



GREER MIDDLE COLLEGE
CHARTER HIGH SCHOOL
HOME OF THE BLAZERS

GMCK12, LLC
Member Meeting Minutes
April 28, 2025

Board Members Present: Donna Smith , John Short, Pauline Nichol, Zach Salvato, Darin Scheidly, Lori Larsen, Pamela Adams-Singleton

Members Absent: Elliot Figueroa, Jennifer Jones, Walker Smith, Tony Kouskolekas

Administration Present: Jimmy Armstrong, Nanette Davis, Anne Goff, David Gantt

1. The meeting was called to order by Donna Smith, Chairman, at 6:00 pm.
2. The board reviewed the meeting agenda. Lori Larsen moved to approve the agenda. Elliot Figueroa seconded the motion. The motion passed unanimously.
3. The board reviewed the GMCK12, LLC member meeting minutes from March 24, 2025. There was no discussion. No deletions or corrections needed. Walker Smith made a motion to approve the minutes. Elliot Figueroa seconded the motion. Motion passed unanimously.
4. Financial Report -Zach Salvato presented the report.
 - a. Mr. Figueroa reviewed the financial statements for March 2025:
 - i. The financials look very strong at the moment given the amount of bond proceeds we currently have deposited. Overall, the construction project is still on budget at the moment.
 - ii. We have established two accounts at Truist: an operating account and a restricted cash account. These accounts are established to provide specific information to bond investors as required for our publicly traded bonds. We provide this information to the investors on a regular basis.
 - iii. The members reviewed the account information. There was no further discussion. Zach Salvato made a motion on behalf of the Finance Committee to accept the account information and authorize the posting of the information. Motion passed unanimously.
 - iv. Zach Salvato moved on behalf of the Finance Committee to accept the March 2025 monthly financial reports. There was no further discussion. The motion passed unanimously.
 - b. Facilities Committee Report – John Short presented the report:
 - i. GPA has selected the color palette for the school, both interior palette and exterior palette.

- ii. Mr. Armstrong presented the interior and exterior sample displays with the board.
 - iii. Darin Scheidly asked about the gym flooring. Mr. Armstrong said it would be wooden and stained. Depending on the budget, there may be stained accent areas on the floor.
 - iv. Mr. Short stated that the project continues to progress on schedule. By the end of May, the contractor hopes to be ready for pouring the slabs the first or second week of June. Over the past month, the grading company has moved a lot of dirt as part of the site preparation.
 - v. Mr. Armstrong said that the athletic field will be artificial turf, which is included into the budget. We should have a school logo embedded into the field as well.
5. New Business –
- a. Adoption of the GPA written procurement policy– Darin Scheidly presented the policy:
 - i. The state district has requested that the school adopt a written procurement policy. The committee has reviewed the policy recommended by the state, which follows the S.C. Procurement code. The key aspect of the new policy is that the policy requires any construction project over \$100,000 and any other purchase over \$25,000 to be published on the SC procurement site and sealed bids be used.
 - ii. Darin Scheidly made a motion on behalf of the committee to adopt the proposed written procurement policy. There was no further discussion. The motion passed unanimously.
6. Zach Salvato moved to adjourn the meeting. Lori Larsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:09 pm.
7. Next board meeting is tentatively scheduled for **May 19, 2025**.

Greer Preparatory Academy

Notes related to financial information for:

March, 2025

General:

1. Required filings on EMMA, including construction reports, construction payments, and investor call information, were submitted timely.
2. BLE and LCS continue performing inspections of the construction progress, which allowed the most recent invoice (\$554K - J Davis) to be paid in early April, 2025. There is currently a \$44K retainage to J Davis.
3. Interviews were held for the position of accountant for GPA. More details to follow.
4. HSB was notified of the Board's instructions to set up a NFP corporation for GPA, with GPA being the sole member of the LLC. HSB provided a potential solution on Tuesday, 4/15/25, requesting a meeting with the external auditors. The meeting is in the process of being scheduled.

Assets:

1. Construction in progress increased \$585K, primarily due to the J Davis invoice.

Liabilities:

1. \$554K was recorded in payables for the amount due to J Davis at 3/31/25 (as mentioned above)
2. \$460K was recorded as payable to GMC, primarily comprised of \$400K used in the closing of the bond issuance and will be repaid to GMC when GPA has funds available in the future. \$50K has been accrued for shared costs expenses and \$10K for the PEBA deposit.

