

Regular Meeting of the Board of Directors
December 14, 2020 - 6:30 pm
Regular Meeting of the Board of Directors
Via Teleconference

- A. Call to Order** – The meeting was called to order at 6:45 PM by Mr. Wiley.
- B. Prayer**
- C. Pledge of Allegiance**
- D. Approval of the General Meeting Agenda** - A motion was made by Hollis Downs to approve the meeting agenda. This was seconded by Don Tatum. The agenda was approved without opposition from the Board.
- E. Adoption of Previous Minutes** – Following a motion made by Don Tatum and seconded by Barbara McIntyre, the minutes from the previous meeting were adopted.
- F. Roll Call**
 - 1. Present Members**
 - i. Hollis Downs
 - ii. Eddie Robinson III
 - iii. Don Tatum
 - iv. Clara Lewis
 - v. Barbara McIntyre
 - vi. Robert Wiley
 - 2. Absent Members**
 - i. Pamela Stewart
- G. Lincoln Prep “Showcase”** – No showcase. Mr. Ford hopes to have some of the Early College Academy students present at the next meeting.
- H. Public Comments** – Although the meeting was open to the public, no comments were made.
- I. Report of the Executive Director** –
 - 1. There has been no change to enrollment since the last meeting. Kindergarten through 4th grade students remain at New Living Word and 5th – 12th grade students remain virtual. Lincoln Prep has moved off of GSU campus and has received the Certificate of Occupancy for the temporary campus at the old Fred’s building. Currently, there are a handful of students on campus doing testing. Some students are on campus for after school tutoring. This is being used as a “soft opening” because of continued internet issues. Lincoln Prep faculty hope to start alternating days for in person schooling in January. Following a visit from the Fire Marshal, the modular buildings at the temporary campus will require the installation of a sprinkler system, which could take approximately 6-10 weeks.
 - 2. The parent of 2nd and 3rd grade siblings at Lincoln Prep contacted the school stating that the children tested positive for Coronavirus over the weekend. She stated that symptom onset was Friday night. Per state policy, anyone within 6 feet of the students for more than 15 minutes within 48 hours of symptom onset was required to quarantine. If no symptoms present during the quarantine period, they will be permitted to return to

school. With Christmas break only a few days away, Lincoln Prep opted to quarantine both classes and teachers. Parents were notified and given the option to pick their children up or have them ride the bus home. The CDC has set new quarantine procedures, but these have not been adopted by the Department of Education yet. Mr. Tatum voiced concerns about re-opening school, stating that some doctors and leaders suggest remaining virtual. Mr. Ford stated that current research shows that schools should open. He also stated that parents have the option to do virtual or in person schooling. Some parents feel that their children are missing out on education by doing virtual. He added that students doing virtual classes will be able to interact with teachers and all students in real time. Mr. Tatum inquired about the procedure for determining who will be virtual and who will do in person schooling. Mr. Ford stated that the parents will complete surveys to give their opinion of virtual versus in person school. Parents can choose to go virtual at any time. Transitioning from virtual to in person can be more difficult, as there must be a physical seat available in the classroom. Mr. Downs requested more information regarding the new CDC guidelines for quarantine, as he believes he heard that the time was shortened. Mr. Ford confirmed that the CDC released new guidelines for shortened quarantine. The recommended quarantine time has been shortened to 10 days and includes options for 7-day quarantine with COVID testing. The Department of Education has not adopted it yet.

- 3. Update on construction:** The State Bond Commission gave an appraisal for the land that has been in question. The appraisal was significantly less than what the family thought and they have backed out of the sell. That property also had 90+ heirs to deal with, which made it a more complicated deal. Another property on the same street has been identified. This property is about ½ mile from original property, is in city limits, and is adjacent to golf course. The property is a few acres less than the other but may have benefits. It is owned outright Richard and Mildred Gallot, who have agreed to sell. Their daughter, Daphne, has been serving on the Lincoln Prep Board of Directors, which causes a conflict of interest in the sale. Daphne has resigned from her position on the Board and agrees not to have any part in the buying or selling of her families' land. Mr. Tatum inquired about the golf course being for sale. Mr. Ford stated that the golf course is in a bid deal right now and the bids are significantly higher than what Lincoln Prep got as an appraised value (more than \$12k per acre). Mr. and Mrs. Gallot agree to sell at \$8,000 per acre (current appraisal) or less, if appraised for less. The Gallot property has no sewer, so that may cost around \$200k. Mr. Tatum believes they should look at both properties but was informed that Lincoln Prep cannot match the current bids for the other property so the Gallot property appears to be the best. Mr. Downs asked how the Gallot property lacks in comparison to the previous property and inquired about the road frontage. Mr. Ford stated that the Gallot property has less road frontage, approximately 289 feet, but is better in terms of topography and buildability than previous sight. Mr. Wiley added that the family heirs to the first property were asked to reduce their price to at least \$10k per acre but refused to drop under \$20k per acre. No vote is needed on the Gallot property, as the Board voted several months ago to authorize Mr. Wiley and Mr. Ford to make a purchase within regulations. Moving forward with the purchase of the Gallot property leaves a vacancy on the Board to be

filled, as Daphne Gallot will resign. While it is not ideal to lose such a good Board member, Daphne must be clear of any potential conflict of interest.

