

Committee Report to the Governing Board



Facility Committee Report to the Board June 1, 2019

Committee Members

Steve Zickafoose, Community Member, <i>Chair</i>	Present
Geri Chaffee, Community Member	Present
Jeff Cline, Community Member	Absent
Al Weidner, Governing Board Member	Present by phone
Ruby Zickafoose, Principal	Present

6/1/19 • 10:00-11:30 • North Sarasota Library – Conference Room

Narrative

The Facilities Committee's first meeting was successful in chronicling the work accomplished thus far and put forth next steps needed to identify a viable facility for the 2020-2021 school year.

Issues

Agenda Meeting Focus

- Committee Procedural Actions
- Charter criteria for facility
- Efforts to date
- Identify zoning guidelines and subsequent facility opportunities
- Current facility considerations
- Financing parameters
- Next steps

Informational Report

1. Committee Procedural Actions

- a. The Facilities Committee was established at the April 18th board meeting and had been delegated limited information-gathering and fact-finding authority alone, and only conducts such activities necessary to provide the board information about facility options.
- b. First action of the board was to elect a chair. G. Chaffee nominated S. Zickafoose and was met with a second from R. Zickafoose.

2. Charter criteria for facility

- a. Facility space required to support the number of projected students is based on, approximately, 70 square feet per child. Therefore, the facility requirements are listed below.

Year	Number of Students	Square Footage	Number of Classrooms
Year 1	288	20,160	20
Year 2	360	25,200	24
Year 3	432	30,240	28
Year 4	504	35,280	32
Year 5	576	40,320	36

b. Other Location Factors

- i. *Dual Language* - Ideal combination of Spanish-Dominant and English-Dominant accessible.
- ii. *Busing* - Location to minimize bussing, therefore, if the facility is under 2 miles from these populations it will create a less burdened budget.
- iii. *Safety* - K and 1st grade classrooms must have immediate access to restrooms for safety.
- iv. *Zoning* - City Zoning vs. County Zoning – Generally speaking rezoning process in this city is quicker (up to 3 months) versus the county (3 to 6 months)

3. Efforts to date

- a. G. Chaffee submitted a list of 21 sites, including some of the ones listed below, which have been researched over the past three years.

4. Identify zoning guidelines and subsequent facility opportunities

- a. Standard Zoning Codes which are PERMITTED for Elementary schools include Commercial and Industrial codes OPI, PCD, and GU. Zoning Codes for Elementary Schools which require a 'Special Exemption' include OUR, OUE, RE, RSF, and RMF.
- b. Revised state statute includes several additional Zoning types which include "Library, community service, museum, performing arts, theatre, cinema, church, Florida College System institution, college, and university facilities..."
- c. Filtered properties by zoning criteria in Sarasota. By the numbers...
 - i. 285,375 properties in Sarasota
 - ii. 429 properties which fall within the, now, broader, zoning acceptance
 - iii. 109 properties with 5 acres+
 - iv. 14 properties within 34232 and 34235

5. Current facility considerations

#	Location	Actions Needed / Time Needed	Zoned	Meets Charter Criteria	Market Status	General Cost
1	Site 1 w/ building	Retrofit • 17-18 weeks	City - Industrial	YES	On Market - sale	3 – 4.5 M
2	Site 2 w/ building	Retrofit • 17-18 weeks	County – Lt Manufacturing	YES	On Market-lease	\$16-20 psf
3	Site 3	Build • 24-26 weeks	City -Residential – Multi-family	YES	On Market - sale	3.5 – 5 M
4	Site 4	Build • 24-26 weeks	County - Residential-Vacant	Further South than in charter	On Market - sale	4 – 6 M
5	Site 5	Build • 24-26 weeks	City- Commercial Neighborhood	YES – low acreage	On Market - sale	?
6	Site 6	Build • 24-26 weeks	Residential Single Family	YES	Not on market	?

6. Financing parameters

- The revised budget has set aside 15% of first year funding for the lease of property and increases annually (15%-20%)
- Committee discussed that a charter development company may be a viable option.
- The Charter School Program Grant this year is an important part of having a thriving budget. CSP Grant has been submitted.
- The committee discussed the need to contact the district to gain insight to whether the Sarasota School Board will be *passing on* funding from the county mil to charter schools since the mil was passed prior to the recently passed statute requiring any referendums passed after July 1, 2019 to be passed on to charter schools.
- The committee discussed that a line of credit built within the lease of a charter development company would help to offset any unforeseeable costs and help with the required reserves per contract.

7. Next steps

ACTION Item	Who	Timeframe
Identify which properties meet the criteria	Steve Zickafoose	
Continued search for properties that meet the criteria	Geri Chaffee	
Gather turnkey company information to determine cost, time, trust	Al Weidner	
Identify cost to retrofit considered properties	Jeff Cline	
Build relationships with churches to provide a list of backups	Steve	
Fundraising/grant writing plan	Geri	
Identify next dates for Facility Committee Meetings	Ruby	

8. Subsequent Meeting

a. Dates

- | | | | |
|------|-----------------------|---------------|--------------------------------------|
| i. | June 8 th | 10:15 – 12:00 | Gulf Gate Library |
| ii. | June 15 th | 10:15 – 12:00 | Betty J. Johnson N. Sarasota Library |
| iii. | June 22 nd | 10:15 – 12:00 | Betty J. Johnson N. Sarasota Library |

b. Phone In

- i. Call-in number: [347-523-4900](tel:347-523-4900), Conference ID 3030#

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'SZ', with a long horizontal flourish extending to the right.

Steve Zickafoose, Chair