YPSILANTI COMMUNITY SCHOOLS

SPECIAL MEETING/Board Workshop
Wednesday, March 23, 2016
6:30 p.m.

YCS Board of Education Meeting
YCS Central Office * 1885 Packard Road * Ypsilanti, MI 48197 * (734)221-1230

AMENDED AGENDA

I. **CALL TO ORDER**

II. **ACCEPTANCE OF AGENDA**

III. **PUBLIC COMMENTS #1**

IV. **FACILITY RECOMMENDATION WORKSHOP**

V. **CONSENT AGENDA** (Enc. #5)
   A. March 14, 2016 Regular Meeting Minutes
   B. March 19, 2016 Special Meeting Minutes

VI. **PUBLIC COMMENTS #2**

VII. **BOARD/SUPERINTENDENT COMMENTS**

VIII. **ADJOURNMENT**

This meeting is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. There is a time for public participation during the meeting.

Enclosure #5

APPROVAL OF CONSENT AGENDA

Meeting of 3/23/16

*Presented by **Benjamin Edmondson***

*Prepared by **Paula Gutzman***

☐ *Discussion* ☐ *Action – Roll Call* ☒ *Action – Voice* *Ayes*_____ *Nays*_____		Meredith Schindler	Maria Sheler-Edwards	Sharon Lee	Sharon Irvine	Celeste Hawkins	Ellen Champagne	Brenda Meadows
	1st/2nd							
	Aye							
	Nay							
	Abstain							

Rationale/Background Information

a. Consent Agenda
   1. March 14, 2016 Regular Meeting Minutes
   2. March 19, 2016 Special Meeting Minutes

Proposed Motion

" .... move that the Board of Education approve the following minutes:

1) March 14, 2016 regular meeting, and;
2) March 19, 2016 special meeting."

Budget Impact: ☒ **None** ☐ **As follows:**

Attachments:

☒ **Enclosed** ☐ **Issue Study Enclosed** ☐ **To Be Distributed at Meeting** ☐ **None**

YPSILANTI COMMUNITY SCHOOLS
*Administration Building, Professional Development Room * 1885 Packard Rd.; Ypsilanti, MI 48197*
MINUTES: REGULAR MEETING OF THE BOARD OF EDUCATION

Monday, March 14, 2016

The meeting was called to order by President Sharon Irvine at 6:35 p.m. The Pledge of Allegiance was recited, led by Beatty Early Learning Center (ELC) students.

MEMBERS OF THE BOARD OF EDUCATION PRESENT
Meredith Schindler, Maria Sheler-Edwards, Sharon Irvine, Celeste Hawkins, Ellen Champagne, Brenda Meadows

MEMBERS OF THE BOARD OF EDUCATION ABSENT
Sharon Lee

ACHIEVEMENTS, AWARDS AND RECOGNITION
Beatty ELC Points of Pride include graphs (see attached).

ACCEPTANCE OF AGENDA: Accepted as Presented
Motion by Trustee Sheler-Edwards, supported by Trustee Meadows
Action Recorded: 6/Yes; 0/No

PRESENTATIONS
YCS Facilities Advisory Recommendations, Washtenaw International Middle Academy & High School (WIMA/WIHI). Tyler Weston, YCS Facilities Advisory Board (FAB) Co-Chair, and YCS Superintendent Dr. Benjamin Edmondson briefly introduced FAB recommendations, including WIMA/WIHI recommendations. Dave Dugger, Executive Director/Washtenaw Educational Options Consortium (WEOC) and Nhu Do, Principal of WIMA/WIHI and Program Director/WEOC, spoke of a desire to grow WIMA/WIHI student enrollment; however, these programs are at capacity at East Middle School. A compelling reason for a WIMA/WIHI move to West Middle School is that at the original start, WIMA was not a part of the equation. Then, a decision was made to extend the program to grades 6-12.

