



Agenda

The American Dream Charter School

Board Meeting Minutes

Wednesday, January 10, 2018 @ 6PM
at 423 E 138th St. New York, NY 10454

Board Members Present: R. Espinal, Z. Martinez, L. Rojas, A. Cabrera, D. Vargas (remotely), R. Vargas
Guests: M. Melkonian, N. Gallagher, G. Hileman (Highmark), P. Beausoleil (Highmark), C. Schiattarella (Highmark), T. Sweeris (Highmark), Maureen (FoADS), Erick Duran

I. OPENING ITEMS

- A. Call the Meeting to Order - L. Rojas
 - 1. Meeting Called to order at 6:04
- B. Approve December Minutes - L. Rojas
 - 1. Approve Minutes
 - a) Motion to approve minutes - L. Roja
 - (1) Seconded - Z. Martinez

II. Governance

- C. High Mark - G. Hileman
 - 1. Questions for Highmark Team
 - a) Discuss with FLAX the possibility of renting open space
 - b) Consider costs incurred with delay of this building
 - (1) Who will cover those costs
 - c) Structural damage with the rumbling of the train because of the train (hypothetical).
 - d) MTA question - How would MTA changes affect our building
 - (1) Tunnels are not going to change in MTA. It is only tracks. This is not a station
 - e) Total cost is 17,600,000
 - 2. Maps for the subway tunnels are 1930s drawings. We have to know what the distance is from the tunnel so there is no impact. There is a critical corner where we need 6 feet of space to move forward. We have a signed contract with the owner. The appraisal is 1.875 million about 50% of market value.
 - 3. 9,000 square feet
 - a) Buildable square footage is 38k
 - b) Environmental studies
 - c) Geotech
 - d) Structural design



- e) MTA needs to sign off that they won't jeopardize budget by adding additional building costs.
 - (1) We've included enough design so we can get into MTA before we close on property.
- f) Concept designs have gotten positive feedback from MTA
- g) Bi-right site. You can go into residential zoning as a school
 - (1) Grand central concourse historic preservation district
 - (a) Do we have to stay compatible with or would we only be obligated to preserve something on the property (it's a parking lot)
- h)

D. Vote Board Members into new terms- L. Rojas

1. **Current Offices and Term Length:**

a) **Zuleika, Roselin and Robert**

Name	Role	Committee Membership	Term Beginning	Term Ending	Length of Term
Luz Maria Rojas	Chairperson	Executive, Finance	January of 2017	January 2020	3yrs
Damian Vargas	Board Member	Community Outreach, Executive	January of 2016	January 2018	
Roselin Espinal	Treasurer	Finance, Executive	January of 2016	January of 2018	3yr
Zuleika Martinez	Secretary	Finance	January of 2015	January of 2018	2yr
Angelo Cabrera	Board Member	Executive, Community Outreach	January of 2016	January of 2018	1yr
Robert Vargas	Board Member	Member	Spring 2018	Spring 2019	3yr

III. OPERATIONS

- E. Staffing Update - N. Gallagher
 - 1. Recent
- F. SY1819 Application Update- N. Gallagher
 - 1. 6th
 - a) Applications - 81
 - 2. 7th
 - a) Applications -19
 - 3. 8th



- a) Applications - 2
- 4. 9th
 - a) Applications - 19

IV. FINANCE

- G. Review of Accounts - N. Gallagher
 - 1. Next steps for Finances
 - a) Set Up meeting with ASNY
 - (1) Review finances with

V. Closing Items

- H. Motion to adjourn Meeting- L. Rojas,