

Guadalupe Educational System Inc.  
Board of Director Meeting Minutes  
July 25, 2024

The meeting was called to order by the Board President, Beto Lopez, at 4:34pm held Hybrid at the GCI Theater and Zoom. The board members present established a quorum. Mr. Lopez welcomed all those in attendance.

**Board Members Present:** Beto Lopez Nickalas Collins Manny Medina  
Octavio Villalobos Phyllis Hernandez Danny Zamora

**Board Members Absent:** Jennifer Barraza

**Also present:** Dr. Alicia Miguel Dr. Steven Lumetta Sammi Novak Eduardo Mendez  
Jennifer Clay Daisy Myrick Luis Arres Luis Posada Michael Meaney  
Shannon Spradling Mark Nasteff Amy Quinn James Engelby Brandon Wright

**Consent Agenda**

June 27, 2024 Board Meeting Minutes  
July 2024 HR Board Staff Report  
June 2024 Financial Statement  
June 2024 Check Register  
June 2024 Credit Card Statement  
UMKC Dual Credit  
Amplify CKLA  
Library Parking Lot Storm Water Drain Repair  
School Radio  
Procure Plus Contract  
21st Century Therapy 2024/25 Service Agreement Renewal  
Admin Stipends  
Second Amendment To Commercial Lease Agreement High School Campus  
Second Amendment To Master Lease Agreement Middle School Campus  
Second Amendment To Sublease Agreement Middle School Campus  
NWEA Renewal

There were no further questions or concerns noted on the Consent Agenda.

Mr. Villalobos moved to accept the Consent Agenda, Mr. Collins seconded the motion. **Motion carried unanimously.**

**Presentation Regarding Potential Purchase of FBI Building-**

Mr. Nasteff spoke on the potential purchase of the former FBI building located at 1300 Summit. The previous contract on the 710 building fell through due to environmental issues. The purpose of which was to continue looking for opportunities for a building that would allow for the expansion of schools and in particular for the high school. The presentation was presented to the GCI board on Monday and passed 2 resolutions. 1- Approve the purchase of the entity of ownership 80% by GCI and 20% by GES; 2- Empower Mr. Lopez and the leadership team to continue to negotiate the contract so they don't have to come back as the process evolves, once the final contract is negotiated it will be presented to the GES board for approval. Funding structure: Down payment made by GES \$1.6 million, \$6.4 million UMB loan paid by Guadalupe Downtown, LLC. Proposed deal terms: Purchase price \$8 million, 60 day due diligence period, closing date 15-30 days following inspection period. This space has 3 floors, almost 87,000sf and will allow all grades at the high school to move into this building.

Mr. Zamora moved to accept the 1st resolution, Mr. Collins seconded the motion. Mr. Medina moved to accept the 2nd resolution, Mr. Villalobos seconded the motion. Both resolutions are mentioned above for the Purchase of the FBI Building.

**Motions carried unanimously.**

**Policy 1730, Authorized Signatures**

Mr. Nasteff discussed the revision on Policy 1730. The revisions will allow the Chief of Schools to sign board approved contracts up to \$15,000.00. Allow the Chief of Schools to sign contracts on an emergency basis even if above \$15,000.00, the contract would then be presented at the next finance and board meeting to ratify the need for it. Allow the Chief of Schools to sign contracts that do not have a financial impact on the school such as grants, funds or programs. Additional signers for checks include: Mr. Mendez, Dr. Lumetta, Mrs. Myrick.

Mr. Medina moved to accept Revised Policy 1730, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **Transportation Policies**

Mr. Nasteff reviewed the following new transportation policies: 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5675, 5680. The Director of Transportation, Mr. Brandon Wright, modified the set of model policies to the needs of GES. Mr. Villalobos moved to accept the Transportation Policies, Ms. Zamora seconded the motion. **Motion carried unanimously.**

### **Appointment of McKinney Vento Liaison and Foster Care Liaison**

Dr. Miguel stated the McKinney-Vento Home Liaison is a requirement that each affiliation has in accordance with state and federal mandates. This role and the Foster Care Liaison has been shifted to Mayra Farias. Mr. Zamora moved to accept the Appointment of McKinney Vento Liaison and Foster Care Liaison, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **MindDrive Data Sharing Agreement**

Mr. Mendez presented the Data Use Agreement for MindDrive, this is a program used at the High School. They report certain data back to UMKC that will help with their evaluation of the program. Student information will not be revealed, it is based on demographic information. Mr. Villalobos moved to accept the MindDrive Data Sharing Agreement, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **CertaPro, MS Painting Change Order**

Mr. Spradling reviewed the above change order taking place at the Middle School. Changes include the timeframe to complete the painting before school starts and additional areas that were not originally on the contract. Mr. Zamora moved to accept the CertaPro MS Painting Change Order, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **Student Parent Handbook 2024/2025**

Dr. Miguel stated that this is a request by the charter commission to present every year. Some changes include updating the staff calendars and any revised and/or new policies made that are included in the Student Parent Handbook. Uniform colors have been changed to 3-4 across all of the schools to make it easier for parents to obtain. Mr. Villalobos moved to accept the Student Parent Handbook 2024/2025, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **GCES Furniture**

Dr. Miguel reviewed the list of items needed at the Elementary School for the kitchen, teachers lounge, front office and other rooms as needed. This is funded by the Sherman Foundation for a total of \$15,256.00. Mr. Zamora moved to accept the GCES Furniture, Mr. Collins seconded the motion. **Motion carried unanimously.**

### **Superintendent Report**

Annual Survey Report- Ms. Novak presented the Annual Survey Report that is sent to staff, parents and students. The information is compiled and compared to the previous year. The survey overall helps to determine some strengths and areas of improvement. She went over some of the highlights in each group.

**By The Numbers-** Dr. Miguel noted there are 1,644 students enrolled for the 2024-25 school year and 410 on the waitlist. Enrollment continues as space becomes available.

**Student Leadership Trip-** Mr. Meaney introduced those students and adults who got to experience the trip to Las Vegas. Some of the takeaway highlights included being the first time trip for some of the students and also gave them a chance to interact with one another when they wouldn't otherwise in the school.

### **Committee Reports**

**Instructional & Safety Committee-** Mr. Collins stated they did meet, they discussed what the indicators are going to be for this coming school year for future walkthroughs and PD planning.

**Executive Committee-** Did not meet.

**Finance Committee-** Mr. Lopez stated they did meet, items discussed included items on the consent agenda and action items.

### **Old Business**

None.

**New Business**

None.

**Public Comment**

None.

**Executive Session**

There being no further information to come before the Board, Mr. Lopez made the motion to adjourn, seconded by Mr. Villalobos to closed session for legal, real estate, personnel and student issues at 6:12pm.

The motion passes unanimously by roll call vote as follows:

Yes:	Beto Lopez	Nickalas Collins	Manny Medina
	Octavio Villalobos	Phyllis Hernandez	Danny Zamora



[Phyllis Hernandez \(Aug 23, 2024 12:16 CDT\)](#)

Respectfully Submitted

Phyllis Hernandez, Board Secretary

The next Board of Directors Meeting is scheduled for August 22, 2024.

Minutes prepared by Recorder: Patricia Hernandez, Administrative Assistant to the Chief of Schools.