The relocation request, initiated by WIMA/WIHI, would move these programs from East to West. West offers, for example, bigger common areas. This recommended move would require approval by both the YCS Board of Education and the WEOC Board.

YCS Facilities Advisory Board (FAB) Recommendations *(see attached presentation slides):* Tyler Weston, FAB Co-Chair, and Dr. Benjamin Edmondson, YCS Superintendent and Chief Academic Officer, co-presented a PowerPoint presentation to right-size YCS for the future. FAB members in attendance were recognized. Superintendent Edmondson endorses the recommendations of FAB. TMP Architecture recently presented to the Board of Education a 2016 update version of their original consolidation facilities evaluation.

FAB recommendations were presented to the Board of Education and the community. The charge of FAB was to evaluate the YCS property portfolio in order to provide recommendations to the Board on which buildings to repurpose, sell or demolish within a two-year time period. The process of FAB is YCS realigning its building portfolio to match its student enrollment to bring long-term stability to the District. Community organizations were invited to work collaboratively with YCS staff. Buildings were examined for costs, bond amounts, utilization percentages and current/future purpose to determine its future. Recommendations took into consideration finances, enrollment and responsibility to the community. The Board heard these recommendations for the first time

DRAFT

during this presentation. A Board of Education vote on recommendations is planned for March 28, 2016.

FAB spent six weeks studying finances and bonds, collaborating with such agencies as the YMCA, Habitat for Humanity, AATA, cooperating with Superior Township, Ypsilanti Township and the City of Ypsilanti to consider demolition and repurposing of particular sites. Though recommendations were presented at this meeting, the work of this group will continue on. FAB subgroups will continue to meet to see recommendations to fruition. Recommendations presented by FAB detailed a plan to put YCS in the right facilities shape for the 2016/17 and 2017/18 school years.

Superintendent Edmondson's recommendations (reviewed and supported by FAB) are about vision. With the support of the Office of Student Affairs, Superintendent Edmondson will recommend a direction for YCS that begins in the 2016 school year and continues through the end of 2018.

~~Food Service RFP:~~ *No Presentation Due to Time Constraints*

PUBLIC COMMENTS #1

Sonya Gawthrop, parent, commented on YCS-provided transportation. She spoke of her experience with charter schools and why she returned to YCS.

Katherine Weathers, resident, commented on the Facilities Advisory Board recommendations. She commented on the YCS plan to inform and market the new plans. Her recommendation is "action now".

Rolland Sizemore, Washtenaw County Parks & Recreation, commented on Superintendent Edmondson's accomplishments for this community. He gave kudos to CTE's Bill Burnette and YCHS STEMM's Scott Heister. He commented on job opportunities for students.

Maggie Gibbons, Adams volunteer, commented on Adams' grants and 2016/17 IB/PYP plans for Adams school.

Amanda Edmonds, Mayor/City of Ypsilanti, commented on the Railroad property. She spoke of the consensus of the Facilities Advisory Board and commented on Ardis school and culinary arts. She spoke of Ypsilanti New Tech.

The Board recessed at 9:28 p.m. The meeting reconvened at 9:40 p.m.

CONSENT AGENDA

MOTION TO approve the following: 1) March 8, 2016 special meeting minutes, and; 2) the personnel matters as per the attached list dated March 8, 2016: New Hires and Resignations.

Motion by Vice-President Hawkins, supported by Trustee Sheler-Edwards
Action Recorded: 6/Yes; 0/No

ACTION ITEMS, Student Affairs

Field Trip, *CTE Collision/Culinary Arts*

MOTION TO approve the overnight field trip of CTE Collision & Culinary Arts: Skills USA State Competition in April 2016.

Motion by Trustee Meadows, supported by Vice-President Hawkins
Action Recorded: 6/Yes; 0/No

DRAFT

Field Trip, *Estabrook Elementary*

MOTION TO approve the out-of-state field trip of Estabrook Elementary: Cedar Point in June 2016.

