



GREER MIDDLE COLLEGE CHARTER HIGH SCHOOL

HOME OF THE BLAZERS

GMCK12, LLC Member Meeting Minutes September 23, 2024

Board Members Present: Zach Salvato, Darin Scheidly, Tony Kouskolekas, Pauline Nichol, John Short, Walker Smith, Jennifer Jones, Pamela Adams-Singleton, Lori Larsen

Members Absent: Donna Smith, Elliot Figueroa

Administration Present: Jimmy Armstrong, Anne Goff, David Gantt

1. The meeting was called to order by John Short, Vice Chairman, at 6:18 pm.
2. The board reviewed the GMCK12, LLC member meeting minutes from August 26, 2024. There were no discussions, deletions or corrections needed. Darin Scheidly made a motion to approve the minutes. Pamela Adams-Singleton seconded the motion. Motion passed unanimously.
3. The board reviewed the meeting agenda. Jennifer Jones moved to approve the agenda. Darin Scheidly seconded the motion. The motion passed unanimously.
4. Financial Report -Jennifer Jones presented the report.
 - a. Ms. Jones reviewed the financial statements for August 2024:
 - i. There were no other significant monthly revenue and expenses deviations from last month other than the \$8 thousand loan extension fee.
 - ii. Jennifer Jones moved on behalf of the Finance Committee to accept the August 2024 monthly financial reports. The motion passed unanimously.
5. New Business
 - a. Enrollment and Lottery Policy for GPA – Darin Scheidly
 - i. The Policy and Governance Committee reviewed the proposed Enrollment and Lottery Policy for GPA. The committee recommends that the policy be adopted.
 - ii. Darin Scheidly moved on behalf of the Policy and Governance Committee to approve the proposed Enrollment and Lottery Policy. There was no further discussion. Motion passed unanimously.
 - b. J. Davis Construction Guaranteed Maximum Price Contract – John Short
 - i. The current guaranteed maximum contract price is \$22,995,000.00 . There are some things that have been taken out of the scope of work because the nature of the project to meet the maximum price of \$23 million.

- ii. The primary item that will be removed is the field house. All utilities and plumbing for the fieldhouse and the lighting will be constructed, but it will not be finished.
- iii. There will be gravel parking at the field. And the fire drive will not be paved, it will be graveled.
- iv. The school's interior will be built-out substantially. The classroom folding partition and the temporary fencing has been removed. There are only two goals in gym. The four practice goals and one of the scoreboards has been taken out. All of these items will be roughed out. The only items missing will be the final fixtures.
- v. The civil engineering subcontractor is trying to find some savings in road curbing and other drainage options. J Davis believes that this approach will allow the contract to come within the maximum guaranteed price of \$23m. Anything that will be cut from the initial construction can be added in the future. If the overall project is under budget, then the board can be add back omitted items in as the project progresses.
- vi. Zach Salvato asked about Division 27 and Division 28 specifications not being a part of the GMP. Mr. Salvato asked how the school was going to operate without having those communications and security systems in place when the school opens. Mr. Armstrong and Mr. Short that those specifications will be have to be met because the Office of School Facilities will require those systems to be in place to approve the school opening.
- vii. Jennifer Jones stated that she was concerned about the size of the contingency amount in the GMP Contract. Mr. Armstrong stated that he believes the financial institutions will probably raise the same concern and this contingency amount will probably be different because the lending institution will require a larger contingency amount.
- viii. Jennifer Jones asked whether the financing of GPA will have an amount for the reimbursables that GMC has already expended. Ms. Goff said that \$300 thousand that has built into the current financing proposal to reimburse GMC.
- ix. John Short said that he would provide updates regarding the low voltage subcontract pricing as soon as he received the information.
- x. Zach Salvato requested a copy of the proposed GMP contract. Mr. Armstrong said that he would provide a copy to anyone who wanted it.
- xi. Pauline Nichol asked if there would be another board meeting prior to the next regular board meeting to review the revised GMP contract. Mr. Armstrong said that he expected a special called meeting would be needed to finalize the contracts and the financing.
- xii. Zach Salvato asked what changes were made to the GMP draft since the last meeting with J Davis. Mr. Armstrong said that the estimate for the road curbing came in much higher than expected because of the curbing being required by the SC Department of Transportation for stormwater drainage.
- xiii. Zach Salvato asked about the timeline for finalizing the GMP contract and approving the financing. Mr. Armstrong said that he hoped for an updated GMP contract this

week. Mr. Armstrong stated that J Davis said it could meet their construction deadline if it received initial funding by October 14th/15th.

