

MINUTES –SPECIAL SCHOOL BOARD MEETING AND WORK SESSION – JANUARY 22, 2009, AT 6:00 P.M. IN THE BARRANCA MESA ELEMENTARY GYM

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

The Los Alamos School Board held a Special Board Meeting and Work Session on January 22, 2009, in the Barranca Mesa Elementary gym. Ms. Ahlers called the meeting to order at 6:05 P.M.

3. ROLL CALL

Present: Joan Ahlers, Vice President
Kenneth Johnson, Secretary
Jody Benson, Board Member
Alison Beckman, Board Member
Mary McLeod, Interim Superintendent
Kate Thomas, Assistant Superintendent
John Wolfe, Director of Business Services
Cathy McAnally, Recording Secretary

Absent: Steve Girrens, President

4. APPROVAL OF AGENDA

Ms. Benson made a **MOTION** to approve the agenda. The **MOTION** passed unanimously.

5. SECOND READING OF POLICY: 5154 WEAPONS IN SCHOOL

Ms. Thomas presented revisions to this policy as requested by the Board. After a suggestion to add Individualized Educational Plan (IEP) in A2, Dr. Johnson made a **MOTION** to approve Weapons in Schools, Policy 5154 as amended. The **MOTION** passed unanimously.

6. SUPERINTENDENT SEARCH

Dr. McLeod told the Board that the consultant would like to hold a telephone conference with the two incoming School Board members during the week of February 9th to brief them on the Superintendent Search process. Dr. McLeod requested that one Board member join the telephone conference and Dr. Johnson volunteered. The Board directed Dr. McLeod to be the primary contact with the consultant and when needed, to get direction from School Board President Steve Girrens

7. APPROVAL OF BUDGET ADJUSTMENT REQUESTS (BARs)

Mr. Wolfe presented a revised list of budget adjustment requests with only two BARs. Ms. Beckman made a **MOTION** to approve the budget adjustment requests for January 22, 2009. The **MOTION** passed unanimously.

8. ADJOURNMENT

Ms. Ahlers adjourned the Special School Board meeting at 6:20 p.m.

WORK SESSION

1. TRINITY SITE DEVELOPMENT

Ms. Ahlers and Dr. McLeod presented a PowerPoint presentation regarding the Trinity Development Project, called Trinity Place, a much needed development project for our community that the Los Alamos Public Schools and Los Alamos County have partnered to support.

Based on an updated appraisal of A-8-A, the value of the school district's property has increased in value and some adjustments were made, which will increase funds for the school district in the initial years of the project.

In the first phase of the project, land trades between the school district and the County will occur. The district will convey Parcel A-8-A via quitclaim deed to the County and the County will convey a portion of Parcel L-1 consisting of approximately 8.47 acres by quitclaim deed to the district.

Then, the district will execute a Master Ground Lease for parcel S-1 (amended) with the County. At this point, the district and the County will execute the Airport Basin facilities lease. Dr. McLeod noted that none of the transactions become effective until approval is received from the State Board of Finance.

During "The Initial Term" the district will deposit \$1,500,000 within five days for the demolition of District Parcel S-1 (school buildings only) and will vacate all of parcel S-1, only if the County has entered into a Development Sublease. The district will not vacate the two buildings used for administrative offices until such time as a Development Sublease is executed. The district also takes possession of the leased facilities at Airport Basin and begins to pay the County \$1.00 in annual rent. The County will pay the district \$1.00 in annual rent under the Master Ground Lease.

During "The Development Period" the district, after taking possession of the leased premises at the Airport Basin Facility, will pay the County \$439,340 as annual rent and upon conveyance of Parcel A-8-B from DOE, the district will convey this parcel to the County by quitclaim deed. This is subject to approval by the State Board of Finance. The County will pay the district \$459,000 (increased from \$428,053 due to increased appraisal of school district property) as annual rent under the Master Ground Lease from funds the County is receiving from Boyer. These funds are deposited with a depository.

During "The Master Ground Lease Term" that begins when the Anchor Tenant opens or at the end of the Development Period (24 months) whichever comes first, the County pays the district \$918,000 in annual rent. This is compounded annually and with an increase applied every five years. The District pays the County \$439,340 in annual rent. This is compounded annually and with an increase applied every five years.

Dr. McLeod also reviewed the various sources of income for the district and the restrictions on how that money is spent. She also emphasized that the district's deal is with the County and not with Boyer or any other developer.

After responding to questions, Ms. Ahlers adjourned the work session at 6:42 P.M.

Draft Prepared and Respectfully Submitted
on Friday, January 23, 2009

Cathy McAnally, Recording Secretary

Approved:

Attested:

President

Secretary