Motion by Trustee Schindler, supported by Trustee Meadows
Action Recorded: 6/Yes; 0/No

Field Trip, *Perry Early Learning Center*

MOTION TO approve the out-of-state field trip of Perry ELC: Imagination Station in April 2016.

Motion by Vice-President Hawkins, supported by Trustee Meadows
Action Recorded: 6/Yes; 0/No

ACTION ITEMS, Human Resources
Superintendent Evaluation Expectations Workshop

MOTION TO approve the Tuesday, April 12th Board workshop to be designated a superintendent's evaluation expectations workshop.

Motion by Trustee Sheler-Edwards, supported by Trustee Meadows
Action Recorded: 6/Yes; 0/No

BOARD/SUPERINTENDENT DISCUSSION - ~~*March 19 and April 16, 2016 Saturday Board Workshops:*~~ *Discussion Cancelled*

PUBLIC COMMENTS #2: *None*

BOARD/SUPERINTENDENT COMMENTS

- Trustee Sheler-Edwards congratulated Vice-President Hawkins on being awarded a summer program. YCS will be a beneficiary of this program. Trustee Sheler-Edwards recently hosted an YCS Yes! gathering, and, attended a Literacy Night.
- Trustee Meadows thanked Superintendent Edmondson, Tyler Weston and the Facilities Advisory Board for the facilities presentation. She commented on selling properties. She thanked the community for attending this meeting. She shared she recently became a Michigan Association of School Boards certified Board member.
- President Irvine echoed Trustee Meadows comments. She commented on the hard work and a well-delivered presentation.

Board Meeting Adjourned: 9:55 p.m.

Attachments:
1) Beatty ELC Achievements, Awards & Recognition (Points of Pride)
2) YCS Facilities Advisory Board Recommendations Presentation

Respectfully Submitted,

Sharon Lee, Secretary
Board of Education
Ypsilanti Community Schools

pg

DRAFT

Points of Pride, Beatty Early Learning Center (BELC)
Monday, March 14, 2016

Point-of-Pride #1

New Beatty ELC Logo: Beatty ELC logo is **Y**outh **C**hanging **S**tatistics. Research finds that participation in Head Start generates long-term improvements in important outcomes such as, improving early test scores, educational attainment, earnings, and crime reduction later in life.

Point-of-Pride #2

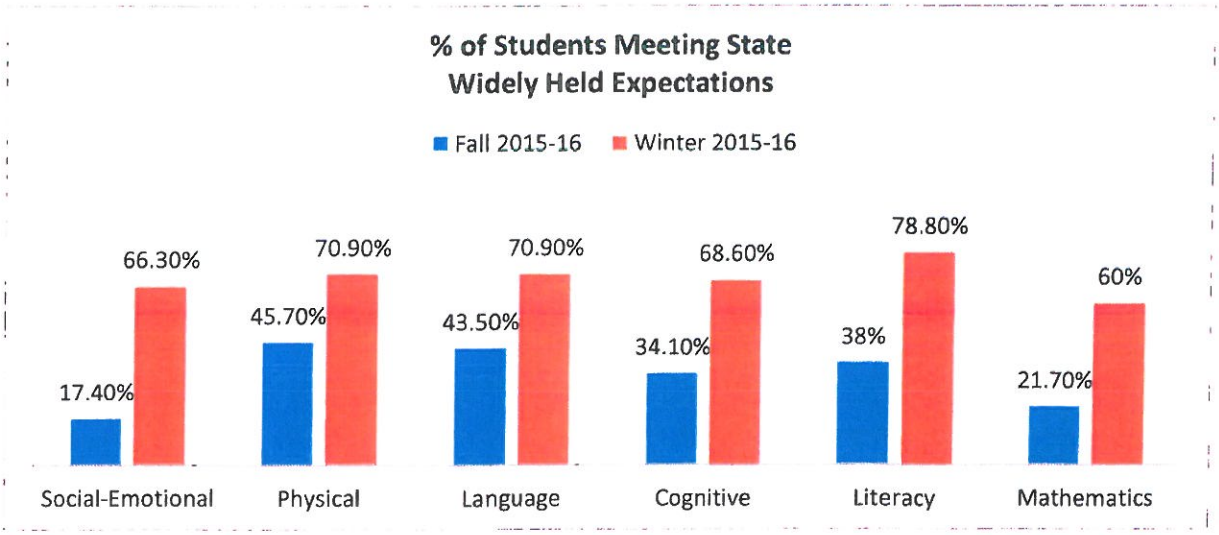
Mission of Beatty ELC: Beatty ELC is committed to providing an environment that maximizes the development of every child.

