 - a. Motion to move forward with plans for a new facility
 Moved by: Robyn Carley Second: Bharathi Sankararaman Vote: 8-0-0

Ken Thielman stated that the search for a new building has had many changes along the way in a short amount of time. After speaking with Mr. Hurley, the 9025 Tamarack Rd. (current Peace of Mind building) may be the only other option Woodbury Leadership Academy has available in time for the 2015-2016 school year.

KW Realtors sent some properties in Cottage Grove to members of the Building Committee. Of these options, only one may be usable, and that is questionable at best. The most viable option is a vacant building on 17 acres in Cottage Grove. The building is currently condemned and the Realtors noted that the roof may be questionable. The former night club building is 5,000 square feet. This property is listed at land price and would be seen as a complete build. The purchase would be with the intent to use the land and not the current facility.

Sheila Brown questioned the likelihood of the city of Woodbury rezoning 2500 Ventura for school use. The answer received over Spring Break was that the city of Woodbury would not rezone. If Woodbury were to rezone this property, it would move to be tax exempt. Ken Thielman thought the City may change the zoning, but questioned if this would happen in time for the necessary renovations to be completed. Dan Hurley stated that it would take 30 days before the city of Woodbury would look at a request to rezone the property at 2500 Ventura. Mr. Hurley fears that this would press Woodbury Leadership Academy for time and stressed that the school would not have enough financing through Charter School Development Corporation (CSDC) to purchase and make the necessary renovations before September 2015.

9025 Tamarack Road (current Peace of Mind building) is located in District 834. Moving to this facility would mean that Woodbury Leadership Academy would need to provide bussing for students residing in District 834. Students in District 833 and other districts would need to provide their own transportation. 9025 Tamarack is 35,000 square feet currently. KW Realtors noted that their architect was at the building making renderings to see how space could be reallocated to accommodate WLA's needs. The building does have a gym and cafeteria space, as well as a playground. The entrances may need to be joined to accommodate buses. The cafeteria was one space discussed to be repurposed into classrooms if needed. This building appears to be the best option due to the seller's willingness to help finance a portion of the project. Charter School Development Corporation would be the landlord for the building and would provide the remainder of the financing, which would cover much of the renovation costs. Woodbury Leadership Academy would need to sign a 25 year lease, and would have the option to buy after 5 years (per state law).

Concerns about the 9025 Tamarack Road building were some of the awkward classroom layouts where visibility of students would be difficult, low ceilings in the lower level, and not enough classrooms. KW Realtors urged WLA to wait for the architects proposed floorplans to see how the space could be remodeled to meet our needs. These floorplans should be available to be viewed at the next board meeting on March 24th at 6:00pm. KW will present the space at the March 24th board meeting.

