

# McCurdy Charter School Governance Board Meeting

Bachman Hall Administrative Building  
362 S. McCurdy Road, Espanola, NM 87532  
Tuesday, August 16, 2016  
6:00 p.m.

## Special Meeting Minutes

### 1. WELCOME & CALL TO ORDER

Chairperson Deborah Bennett Anderson called the meeting to order at 6:02 p.m.

### 2. ROLL CALL OF MCS GOVERNANCE BOARD

Secretary Chris Martinez conducted roll call, reported they had a quorum.

**MEMBERS PRESENT:** Chairperson Deborah Bennett Anderson, Vice-Chairperson Anthony Sena, Treasurer Nancy O'Bryan, Secretary Chris Martinez, and Member Beulah Sandoval.

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Janette Archuleta, Director, Deanna Gomez, Business Manager, Carrie Vigil, HR Manager/Assist to Director, and Attorney, Susan Fox.

### 3. APPROVAL OF AGENDA:\*

A motion to approve the Agenda was made by Nancy O'Bryan and seconded by Chris Martinez. The motion carried unanimously.

### 4. OPEN FORUM

None

### 5. EXECUTIVE SESSION

Nancy O'Bryan moved to enter into Executive Session and seconded by Beulah Sandoval, at 6:04 p.m., roll call vote was conducted, all unanimously approved. Chairperson Deborah Bennett Anderson invited Susan Fox, Janette Archuleta and Deanna Gomez to remain for Executive Session,

For the purpose of discussing real estate acquisition/leasing arrangements, NMSA 1978 §10 -15-1(H) (8).

### 6. RESUME REGULAR SESSION

The doors were opened to the public, and Carrie Vigil checked the parking area for any person waiting to attend regular session.

Chairperson Deborah Bennett Anderson announced nothing other than matters relating to Real Estate Acquisition per NMSA 1978 §10 -15-1(H) (8) was discussed in Executive Session. Deborah Bennett Anderson declared a 5 minute recess at 8:11 p.m.

In open session, Anthony Sena moved to amend a typographical error on agenda item 7.1.1 to reflect the correct name of the lessor, McCurdy Master Tenant LLC; the motion was seconded by Beulah Sandoval and the motion carried unanimously.

### 7. FINANCIAL MANAGEMENT

#### 7.1 Contracts\*

##### 7.1.1 LEASE AGREEMENT between McCurdy Charter School and McCurdy Master Tenant LLC, A Delaware Limited Liability Company \*

A motion to approve the lease agreement was made by Nancy O'Bryan and seconded by Beulah Sandoval. The motion carried unanimously.

##### 7.1.2 Resolution Approving Operating Lease\*

Chris Martinez read the attached resolution into the record and moved approval. The motion to approve the resolution was seconded by Anthony Sena. The motion carried unanimously.

7.1.3 Interim Lease Agreement between McCurdy Charter School and McCurdy Schools of Northern New Mexico\*

A motion to approve the Interim Lease Agreement was made by Beulah Sandoval and seconded by Nancy O'Bryan. The motion carried unanimously.

7.1.4 MEMORANDUM OF UNDERSTANDING between McCurdy Charter School and McCurdy Schools of Northern New Mexico Regarding Facilities Use\*

A motion to approve the Memorandum of Understanding was made by Anthony Sena and seconded by Chris Martinez. The motion carried unanimously.

7.1.5 Reciprocal Easement Agreement\*

A motion to approve the Reciprocal Easement Agreement was made by Nancy O'Bryan and seconded by Beulah Sandoval. The motion carried unanimously.

7.1.6 Purchase Option Agreement\*

A motion to approve the Purchase Option Agreement was made by Nancy O'Bryan and seconded by Chris Martinez. The motion carried unanimously.

7.1.7 Subordination and Non-Disturbance Agreement\*

A motion to approve the Subordination and Non-Disturbance Agreement was made by Beulah Sandoval and seconded by Anthony Sena the motion carried unanimously.

7.1.8 Other Contracts/Agreements associated with Real Estate\*

A motion to approve the Lease Termination Agreement with McCurdy Schools of Northern New Mexico was made by Nancy O'Bryan and seconded by Chris Martinez. The motion carried unanimously.

**8. ADJOURN**

Chairperson Deborah Bennett Anderson adjourned the meeting at 8:40 p.m.