Equity:

1. The only change to equity/net assets during this time period was due to the net income(loss) for the period.

Revenues:

1. The land lease (lease to GMC) of \$3,950 was recorded for the month.
2. \$95K in interest was earned on the restricted cash, to be used in funding the building project.

Expenditures:

No other significant items noted.

Debt Covenants:

- | | | |
|---------------------------|--------------------------|------------------|
| 1. Days in cash: | Not required until FY26: | 15 days required |
| 2. Debt service coverage: | Not required until FY27: | 1.10 required |

4-28-25
Approved by
Board

Greer Preparatory Academy
Balance Sheet
As of March 31, 2025

Assets

Current Assets

Cash	
Trust - Operating	\$ 8,846
Restricted Cash/Investments	26,097,683
Receivable - interest/dividends	45,820
Prepays	10,706

Other Assets

Construction in progress	2,507,604
Construction in progress - capitalized interest	83,004
Cost of issuance - bonds	858,431
Land	1,657,520
Due (to)/from other funds	-

Total Assets

\$ 31,269,614

Liabilities

Current liabilities

Accounts payable	\$ 554,998
Retainages payable	44,467
Accrued expenses	5,900
Property tax payable	8,719
Deferred revenue - lease	-
Deferred revenue - student fees	930
Due to GMC	460,150

Other liabilities

Bonds payable	30,000,000
Bonds payable - premium	52,654

Total Liabilities

31,127,818

Equity

Net assets, prior year	(4,229)
Current year revenues in excess of expenses	146,025
Total Equity	<u>141,796</u>
Total Liabilities and Equity	<u>\$ 31,269,614</u>

Greer Preparatory Academy
Statement of Revenues and Expenditures - All Funds
For the month ended and year-to-date at March 31, 2025

	MTD Budget General Fund <u>Mar-25</u>	MTD Actual General Fund <u>Mar-25</u>	MTD Budget to Actual Variance <u>Mar-25</u>	YTD Budget General Fund <u>Mar-25</u>	YTD Actual General Fund <u>Mar-25</u>	YTD Budget to Actual Variance <u>Mar-25</u>
Revenues						
Interest/Dividend/Investment income	\$ -	\$ 95,529	\$ 95,529	\$ -	\$ 207,571	\$ 207,571
Rental income	3,950	3,950	-	48,050	73,104	25,054
Miscellaneous income	-	-	-	-	1	1
Total revenues	<u>3,950</u>	<u>99,479</u>	<u>95,529</u>	<u>48,050</u>	<u>280,676</u>	<u>232,626</u>
Expenditures						
Advertising	-	-	-	1,000	-	(1,000)
Audit	2,250	5,900	3,650	4,250	5,900	1,650
Supplies	150	1,666	1,516	500	2,702	2,202
Software / IT	550	436	(114)	2,850	2,584	(266)
Insurance	180	-	(180)	1,360	10	(1,350)
Travel / professional development	-	650	650	-	650	650
Interest expense	-	-	-	18,562	51,664	33,102
Loan extension fee	-	-	-	-	16,500	16,500
Web site	-	-	-	4,500	5,000	500
Management services / salaries	8,500	8,500	-	49,500	49,619	119
Legal expense	-	-	-	-	-	-
Bank fees	10	-	(10)	80	22	(58)
Total expenditures	<u>11,640</u>	<u>17,152</u>	<u>5,512</u>	<u>82,602</u>	<u>134,651</u>	<u>52,049</u>
Revenues in excess of expenditures	<u>\$ (7,690)</u>	<u>\$ 82,327</u>	<u>\$ 90,017</u>	<u>\$ (34,552)</u>	<u>\$ 146,025</u>	<u>\$ 180,577</u>

Board approval date: _____

Greer Preparatory Academy Procurement Policy

The Policy is the adoption the South Carolina Model School District Procurement Code (effective 9/15/2021), as summarized in details below. Any specific items not addressed in this written policy will default to the guidance in the South Carolina Model School District Procurement Code (effective 9/15/2021).

