

MODIFICATION TO CHARTER CONTRACT  
FOR SPONSORSHIP OF A COMMUNITY SCHOOL

By and Between

The Buckeye Community Hope Foundation ("Sponsor" or "BCHF")  
And North Shore High School ("Governing Authority" or "School")

WHEREAS, BCHF and the Governing Authority have executed a Charter Contract for Sponsorship of a Community School ("Contract"); and

NOW THEREFORE, the parties agree to modify the Contract ("Modification") as follows:

1. The Contract's Existing Exhibit 1 is replaced with the revised Exhibit 1 (attached) adding two additional satellite locations to begin operating for the 2024-2025SY:

13231 Euclid Avenue, Cleveland, Ohio 44112; and  
14954 St. Clair Avenue, Cleveland, Ohio 44110.

ALL OTHER SECTIONS, SUBSECTIONS, TERMS, OR PROVISIONS OF THE CONTRACT SHALL REMAIN IN FULL FORCE AND IN EFFECT UNLESS OTHERWISE SPECIFICALLY MODIFIED HEREIN.

**School**

Print Name: Jason Cooper

Signature:   
Jason Cooper (Apr 21, 2024 - 09:33 EDT)

Title: Board President

Date: 4/5/24

*With full authority to execute  
this modification*

**Sponsor**

Print Name: Jennifer Schorr

Signature: 

Title: Vice President of Education

Date: 06/28/24

*With full authority to execute  
this modification*

# BCHF Contract Modification Northshore HS - Satellites 01.23.24

Final Audit Report

2024-04-05

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Agreement completed.

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**Exhibit 1**  
**Addendum to Contract Providing Description of Facility**

In accordance with the requirements of R.C. 3314.03, the school shall provide the following information:

1. A detailed description of each facility used for instructional purposes.

North Shore High School leases the main stand-alone facility located at 4750 Turney Rd., Garfield Heights, Ohio 44125. The building contains 34,000 ± square feet divided into ten classrooms, five offices, one large common area, and restrooms. The average classroom size is approximately 700 square feet. The lunch/common area is approximately 1000 square feet. The offices are approximately 300-400 square feet. The reception area is between 200-300 square feet.

A satellite facility located at 4243 Fulton Road, Cleveland, OH 44144. The building contains 3,900 ± square feet divided into two open concept classrooms, three offices, one common area, and student and staff restrooms. The average classroom size is approximately 700 square feet. The lunch/common area is approximately 400 square feet. The offices are approximately 250 square feet. The reception area is between 150-200 square feet.

A satellite facility located at 13231 Euclid Avenue, East Cleveland, Ohio 44112. The leased space contains 6,935 ± square feet divided into four classrooms and three offices. In addition, the leased space includes a common area, restrooms, and parking.

A satellite facility located at 14954 St. Clair Avenue, Cleveland, Ohio 44110. The leased space contains 4,466 ± square feet divided into two classrooms and four offices. In addition, the leased space includes a common area, restrooms, and parking.

2. The annual costs associated with leasing each facility that are paid by or on behalf of the school.

The lease agreement for 4750 Turney Road provides for a lease rate of \$8000 a month.

The school is required perform any related maintenance except for items such as the buildings foundation, major plumbing issues, heating, and hvac systems. The costs for performing any needed repairs and maintenance to the facility has been included in the budget at the rate of \$8,000 per year. The School will also contract with a cleaning company that will assist with day to day upkeep of the facility. The School will be responsible for all of the utilities at the facilities including electricity, gas, water, sewer, and garbage collection. The costs for all utilities would range between \$29,600-\$38,600 per year. The total yearly cost to lease and maintain the 4750 Turney Road facility is approximately \$110,000 per school year.

The lease agreement for 4243 Fulton Road, Cleveland, OH 44144 provides for a lease rate of approximately \$3,600 a month plus common utilities and maintenance. The landlord is responsible for major repairs and systems. The costs for all utilities would range between \$6,000-\$8,000 per year. The total yearly cost to lease and maintain the 4243 Fulton Rd. facility is approximately \$49,000 per school year.

The lease agreement for 13231 Euclid Avenue provides for a lease rate of \$6,935 a month plus utilities to include heat, water, gas, electric, and sewer used and consumed. In addition, the school will pay a portion of taxes, as well as maintenance of all interior space and fixtures. The landlord is responsible for major repairs and systems. The total yearly cost to lease and maintain the 13231 Euclid Avenue facility is approximately \$83, 220 per school year.

The lease agreement for 14954 St. Clair Avenue provides for a lease rate of \$3,722 a month plus utilities to include heat, water, gas, electric, and sewer used and consumed. In addition, the school will pay a portion of taxes, as well as maintenance of all interior space and fixtures. The landlord is responsible for major repairs and systems. The total yearly cost to lease and maintain the 14954 St. Clair Avenue facility is approximately \$44, 660 per school year.

The total facility costs for both facilities would range from \$155,000-165,000 per year.

3. The annual mortgage principal and interest payments that are paid by the school.

The school does not pay annual mortgage principal or interest payments.

4. The name of the lender or landlord, identified as such, and the lender's or landlord's relationship to the operator.

Landlord- TMN Ltd., (for Turney Rd)

9481 Yorkview, North Royalton, Ohio 44133

There is no relationship between the landlord and the operator.

Landlord- Euclid Circle Inc (for Euclid Ave)

13231 Euclid Avenue, East Cleveland, OH 44112

There is no relationship between the landlord and the operator.

Landlord- Five Points Center LLC (for St. Clair Ave)

P.O Box #254, Centerville, IN, 47330

There is no relationship between the landlord and the operator.

Landlord- Memphis Fulton Associates Limited Partnership (for  
Fulton Rd)

2720 Van Aken Boulevard, Suite 200 Cleveland, OH 44120

There is no relationship between the landlord and the operator.