

Special Meeting of the Yinghua Academy School Board
1616 Buchanan Street NE, Minneapolis, MN, Media Center
Thursday, January 8, 2015, 6:00 PM

Board Members in Attendance: Denny Grubish (Treasurer), Emily Hanson, Scott Jax, Jan Kleinman (Secretary), Karen Lu (Chair), Suzanne Reider, Jen Shadowens, Sarah Whiting

Board Members not in Attendance: Walt Graff, Rosemary Lawrence, Seth Werner

Executive Director in Attendance: Sue Berg

Yinghua Staff in Attendance: Jeremy Brewer, Bill Francois, Luyi Lien, Jennifer Vanyo

Public in Attendance: Karl Jentoft, Educational Properties; Craig Kepler, Lindquist & Vennum; Ed Kodet, Kodet Architectural Group; Sean Leintz, Kodet Architectural Group; Loren Morschen, Kodet Architectural Group; Teri Nagel, Kodet Architectural Group; Ken Stone, Kodet Architectural Group; Kou Vang, JB Realty

I. CALL TO ORDER

Ms. Lu called the meeting to order at 6:21 pm. Introductions were made.

II. FACILITIES UPDATE

a. Overview

Mr. Jax outlined the meeting agenda.

b. Construction

While most of the construction is complete, Mr. Vang said that the largest remaining construction item is balancing the heat throughout the building, and that job is currently underway. A second balance is recommended in the spring. In a large building, optimal balance can take up to a year to achieve. While a few smaller items inside the school will soon be complete, a few other small items cannot be completed until summer when school is not in session.

Mr. Kodet added that the warranty expires one year from the "date of substantial completion," and that more than one such date can exist for the same project. Mr. Kodet suggested scheduling a walk-through one month prior to expiration of the warranty. (Mr. Morschen confirmed, "The date for the certificate for the work, with the exception of the mechanical renovation in the existing building, is September 4, 2014.")

Discussion ensued. Clarification was offered on status of two non-functioning drinking fountains in existing building. Explanation of liens and lien wavers was offered.

c. Budget

Mr. Jentoft summarized the budget situation and the difference of opinion over outstanding project invoices. He outlined a settlement offer negotiated in the past month with Black/Dew. This settlement offer would require Yinghua Academy to pay more than the original budget to Black/Dew; this deficit represents about a 2% overage. To cover the difference, Mr. Jentoft suggested several ways Yinghua could pay. He asked the board to approve the settlement, design a payment plan, and pay Black/Dew.

Discussion ensued. Topics included rise in construction costs in late 2014, outstanding construction-related bills, and timing of payment to Black/Dew.

d. Bond Acquisition

Mr. Kepler suggested Yinghua begin the "review and comment" process with Minnesota Department of Education. Mr. Grubish reported that he is trying to contact the appropriate person at MDE. Ms. Lu reported that she has kept Friends of Education informed of the ongoing process.

e. Discussion

Discussion followed.

The MOTION by Ms. Shadowens to recognize the net project overage of \$142,848.88 (as presented tonight by Mr. Jentoft and as documented in Mr. Jentoft's January 7, 2015 email), form a task force to establish the best payment structure in collaboration with Educational Properties Inc. Yinghua LLC, and have the task force report back to the Board was seconded and passed.

Ms. Lu thanked Karl Jentoft, Craig Kepler, Ed Kodet, Sean Leintz, Loren Morschen, Teri Nagel, Ken Stone, and Kou Vang for their work on behalf of Yinghua. Mrs. Berg also expressed appreciation for the new and improved facilities.

III. ADJOURN

The motion by Mr. Jax to adjourn at 8:11 pm was seconded and passed.

Minutes drafted by Jan Kleinman.

Approved by a vote of Board on February 16, 2015.