

**MINUTES OF THE CLEVELAND HEIGHTS-UNIVERSITY HEIGHTS
BOARD OF EDUCATION**

Special Meeting of October 21, 2008

The Board of Education of the Cleveland Heights-University Heights City School District, Cuyahoga County, held its Special meeting in the public meeting room of the Board of Education building at 2155 Miramar Boulevard, University Heights, Ohio, on Tuesday, October 21, 2008, at 7:00 p.m.

Mr. Michael Cicero, Board President, called the meeting to order at 7:00 p.m.

Present at Roll Call: Mr. Michael Cicero, President
Mr. Kal Zucker, Vice-President
Mr. Eric Coble, Board Member
Ms. Nancy Pepler, Board Member
Mr. Ron Register, Board Member

Also Present: Mrs. Deborah Delisle, Superintendent
Mr. Scott Gainer, Chief Financial Officer
Members of the Central Office Staff
Patrons of the School District
Representatives of the News Media

FINANCE

Approval of Five-Year Forecast

A. Scott Gainer, Chief Financial Officer, presented the Five-Year Forecast for fiscal years 2009 through 2013. Mr. Gainer stated that we should expect at least a five percent decrease in this biennium in State aid. This forecast reflects the status of negotiations and the current offers on the table.

Residential foreclosure rates are particularly high and are a significant factor in property tax collections. The current real estate property tax collection rate is 92%, and it is expected that we will continue to see lower revenues to the District than we have seen in the past.

Scott Gainer reported that with the successful passage of a 7.2 mill operating levy last November, revenue collected will continue the District on a three-year levy cycle. A new operating levy will be required in 2010.

It was recommended that the Board approve the Five-Year Forecast for fiscal years ending June 30, 2009 through June 30, 2013, as presented. The Five-Year Forecast will be submitted to the Ohio Department of Education. (See official minutes.)

No. 08-10-128

It was moved by Mr. Register, seconded by Mr. Coble, that the Five-Year Forecast be approved.

Vote on the Motion was as follows:

Ayes: Mr. Cicero, Mr. Register, Ms. Pepler,
Mr. Zucker, Mr. Coble

Nays: None

WORK SESSION – TOPIC: Discussion of Coventry Property and Proposals

Superintendent Deborah Delisle acknowledged that we have been involved in a multi-tiered process to look at the potential future use of Coventry Elementary School. She directed the Board’s attention to Stephen Shergalis, Director of Business Services, to describe the process and goals for this project.

Steve Shergalis presented information on the Coventry Property and Proposals. In June 2007, Mr. William Wendling, the Coventry School Study Committee chairman, presented to the Board the Committee’s final report. The report concluded the District could not afford to operate and maintain the Coventry facility. The Committee recommended that the Board of Education initiate a public process for eliciting proposals for the adaptive reuse of the Coventry building.

Mr. Shergalis continued that under the terms required by the committee, prospective users are required to submit a letter of interest to the Board demonstrating their ability to conduct a solid and viable business plan and provide for the sustained operation of the building. The deadline for submission of Letters of Interest was 12:00 noon on October 15, 2008.

During the months of July through October 2008, nine entities made contact with the District regarding the Request for Letters of Interest (RFLI). None of the responses received indicated any interest in purchase of the Coventry building. On October 15, 2008, four entities submitted responses to the RFLI. Those four entities are:

Day Cares R Us
2966 Noble Road
Cleveland Heights, OH 44121

Little Italy Preservation Partners
Aka DHC Associates
26401 Emery Road, Suite 103
Cleveland, OH 44128

The Cleveland Music School Settlement
11125 Magnolia Drive
Cleveland, OH 44106

The Intergenerational School (and partners)
1220 Fairhill Road
Cleveland, OH 44120

Mr. Shergalis explained that any proposal for the reuse of Coventry Elementary School should:

- ◇ align with the District's initiatives and priorities,
- ◇ be analyzed in terms of the impact on the District's Five-Year Forecast,
- ◇ identify any capital improvement needs presented by the building,
- ◇ consider the following questions:
 - should the Board keep the property or sell it?
 - should the District be a long-term landlord?
 - is any proposed option sustainable over time?
 - does the option rely on external or soft funds?
 - what are the benefits to the District? to the Coventry area?
 - what physical renovations would need to occur to implement the proposed option?
 - how will these renovations occur?
 - who will pay for them?
- ◇ be analyzed for financial feasibility by the District's Lay Finance Committee.

Several of the responses received, Mr. Shergalis mentioned, contained proposals that are exciting and contain some viable possibilities that are worthy of further exploration. Mr. Shergalis offered the following recommendations:

1. That the Administration should be directed to obtain the information that the responding entities did not initially provide.
2. That this information be submitted to the Lay Finance Committee for their review as suggested in the guiding considerations.
3. That the Lay Finance Committee be charged with presenting its findings at the December regular Board of Education meeting.

Mr. Shergalis feels that proceeding in this way would allow the Board time to consider each of the proposals, hear from the Lay Finance Committee, and make an informed decision as to one or more of the proposals to be selected for the more detailed lease negotiation process to begin in January 2009.

Mr. Shergalis concluded his presentation and responded to questions from Board members.

Scott Gainer, Chief Financial Officer, will coordinate the meetings with the Lay Finance Committee. It is anticipated that a report from the Committee can be presented to the Board at the December 16 Board meeting.

MOTION TO MOVE TO EXECUTIVE SESSION

It was recommended that the Board move into Executive Session pursuant to Ohio Revised Code Section 121.22(G)(1) for the purpose of considering the employment of an employee or official of the School District, and pursuant to Ohio Revised Code Section 121.22(G)(4) to prepare for negotiations or bargaining sessions with employees concerning compensation and other terms and conditions of employment.

No. 08-10-129

It was moved by Mr. Zucker, seconded by Ms. Pepler, that the Board move into Executive Session.

Vote on the Motion was as follows:

Ayes: Mr. Cicero, Mr. Register, Ms. Pepler,
Mr. Zucker, Mr. Coble

Nays: None

The Board moved into Executive Session at 7:46 p.m.

Present: Mr. Michael Cicero, President
Mr. Kal Zucker, Vice-President
Mr. Eric Coble, Board Member
Ms. Nancy Pepler, Board Member
Mr. Ron Register, Board Member

Also Present: Mrs. Deborah Delisle, Superintendent
Mr. Scott Gainer, Chief Financial Officer
Dr. Nylajeon McDaniel, Director of Human Resources

The Executive Session ended at 9:57 p.m.

UPCOMING MEETINGS

Monday, November 3 – Regular Board Meeting

Tuesday, November 18 – Special Board Meeting – TOPIC: Academic Achievement

MOTION TO ADJOURN

It was recommended that the meeting be adjourned.

No. 08-10-130

It was moved by Ms. Pepler, seconded by Mr. Zucker, that the meeting be adjourned.

Vote on the motion was as follows:

Ayes: Mr. Register, Mr. Coble, Ms. Pepler,
Mr. Zucker, Mr. Cicero

Nays: None

The meeting was adjourned at 9:58 p.m.

Michael Cicero, President

Scott Gainer, Chief Financial Officer