Point-of-Pride #3

Fall and Winter Student Growth: Beatty ELC utilizes the Creative Curriculum: Teaching Strategies Gold (TS Gold) for Preschoolers. The 38 objectives for development and learning are based on research, include the skills and knowledge that predict student's school success, and are aligned to state early learning standards.

Beatty students are assessed in the Fall, Winter and Spring. Assessment is the ongoing process teachers use to find out what every student knows and can do. It helps determine each student's strengths, skills, interests, and needs so teachers know how to help every child experience success, and growth.

TS Gold Comparative Assessment Report for Fall and Winter demonstrates the growth of Beatty students meeting the state widely held expectations for 4 year olds in the areas of development and school readiness.



Point-of-Pride #4

Parent Involvement: Beatty ELC nurtures the *WHOLE* child in the context of family and community. Beatty ELC expects the highest levels of involvement from parents because it is crucial to both the student's and the schools success.

- **Family Partnerships**: Building relationships and partnering with families is an integral part of the Beatty ELC. It enables staff to work together with families to support them in their growth as well as in attaining personal and family goals. 100% of parents at Beatty ELC develop at least one family goal to achieve during the school year.
- **Program Governance**: Parents and staff share in the decision making process in all aspects of the school. This is achieved by monthly parent meetings and policy committee meetings.

Point-of-Pride #5

Male Involvement Ambassador Program: The goal of the Male Involvement Ambassador Program is to encourage and support fathers/father figures in the role of an active participant in the lives of children. Beatty ELC has increased fathers/father figures involvement in their children's education by hosting fathers/father figures events through the school year. These events include:

- **"Daddy, Read To Me!"** This program is an early literacy program that instills the importance of father/father figures reading to their children to stimulate brain development and bonding with their children. Fathers/Father figures sign up to read to the students, during large group time, in the classroom.
- **"March Dadness"** Beatty ELC has collaborated with YMCA to host an afterschool basketball clinic and dinner for fathers/father figures and their children. This event will take place on March 31st.
- **"Dad's Night Out"** Is an annual carnival themed event held in April for fathers/father figures and their children to enjoy an evening of bonding, food and fun! Beatty ELC collaborates with the University of Michigan Kappa Alpha Psi Fraternity for this special event. Each year Beatty ELC has over 200 fathers/father figures attend this event with their children.

Point-of-Pride #6

Parent/Teacher Home Visit: Beatty ELC teachers conduct two home visits during the school year. The increased communication, trust and support between families and teachers via home visits result in:

- Increased student attendance rates
- Increased student achievement
- Increased parent involvement
- Increased cultural competency

Point-of-Pride #7

Community Partners: Beatty ELC has collaborated with thirteen (13) Community Partners to provide quality services to our children and families, to foster the development self-sufficiency, and to advocate for a community that shares responsibility for the overall well-being of children and families.

1. **Children's Literacy Network**- Beatty ELC families are provided with free books to take home monthly for children 4-18 years of age in their home.
2. **Books and Badges**- A Washtenaw County Sheriff Department volunteers to read students at Beatty, as well as spend quality time interacting with them in the classroom.