6. Lori Larsen moved to adjourn the meeting. Darin Scheidly seconded the motion. The motion passed unanimously. The meeting adjourned at 7:00 pm.
7. Next board meeting is tentatively scheduled for **October 28, 2024**.

Greer Preparatory Academy
Balance Sheet
As of August 31, 2024

Assets

Current Assets

Cash

 Trust - Operating \$ 6,564

 Prepaid - Power School 2,358

Other Assets

Construction in progress 281,665

Land 1,657,520

Due (to)/from other funds -

Total Assets \$ 1,948,107

Liabilities

Current liabilities

Accounts payable \$ -

Property tax payable 8,742

Deferred revenue - lease 10,209

Due to GMC 290,260

Other liabilities

Note payable 1,650,000

Total Liabilities 1,959,211

Equity

Net assets, prior year (4,229)

Current year revenues in excess of expenses (6,875)

Total Equity (11,104)

Total Liabilities and Equity \$ 1,948,107

Greer Preparatory Academy
Statement of Revenues and Expenditures - All Funds
For the month ended and year-to-date at August 31, 2024

	MTD Budget General Fund <u>Aug-24</u>	MTD Actual General Fund <u>Aug-24</u>	MTD Budget to Actual Variance <u>Aug-24</u>	YTD Budget General Fund <u>Aug-24</u>	YTD Actual General Fund <u>Aug-24</u>	YTD Budget to Actual Variance <u>Aug-24</u>
Revenues						
Rental income	\$ 10,200	\$ 10,209	\$ 9	\$ 20,400	\$ 20,418	\$ 18
Miscellaneous income	-	-		-	-	-
Total revenues	<u>10,200</u>	<u>10,209</u>	<u>9</u>	<u>20,400</u>	<u>20,418</u>	<u>18</u>
Expenditures						
Lease of staff	2,500	-	(2,500)	2,500	-	(2,500)
Supplies	50	10	(40)	50	10	(40)
Software / IT	250	236	(14)	500	471	(29)
Insurance	100	-	(100)	100	-	(100)
Interest expense	9,281	9,281	-	18,562	18,562	-
Loan extension fee	-	8,250	8,250	-	8,250	8,250
Web site	-	-	-	-	-	-
Legal expense	-	-	-	-	-	-
Bank fees	10	-	(10)	10	-	(10)
Total expenditures	<u>9,691</u>	<u>17,777</u>	<u>8,086</u>	<u>19,222</u>	<u>27,293</u>	<u>8,071</u>
Revenues in excess of expenditures	<u>\$ 509</u>	<u>\$ (7,568)</u>	<u>\$ (8,077)</u>	<u>\$ 1,178</u>	<u>\$ (6,875)</u>	<u>\$ (8,053)</u>

Enrollment & Lottery Policy

Greer Preparatory Academy:

1. Enrollment Procedures

Eligibility

Students eligible to attend the school are those who:

Reside in South Carolina.

Complete the School Application.

The admission policies and procedures of the School provide that, subject to space limitations, the charter school will admit all children who are eligible regardless of disability, race, creed, color, gender, national origin, religion, ancestry, or need for special education services. If the number of applications exceeds the capacity of the program, class, grade level, or building, students will be accepted by lottery, as specified in state or federal guidelines. Even though the policies and procedures do not limit or deny admission or show preference to any individual group, priority may be given to:

- a sibling of a pupil already enrolled at Greer Middle College Charter High School or The School

- children of charter school employees at Greer Middle College Charter High School or The School

provided enrollment does not exceed twenty percent of the enrollment of the charter school.

For the 2025-2026 school year the application process will begin in January and end in February. If a lottery is needed, the lottery will take place in February. The range of students for this school year will be 150-170 between grades 6 and 7.