J. New Business

- 1. Election of New Board Member(s)** – The Board reviewed resumes from 2 potential Board members. Elizabeth Smith is a native of Grambling, La. She was a classroom teacher prior to attending law school and is currently working as an attorney. Mr. Watley has a degree in engineering, BMA, and has a grandson at Lincoln Prep. He has worked as a substitute teacher in the past. Mr. Downs moves to nominate both Mrs. Smith and Mr. Watley to the Board. This was seconded by Mrs. McIntyre. Both were inducted without opposition from the Board.
- 2. Selection of CMAR Contractor for new school campus** – Lyn Kenley and Marco Gonzalez are the directors of the project. Marco explained the CMAR, or Construction Manager At Risk. Under public bid laws, they put the project out for bids and the lowest bid gets the job. Sometimes contractors are brought in early to help with the design process for more accurate cost control. They look for opportunities to start work early and help with constructability, offering better, more cost-effective ways to do the job. In order to get qualified contractors, a proposal was published and advertised twice within a 30-day period, according to law. A pre-bid meeting was held for contractors to ask questions. The only contractor to submit a bid was Lincoln Builders. The proposal graded 114 out of a possible 120. The grading system is based on experience, safety record, financial stability, resumes of team members, etc. The proposal was graded by the selection committee, which includes 2 members, a local architect, and a contractor not involved with the project. The members were Glen Hall, Megan Kenley, Robert Ellis, Mr. Ford, and Todd Gentry with Gentry Construction of Monroe, La. The selection committee official recommended Lincoln Builders for this project. Mr. Ford added that another firm attended the pre-bid meeting but declined to make a bid during the process. Mr. Ford asked for approval for Lincoln Builders to move forward with the design. Mr. Downs stated that he is familiar with Lincoln Builders and highly recommends them. He stated that they are currently working on the athletic facility at La. Tech. Mr. Downs made a motion to approve Lincoln Builders for the project. This was seconded by Mrs. McIntyre. All members, except for Mr. Tatum, voted in favor of Lincoln Builders. After further discussion, Mr. Tatum stated that he would like to retract his original vote and votes in favor of moving forward with Lincoln Builders. Mr. Robinson inquired about the architect for the project and was informed that William McElroy with M3A Architecture will serve as the architect for the project and he has come highly recommended. Mr. Robinson is familiar with Mr. McElroy and stated that he does good work. M3A will serve as the architect and design team leader. Lincoln Builders will serve as the CMAR contractor. Mr. Kenley stated that they are currently about 30% into the project. There is a tight timeline trying to meet the August 2022 deadline, so they will meet with the architect and builders this week.

K. Reports

- 1. Financial** – Around 40% of revenue has been collected, which is on target for what it should be. Grant reimbursements have been sent and funds should be received soon. The application has been submitted to get reimbursement via the CARES Act. The food

service is low right now right now because a lot of students are not currently in school. The overall budget is on track. The number of students in the 1st semester is lower than what was expected due to COVID 19. Personnel adjustments were made to accommodate this, so expenditures will be less. Lincoln Prep still has not been able to run a normal recruitment and enrollment period in the spring, previously due to the lawsuit and currently due to COVID. Some families initially accepted seats but moved to other schools that offer in person classes right now. Those parents have agreed to come back to Lincoln Prep when seats become available. Those numbers will be added to the 2nd semester count. Mr. Tatum expressed concern about losing students, especially athletic students. He stated that some starting Basketball players have moved to Ruston High School due to Lincoln prep firing the head basketball coach. Mr. Ford stated that this was speculation, as the student count is up 100 students from last year. He added that starters from the girls' basketball team have gone to RHS, but the others have returned and are currently on the basketball team. Mr. Tatum inquired about a fight at a recent basketball game. Mr. Ford stated that it was handled appropriately according to LSAA rules, the paperwork was completed, and the student was suspended for 1 game, per policy. Regarding coaching staff changes: in years prior, 1 person was coaching both the girls' and boys' teams. Lincoln Prep sought out a female coach but could not pay the salary that she wanted, therefore opted to utilize a current staff member that is qualified to be a head coach This allowed for a separate girls' and boys' coach.

2. **Alumni and Community Relations** – No report.
3. **Transportation and Facilities Update** – See Report of the Executive Director, number 3.
4. **Education** – No report.

L. Old Business

1. **Relationship between Grambling High Foundation and Grambling State University** – As stated in previous meetings, Lincoln Prep is no longer located on GSU campus.
2. **Update on progress with new school campus** - See Report of the Executive Director, number 3.

M. Next meeting – The next Board Meeting is January 25, 2021 at 6:30 PM with committees meeting at 6:00 PM, if necessary.

N. Announcement – No announcements.

O. Executive Session – No session.

P. Adjournment – Mrs. McIntyre moved, and Mrs. Lewis seconded a motion to adjourn the meeting. With nothing further to discuss, the meeting was adjourned at 8:00 PM