3. **Ypsilanti District Library**- Monthly Onsite Navigator visits allow all children to listen to stories, view books on the Navigator and each student checks out a book to read in the classroom.
4. **Project L.E.A.R.N.**-This organization provides new books to each student in the program, 2-3 times per year.
5. **Ann Arbor Rotary Readers**- Coalition members' visit the classrooms to read aloud to students weekly.
6. **MSU Extension**- "Let's Read About Healthy Eating" and Regie Rainbow- Both of these organizations work with Beatty staff, children and families to promote healthy eating habits and prevent obesity, at school and at home.
7. **Foster Grandparent Program**- Foster Grandparents provide academic and social-emotional support to students at Beatty while interaction with children in the classrooms.
8. **Food Gatherers**- Food Gatherers exists to alleviate hunger and eliminate its causes in our community. Distribution occurs monthly for families at Beatty.
9. **Washtenaw Area Council for Children**- Promoting child safety and well-being and to prevent child maltreatment, abuse and neglect through educational services. Beatty students participate in a Body Safety Training series with parent consent.
10. **Fluoride Varnish Program**- Fluoride Varnish program is a collaborative effort to reduce dental caries among children by providing two on-site fluoride varnish treatment each year for Beatty students.
11. **EMU Practicum and Student Teachers**- Students implement projects and curriculum elements while working with the students in the classroom at Beatty.
12. **YMCA**-Provides a free weekly afterschool physical, health and nutrition program for students enrolled at Beatty.
13. **University of Michigan Nurse, Dental and Residents Program**- MD Residents, Nursing and Dental students from the University of Michigan volunteer in the classrooms to engage with students and teach them about oral health practices, how to prevent the spread of germs, and healthy food choices.

Submitted By:
Cassandra Sheriff, Beatty ELC
Assistant Director of Early Childhood Education

YCS Facilities Advisory Board Recommendation

MARCH 14, 2016

Facilities Advisory Board (FAB) Charge and Process

Charge:

Evaluate Ypsilanti Community Schools' (YCS) entire property portfolio in order to provide recommendations to the Board of Education on which buildings to repurpose, sell, or demolish within a two-year time period.

Process:

YCS realigned its building portfolio to match its student enrollment to bring long-term stability to the school district. Community organizations were invited to work collaboratively with YCS staff. Each building was examined for costs, bond amounts, % utilized, and current/future purpose to determine its future.

Facilities Advisory Board (FAB): Two Phase Approach

- The FAB is comprised of 20+ individuals representing more than a dozen, diverse community organizations.
- **Phase 1** consisted of six weeks of meetings where ideas were discussed and debated openly. Recommendations were decided on a strong consensus basis.
- **Phase 2** will be separate sub-committees continuing research and executing recommendations approved by the Board of Education.

Facilities Advisory Board Profile

*Co-chairs of Facilities Advisory Board:
*Tyler Weston, Realtor, Real Estate One
*Robert E. Oliver, Energy Manager, YCS
Dr. Benjamin Edmondson, Superintendent, YCS
Joseph Hutchinson, Director, Mosaic Community Development
Amanda Edmonds, Mayor, City of Ypsilanti
Ken Schwartz, Supervisor, Superior Township
Brenda McKinney, Treasurer, Superior Township
E.L. Weathers, Retired, Ypsilanti Township Resident
Rolland Sizemore, Park Commissioner, Washtenaw County Parks & Recreation
Diane Carr, Vice President, Program & Community Development, Ann Arbor YMCA
Brian Marcel, Assistant Superintendent, Washtenaw Intermediate School District
Laura Frey-Greathouse, Director of Student Affairs, YCS
Ron Wiedbusch, Emerging Resources, YCS
Andrew Hahn, Director of IT, YCS
Cathy Secor, Director of Business Services, YCS
Sarah Teare, Director of Community Development, Habitat for Humanity of Huron Valley
Shannon Morgan, Senior Vice President, HRS Communities
Bernard Glieberman, Chairman, HRS Communities
Tammie Keen, Deputy Supervisor, Ypsilanti Township
Steve Burgess, Director of Facilities, YCS
Greg Dill, County Administrator, Washtenaw County
Gillian Ream Gainsley, Communications, Ypsilanti District Library and Board member, Ann Arbor Transit Authority (AATA)
Yen Azzaro, Communications Coordinator, YCS
Nick Azzaro, Marketing, YCS
Karla Graessley, Director of Elementary Schools, YCS
Linda Kuzon, Director of Secondary Schools, YCS

