



# Arizona Language Preparatory

4645 E Marilyn Rd | Phoenix, AZ 85032 | O: (602)996-1595 | F: (602)344-9560 | [www.azlanguageprep.com](http://www.azlanguageprep.com)

## Open Meeting

June 26, 2024

### Joint Corporate and Governing Board of Directors Meeting

#### MINUTES (PRELIM)

1. Notice of Meeting
  - a. Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona Language Preparatory Board of Directors and to the general public that the Board will hold a public meeting, open to the public as specified below. The Board reserves the right to change the order of the items on the agenda, with the exception of public hearings set for a specific time.
  - b. **Location and time of meeting: Date and time of meeting will be 5:00 pm on June 26, 2024. Meeting will be held virtually. Members of the public and board are also able to join via telephone or online (instructions can be found on the website at <http://azlanguageprep.org/>).**
  - c. Call to public is only available for in-person attendants, and therefore will not be available during telephonic-only meetings. Each person will be limited to speak for 3 minutes at the maximum, and comments will be recorded in the minutes. The board cannot directly address the comments but will place them under consideration for possible discussion at a future meeting.
  - d. The Board of Directors reserves the right to move into executive session for legal advice with its attorneys, in person or by telephone, for any item listed on the agenda, pursuant to A.R.S. § 38-431.03(A)(3).
  - e. Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, the Arizona Language Preparatory Board of Directors hereby states that all notices and agendas of the meetings of the Arizona Language Preparatory Board of Directors and any of its committees and subcommittees will be posted at least 24 hours in advance on the school website <https://azlanguageprep.org/> (on the Board of Director's page), as well as on the bulletin board located outside of Arizona Language Preparatory, 4645 E Marilyn Rd, Phoenix AZ 85032. The bulletin board is always available for public viewing.
  - f. Additional documentation relating to public meeting agenda items may be obtained at least 24 hours in advance of the meeting by contacting Michele Hill at (602) 996-1595.
2. Call to Order: 5:08 pm
3. Roll Call
  - a. Board Members Present: Kellie Rosinski (KR), Michael Gerity (MG), Lindsay Chapman (LC), Blake Mayes (BM)
  - b. Board Members Absent: Elvira Valenzuela (EV)
  - c. Non-Voting Officers Present: none
  - d. Non-Voting Officers Absent: n/a
  - e. Members of the Public Present: none
4. Approval of agenda – LC motioned to approve the agenda as written, MG seconded; LC, MG, KR, and BM all in favor
5. Consent Agenda (Items for Consideration, Authorization, Discussion, Direction, and Possible Approval)
  - a. Approval of board minutes from meeting June 21, 2024
    - i. LC motioned to approve the minutes as presented; MG seconded; LC, MG, KR, and BM all in favor
  - b. ALP Sixth Amendment to Lease with SCA



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- i. Amendment reviewed; plan to first confirm that the new building is a viable option before signing the 6<sup>th</sup> amendment, since signing and executing the 6<sup>th</sup> amendment carries a \$5,000 fee
- c. 2023 - 2024 Building acquisition updates & discussion, including possible action to submit a letter of intent on a new school location
  - i. Discussed new building of interest and details to include in an offer letter; details of the offer letter would include requesting an initial 5 year term with two 5-year extension options, start date 8/1/24 with early move-in, months 1-3 abated; modified gross lease to include pro-rata share of expenses including landscaping, electricity (up to 1500/month, with tenant to pay overage), water, sewer, trash, building maintenance, A/C maintenance; lease amount months 4-12 (20,000), 13-24 (22,500), months 25-36 (25,000), with 3% annual increases through year 5; right of first refusal for purchase; managing member for signing to be Michael Gerity; Blake Mayes authorized as ALP's representative for finalizing the offer details and leading the ongoing negotiations;
  - ii. LC motioned to approve submission of an offer letter on the new property of interest to include the items discussed above; BM seconded; LC, MG, KR, and BM all in favor
6. Announcement of future meeting: 7/15/24 at 4:30 pm
7. Meeting adjourned: 6:19 pm