2026-2027 school year will have the same process of January and February. The range of students for this school year will be 775-800 between grades 3-8.

2. Application and Acceptance Process

Information about the school will be disseminated in the following ways:

1. All eligible grade 3-8 students and their parents will be contacted through print and social media concerning the School. Informational meetings will be held at community informational meetings, civic organizations' meetings, churches, community centers, GMC, and at the School.

2. Seek homeschool students through our student recruitment to include the Home School Associations and local private and religious schools.

3. Tours will be conducted for students and parents interested in the School program.

4. Internet links connecting parents to additional information regarding the School initiative will be found on the School website at www.theSchool.org.

5. Promotional media campaigns will be conducted through social media, radio, and other media platforms. Civic organizations and churches will also be involved in the dissemination of information.

6. Print media will include brochures, application packets, newsletters, church bulletins, informational letters, posters/flyers, bookmarks, etc.

7. Other methods will include:

Direct phone contact, school student organizations, PowerPoint type presentations, and testimonials from current students/parents.

The dissemination of information will be a continuous process to ensure stable enrollment. The Director of Enrollment and Development will be designated to communicate School activities to the community and promote the School.

The admission process will include:

o Recruitment and application

o Acceptance

o Lottery and waiting list, if oversubscribed.

1. New students/parents must submit a completed application through a PowerSchool Enrollment Application.
2. If the school is not oversubscribed by December(or in YEAR ONE March/April), all eligible students who complete the application process will receive electronic notification of acceptance at the end of the acceptance period.
4. If oversubscribed, a public lottery will be conducted in accordance with the Charter School statute (see Lottery Process below).
5. After the lottery process is completed, students will receive electronic notification of acceptance for the upcoming school term. Students will also be notified if they are placed on a waiting list and of their position on the waiting list after the lottery is completed.
6. Students must affirmatively respond in writing to the offer of acceptance within the designated time of notification. Students on the waiting list will be accepted in the order resulting from the lottery if space becomes available.
7. If the Charter School denies admission to a student for reasons other than the results of a lottery, the student may appeal the denial to the Executive Director and Board of Directors.

Lottery Process

As a charter school, all students will be accepted regardless of disability, race, creed, color, gender, national origin, religion, ancestry, or need for special education services. If the number of applications exceeds the capacity of the program during any enrollment period, students will be accepted by a lottery process for student selection that is described below.

1. All enrollment priorities of the School shall be published prior to conducting the Lottery. Enrollment preference is given to students enrolled in the School in the Lottery year. This enrollment preference for returning students excludes them from entering into the Lottery.
2. All applicants entitled to receive enrollment priority shall be identified prior to the Lottery.
3. Enrollment priority entitles an applicant to be offered an available seat ahead of applicants without enrollment priority.
4. Enrollment priorities shall be provided:
 - a. First to an applicant sibling of a student who is currently enrolled and attending GMC or the School at the time of the Lottery; or who, within the last three years attended the School.

b. to children of GMC or the School employees.

5. Multiple applicant siblings entering the Lottery for the first time shall enter the Lottery as a common entrant. If the common entrant is selected for school enrollment by the Lottery process, then all the siblings shall be enrolled.

6. The Lottery will be held in open meeting, may rely on computer numbering, and will be easily understood and followed by all observers.

7. Only applications received prior to the established deadline will be eligible for Lottery participation.

8. All offers of acceptance and registration will be made in the order of the lottery results and established waitlist. No offer will be made to any student not properly entitled to the next available seat.

9. All applicants offered acceptance will be required to respond affirmatively in writing within the designated number of days. Those not responding (excluding declines) will be placed on the waitlist. All students will be provided in electronic format their status for acceptance and waitlist.

Equal Education Access

No student shall be denied equal opportunity for admission on the basis of race, sex, color, religion, handicap, marital status or national origin. The School will be open to students in grades 6 and 7, beginning with the 2025-26 school year. The School will add all grade levels 3-8 the subsequent year. A completed basic electronic application form, signed by the student's parent or legal guardian is required for all potential students.