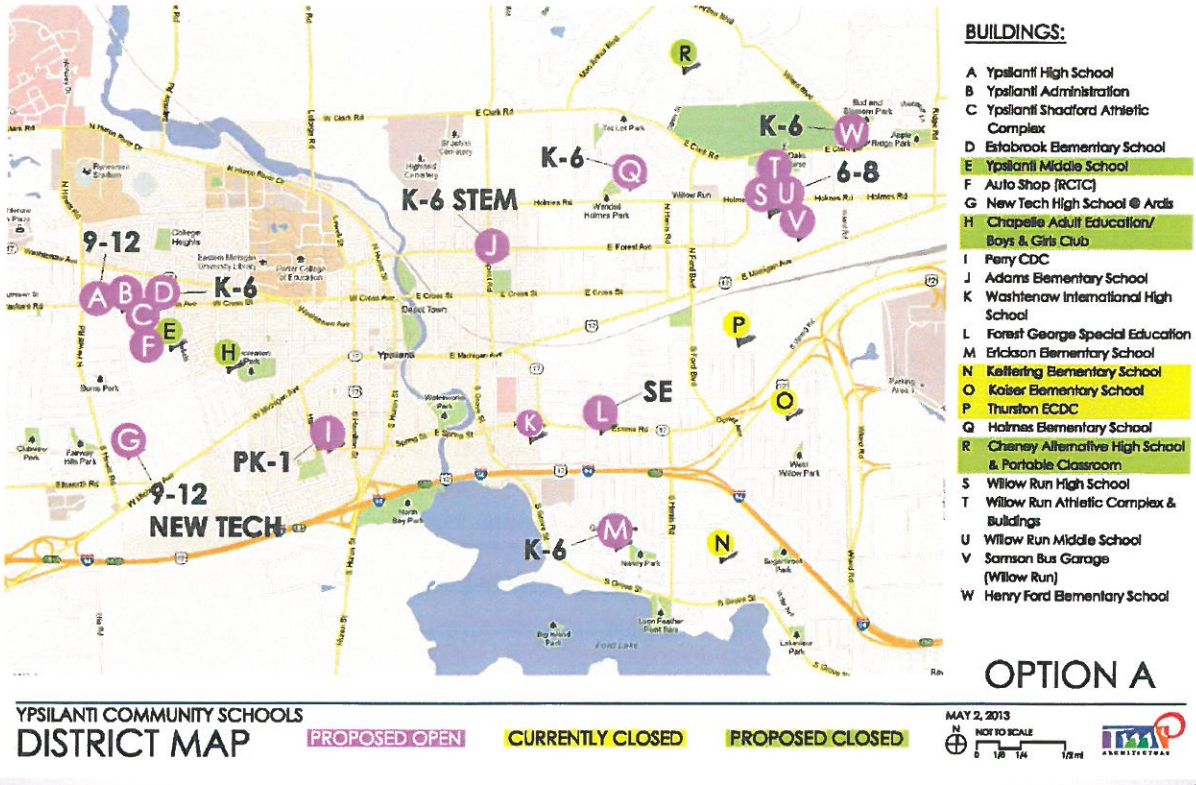
Co-Chairman: Tyler Weston

- Committed Ypsilanti resident
- Served on the consolidated facilities committee in 2011 – 2012
- Connected to pulse of the real estate market in Ypsilanti and the surrounding area
- Longtime volunteer and basketball coach at YCS, current Man Up Kid Down coach and mentor