References to “Superintendent” may be substituted with “Principal/Executive Director”.

References for District will be used by Greer Preparatory Academy as the “School” replacing “District”.

References to “Procurement Review Panel” may be substituted with “Director of Operations”, “Associate Principal”, and/or “Facility Committee”.

References to “chief business official” may be substituted with “Director of Finance”.

Competition and Price Reasonableness.

(a) Small Purchases:

The following small purchase procedures may be utilized only in conducting procurements that are up to the amounts specified herein.

Procurement requirements must not be artificially divided by governmental bodies so as to constitute a small purchase pursuant to this section.

Small purchases not exceeding ten thousand dollars may be accomplished without securing competitive quotations if the prices are considered reasonable. The purchase should be documented as fair and reasonable. The Executive Director’s approval is required.

(b) Requiring Three Written Quotes. Written request for written quotes from a minimum of three qualified sources of supply may be made and documentation of at least three bona fide, responsive, and responsible quotes must be attached to the purchase order for a small purchase not in excess of twenty-five thousand dollars, or for a small purchase of commercially available off-the-shelf products not in excess of one hundred thousand dollars, or for a small purchase of construction not in excess of one hundred thousand dollars. The award must be made to the lowest responsive and responsible sources. The request for quotes must include a purchase description. The Executive Director’s approval is required.

(c) Requiring Competitive sealed bidding. (S.C. Code § 11-35-1520). The Consolidated Procurement Code requires advertisement in South Carolina Business Opportunities for all procurements valued above \$25,000 or Construction in excess of \$100,000. See S.C. Code § 11-35-1550. The notice for the RFP must include publications in the newspaper of general circulation, as selected by the Executive

Director or other Board designee and identified in the School's internal procurement procedures (§ 540) and should include publications in 'South Carolina Business Opportunities. The School may give additional or wider public notice in any other media. A team, as determined by the Board of Directors, will be assembled to review bids and rate for approval. Team will submit to Board of Directors the bids and recommendation for the Board's approval/acceptance. Required documentation (state contract price, quotes, bids) should be attached to the purchase documentation for approval prior to purchase.

State contract prices

Items may be purchased with state contract prices without any other bids / quotes. These prices have been vetted by the state and do not require any further verification.

Exemptions from bids/quotes:

The following services and supplies are exempted from required bids and/or quotes:

- Books, periodicals, newspapers, standardized tests, and other educational materials that are specialized and one-source availability.
- Public utilities, such as electricity, water, or sewer.
- Taxes, state provided benefit vendors, retirement providers, life insurance, or other similar items
- Professional dues, registration, membership
- Diplomas
- Postage
- Graphic Design
- Professional training
- Professional services, (specialized, single source or other similar services)
- Other single source, specialized items (written documentation for justification for this determination).

Emergency situations

Emergency procurements may be made with the approval of the Executive Director or other Board designee when there exists a threat to public health, welfare or safety under emergency conditions, or where normal daily operations of the school operations are affected. The Board of Directors will be notified in these situations and the reason for the emergency procurement.

Summary highlights:

1. State contract prices are fully vetted and do not require further documentation.
2. Small purchases not exceeding \$10,000 may be accomplished without securing competitive quotations if the prices are considered reasonable.
3. Written request for written quotes from a minimum of three qualified sources of supply may be made and, unless adequate public notice is provided in the South Carolina Business Opportunities, documentation of at least three bona fide, responsive, and responsible quotes must be attached to the purchase requisition for a small purchase not in excess of \$25,000, or

for a small purchase of commercially available off-the-shelf products not in excess of \$100,000, or for a small purchase of construction not in excess of \$100,000.

4. Formal bids/Written solicitation of written quotes, bids, or proposals may be made for a purchase, other than a small purchase of construction, more than \$25,000; Construction in excess of \$100,000. The procurement must be advertised at least once in the South Carolina Business Opportunities publication. A copy of the written solicitation and written quotes must be attached to the purchase requisition. The award must be made to the lowest responsive and responsible source or, when a request for proposal process is used, the highest ranking offeror.

*Any items not specifically addressed in this policy will revert to the procurement policy as noted at:
<https://procurement.sc.gov/files/2021%20Model%20School%20District%20Procurement%20Code.pdf>*