



17796 Industrial Circle N.W. ■ Elk River, MN 55330
Phone: 763-241-8703 ■ Fax: 763-633-1380

Special Joint Spectrum High School (SHS) and Spectrum Building Company (SBC) Board Meeting

Date: December 5, 2016

Scheduled Time: 5:30 p.m.

Attendance:

Position	Name	Arrive	Depart
Chair (SHS and SBC)	Dave Lucas	Present	
Vice Chair (SHS and SBC)	Tom Sagstetter	Present	
Secretary (SHS)	Kathy Reed	Present	
Treasurer (SHS)	Paula Bernard	Present	
Member (SHS)	Kerry Jerred	Present	
Member (SHS and SBC)	Scott Gangl	Present	
Member (SHS)	Jessica Kemnitz	Present	
Ex-Officio	Vanessta Spark	Present	
Financial Advisory	Nick Taintor, BKDA	Absent	
Staff	Dawn Sorenson	Present	
Interim Executive Director	Dan DeBruyn	Present	
Director of Facilities (SBC)	Rick Peterson	Present	
SBC Board Member (SBC Secretary)	Tony Brunt	Present	

I. Call To Order: 5:30 p.m.

II. Reading of Vision and Mission Statements

III. Conflict of Interest Check

Chair Lucas called for conflict of interest acknowledgement. None were noted.

IV. Board Agenda

On a motion duly made and seconded, Sagstetter/Peterson, the Spectrum High School Board of Directors and Spectrum Building Company unanimously approved the December 5, 2016 meeting agenda as presented.

V. Consent Agenda

None

VI. Old Business

None

VII. Ongoing Business

A. Phase V Expansion Project Update

Mr. DeBruyn, Ms. Spark, and Mr. Peterson provided an in-depth overview of the Phase V expansion project to date. Mr. DeBruyn presented a timeline of events beginning with reminding the Board of the



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approved negotiation of properties to acquire the remainder of the 6th grade building and an adjacent open field.

1. Administration worked with Elk River Industrial Development LLC, Mr. Chad Weeks, to purchase the additional condominium units 110-120 of our current 6th grade building. As a result, there is a signed purchase agreement in place for \$1,880,000 for these units.
2. Administration presented an offer to Robideau Properties, LLC, Mr. Scott Robideau, for condominium unit 121 within this same building; however, an agreed price was not able to be negotiated and therefore there is not an active purchase agreement in place for this property.
3. Administration worked with CPE Exchange 26404 LLC, Mr. Chad Johnson, to purchase 4 acres of open field on the southern portion of the 17823 Industrial Circle NW property. An agreed price was able to be negotiated; however there is not a signed purchase agreement in place due to uncontrolled variables of the seller with its current tenant buying out the lease.

On Tuesday, November 22nd, the Elk River Planning and Zoning Commission met to consider our request for a conditional use permit (CUP) for the additional condominium units of 110-120. The Commission is recommending that the City Council not approve the CUP.

Mr. DeBruyn, Ms. Spark, and Mr. Peterson have continued meeting with City staff and officials. They described other promising expansion options under consideration for future growth of the school. There continues to be a lot support for and recognition of the quality of Spectrum High School and our positive impact on the community.

Given a number of factors outside of the school's control, administration is recommending that the SHS and SBC Boards cancel the three current outstanding purchase agreements.

Following in-depth discussion, on a motion duly made and seconded, Brunt/Sagstetter, the **Spectrum Building Company Board of Directors** unanimously approved cancelling the following outstanding purchase agreements:

- Elk River Industrial Development, LLC, for condominium units 110-120;
- Robideau Properties, LLC, Mr. Scott Robideau, for condominium unit 121; and
- CPE Exchange 26404 LLC, Mr. Chad Johnson, for 4 acres of open field on the southern portion of the 17823 Industrial Circle NW property.

VIII. New Business

None

IX. Miscellaneous

None

X. Adjournment

On a motion duly made and seconded, Sagstetter/Brunt, the Spectrum High School and Spectrum Building Company Board of Directors unanimously adjourned the meeting at 6:55 p.m.



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Anthony C. Brunt

Board Secretary Certification, Tony Brunt