

**THE LEARNER-CENTERED SCHOOL, Inc. (TLCS, Inc.)
ANTIOCH CHARTER ACADEMY (ACA)
ANTIOCH CHARTER ACADEMY II (ACA II)
3325 Hacienda Way, Antioch, CA
SPECIAL MEETING OF THE CHARTER COUNCIL
December 13, 2022
4:30 PM
Minutes
Zoom Video Communications Meeting**

1. Opening (Roll Call and Establishment of Quorum)

Meeting called to order at 4:35pm. In attendance were council members: Mr. Eric Tam, Mr. Jordan Greene, Mrs. Debbie Hobin, Mrs. Kelly MacCallister, and Ms. Julie Haas-Wajdowicz. Staff members in attendance were: Mrs. Vicki Willard, Mr. Kevin Fuller, Ms. Dubitsky, Mrs. Elisa McCutcheon, Mr. Todd Heller and Mrs. Andi Stahler.

2. Discussion Items (for possible Action)

a. Facility Lease Agreement - review revised rental agreement between ACA II and the 23rd District Agricultural Association - Contra Costa Event Park (Attached)

Mr. Heller addressed the Council on behalf of ACA II and shared that the rental agreement with the Fairgrounds is under a Commercial real estate contract, which can be terminated with a 30 day notice. This lease agreement does not have the same eviction parameters as Residential real estate. Our legal team is suggesting that our Board allow us to sign this contract as is, with the termination clause they inserted. The clause says that termination without significant notice would cause great harm to our school and students. Signing parties agree that any termination notice would need to be submitted by January 1st for the eviction to take place at the end of that current school year. Any termination notice later than that would not take effect until the end of the subsequent school year..

Mr. Heller noted that it will take at least a year, if not longer, to get a commercial facility prepared for a school. Getting permits and remodeling are time consuming. There is a significant amount of remodeling for the current place we are looking at. We would like to move forward with signing of the new lease agreement to make sure our kids have a facility. Once both parties have signed the agreement, we will present an official letter outlining the items we have objections to. This letter would be to open up the possibility of renegotiation if we want to stay at the fairgrounds later on with the possibility of a new board. This would be the best option if we are to stay at the fairgrounds.

The Fairgrounds will be updating their upcoming meeting's agenda and moving their closed session to the beginning of the meeting. This will allow them to discuss what they would do if we don't sign, and may get recommendations from their legal counsel to move forward with eviction procedures. There is a possibility that board members would still push for eviction, even if we have a signed contract on their desk prior to the meeting.

3. Action Items

a. Facility Lease Agreement - board action regarding revised rental agreement between ACA II and 23rd District Agricultural Association - Contra Costa Event Park

Motion made by Mr. Greene and seconded by Mrs. Hobin to approve the rental agreement with the condition that we will be submitting a letter of objections to the fairgrounds board at some point in the future.

Ms. Haas-Wajdowicz Yes
Mr. Tam Yes
Mr. Greene Yes
Mrs. Hobin Yes
Mrs. MacCallister Yes

4. Scheduling of Next Meeting

a. Next Regular Charter Council meeting – Thursday, January 19, 2023

5. Adjournment

Motion made by Ms. Haas-Wajdowicz and seconded by Mrs. Hobin
Mr. Tam– Yes, Ms. Haas-Wajdowicz - Yes, Hobin – Yes, Greene– Yes, Mrs. MacCallister– Yes.
Meeting adjourned at: 5:00 pm.