



Nuestro Mundo Public Charter School

BOARD OF DIRECTORS MEETING MINUTES

March 24, 2021

Present: Board Members: Heather Allcock, Ph.D.
Nuria Alonso García, Ph.D.
Steffy Molina
David Moscarelli
Lydia Pérez
Carmen Rolón, Ed.D.
Seth Zeren
Absent: Ana Barraza

Also Present: Katie Cardamone, Program Director
Joseph Maruszczak, Ed.D., Supt/Executive Director
Mathew Plain, Partner at Barton and Gilman LLC
Christine West, Kite Architects

The meeting was called to order at 7:03 pm

The meeting agenda was unanimously approved, (motion by L. Pérez, seconded by S. Molina)

The minutes of the February 27, 2021 meeting were unanimously approved, (motion by C. Rolón, seconded by L. Pérez)

Superintendent/Executive Director's Report

Update- House Bill 5193

The House Finance Committee has not taken up the charter school moratorium bill. The full House spent four hours debating a climate change bill (which passed). There were approximately 380 speakers signed up to give testimony on the bill. The committee had a total of 17 bills on the calendar for the evening and therefore the meeting did not begin until 9pm. The chair of the committee, Rep. Marvin Abney, announced that the hearing would be ending at 11:00 pm and continued to next Wednesday, March 31. They stopped hearing testimony at 11pm- only 25 people went, Rescheduled for March 3 Chair of Committee says everyone who wants to testify will be heard. First person to testify was Gov. McKee, strongly opposed, as well as the Commissioner, and RI Board of Education Member, Jo-Eva Gaines.

H. Allcock asked who had to be at the Council Meeting for the vote on final approval. K. Cardamone explained that the RIDE Charter team will present on whether we have met

the conditions or not and although it is a public meeting that anyone can attend, NM founders would not be speakers or panelists at the Council Meeting.

Community Outreach Activities

In the last week meetings have been held with Mayor Elorza, City Councilman Pedro Espinal (Mr. Espinal is the councilman for Ward 10, the ward of 21 Gordon Avenue), RI House Representative Jose Batista, and Dwayne Keyes, President of the South Providence Neighborhood Association. Mayor Elorza was very supportive, and spoke very passionately about support for new charters in the city and seeing that House Bill 5193 be defeated. Outreach was done to Dwayne in his capacity as the association president, and he was very open and respectful. He communicated that he would like to have opportunities for the neighborhood to ask questions of us and weigh in on Nuestro Mundo being present in the neighborhood. Therefore, we are collaboratively planning two events- one in person (at 21 Gordon Ave) and one virtually. Tentatively we will have the in-person meeting on Wednesday, April 14 at 5:30 pm and the virtual meeting will be wednesday, May 6 at 5:30 pm. Your help in either or both of these events would be very helpful! We have also shared with Dwayne and the SPNA the [financial impact analysis](#) for NM created by RIDE. Furthermore, we also shared the data that 95 of the 244 students that applied through EnrollRI are from 02905 and 02907, the two principal zip codes of South Providence.

New Business

Initial Plans of 17-21 Gordon Avenue- Christine West, Kite Associates

C. West from Kite Architects gave a presentation on the design plans for Nuestro Mundo at 17-21 Gordon Ave. West shared photos, design plans and her enthusiasm about working with Nuestro Mundo. The full scope of her work, light, sound, student, parent, teacher perspective was shared. West showed the Phase 1 and Phase 2 plans for the build out and expansion. The focus is on Phase 1, working out all the details. By mid-April will be filing for permits and following that, construction will commence. West pledged that Kite Architects will be an advocate and assistant for NM throughout the process.

West went through the plans on each floor, showing the classrooms and common areas S.Zeren questioned the access of the front entrance stairway and West made a note to add a door. Zeren suggested that alternatively, we could put an awning over the entry, with a window to the front desk and the outer door is the perimeter, where you would be buzzed in.

Additional things not in the design plans that West mentioned were spaces for cubbies and bookshelves.

Zeren asked for clarification on the six foot corridors everywhere with the 5 foot walls around the space on the second floor. West clarified the building codes for the required corridor minimum space.

D. Moscarelli asked on shading on the south side during the day and the east side in the morning. West replied that interior shades and room darkening blinds will be installed where necessary.

Zeren commented on budget and West mentioned ways to save money, e.j. avoiding millwork to save on cabinetry (Ikea), using carpet as low cost flooring, performance conditions (LEDs with an upright and downlight component). The landlord is supplying light fixtures, HVAC.

There was discussion on the past green features of the building and what could be brought back.

Zeren asked if the expansion would hold the school at full capacity/growth. West said yes, although the multipurpose area still would not hold the whole school.

L.Pérez and H. Allcock asked how long the construction will take and it was answered that the landlord is confident it will be complete by August.

Approval of Lease for NMPCS

Dr. Maruszczak introduced Matt Plain from Barton Gilman Law and reviewed the terms of the draft lease. For year 1 rent \$10 per sq foot, for year 2-3 10-15\$ per square foot. The owner/landlord is estimating 4-500,000 in build out costs. There is a Tenant/Landlord Scope of Work which outlines what NM will be responsible for out of that estimated cost. NM shall pay \$100,000 up front and the rest will be amortized over a period of 10 years.

M.Plain added that there are contingencies and there is due diligence that NM as tenants can do before July 1st (such as final approval) and that the landlord must do (like approval from DEM and RIDE). Build out estimates will be calculated and shared with RIDE and the OAG, once the stamped construction drawings are completed.

Zeren inquired on Section 1.1 - Inclusive or Exclusive use and suggested subletting as a solution if we do leave after two years. It would be a great turnkey building at that point for another school/charter or community use. Zeren also initiated a conversation on the value of land if the expansion is done after year two.

Approval of Lease for NMPCS and 17-21 Gordon Ave: Unanimously approved (motion by S. Zeren, seconded by H.Allcock)

Organization of Board: Officers & Committees

At the end of the last meeting there was agreement that the officer positions of Chair would go to Heather Allcock; Vice Chair Ana Barraza; and Treasurer, Dave Moscarelli. Thus, only the officer position of Secretary is still open.

Based upon voting, here are the members for the standing committees:

Finance Committee: Heather, Lydia, Dave

Facilities Committee: Seth, Ana, Dave

Nominating Committee: Steffy, Carmen, Lydia, Nuria

Evaluation Committee: Carmen, Heather, Steffy, Nuria

Approval of Organization of Board: Unanimously approved (motion by L. Pérez, seconded by C. Rolón)

Board Member Comments and Future Agenda Items:

L.Pérez invites us to PRIAA's Easter Bombazo

H.Allcock discussed hiring and spreading the word at PC

S.Molina mentioned work promotional materials

Future agenda item: Budget

The Board voted to adjourn at 8:37 am. (motion by H. Allcock, seconded by L. Perez)

Respectfully submitted,

Katie Cardamone