Defining Where YCS is Today - Urgency

- Student enrollment drop of 3,500 over the past six years
- No corresponding reduction in building portfolio; still managing 24 properties
- Resulting current utilization is 51% (according to updated TMP report)
  - Percentage does not include vacant buildings (e.g. Kettering, Cheney, Chapelle, etc.)
- YCS is spending $536,690 / year on vacant properties
- Current operating deficit of $3.1 million (as of Feb. budget amendment)

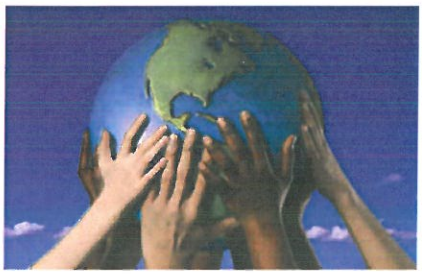
Defining Where YCS is Today – YCS Map from TMP



7

WIHI & WIMA
Facilities Proposal

WIHI & WIMA move to West Middle School



8

Rationale for the Move to WMS

- WIHI & WIMA have capacity to increase enrollment
- 2017-2018 WIHI to add 70+ students
- 2019-2020 WIMA to add 90+ students
- 2019-2020 WIHI/WIMA projection: 780 students
- Current building (East M.S) has 6 fewer classrooms
- West Middle School capacity is 810
- WMS location will continue to ensure accessibility of all interested students in YCS (through district transportation) while simultaneously promoting growth in school of choice enrollment

Benefits of moving WIHI & WIMA to WMS

1. WIHI and WIMA have the capacity to grow. Current space is limiting growth.

2. WMS has 6 additional classrooms and larger music, art, gym spaces, and more office and outdoor fields

3. WMS has larger common spaces (gym, cafetorium, stage) to accommodate school-wide programs (promotional events, community building events, lunch, school assemblies, theater, open house, etc.)

Enrollment Projections

	WIMA	WIHI	Total
• 2015-2016	173	399	572
• 2016-2017:	186	450	636
• 2017-2018:	210*	470	680
• 2018- 2019:	240*	495	735
• 2019-2020:	270*	510	780**

- *Proposed 3 sections of WIMA classes (gradually added each year)
- **Enrollment stabilized

(A)Proposed Timeline: 2017-2018

- Spring 2016 - approval for facility change
- Summer/Fall 2016 - Building repair and labs installed
- Winter/Spring 2017 - Signage and outdoor preparations
- June/July 2017 - Move WIHI/WIMA to WMS
- August 1, 2017 - School starts at new building

Building Profiles and Path Analyses

13

Profile and Analyses Overview

The FAB considered numerous factors in arriving at its recommendations:

- Impact to current and future academic programs (informed by Chief Academic Officer and Office of Student Affairs)
- Building condition and degree of technology upgrades
- Facility costs (e.g. utilities, insurance, grounds maintenance)
- Current and potential building utilization & optimization
- Outstanding bond amounts (more below)
- Marketability or salability of the property (if applicable)
- Input from local municipalities and community organizations

Bond Explanation & Implications:

- Most YCS properties have a specific bond attached to the building
- Bond amounts do not reflect actual expenses on building improvements, rather they were apportioned district-wide by other factors at the time of the bond origination
- Although approval from bond holders is not required to modify or sell a property, any funds received from a property sale first must be applied to outstanding bond obligation

West Middle

Building / School Information

Address:

105 N Mansfield St Municipality:

Ypsilanti Twp.

Approx. Square Feet : 85,000

46.9 Pupil Capacity:

810 Current # of Students:

Building Life Cycle

Year Built:

1957 Major Alterations:

1997, 1998, 1999 Year Closed:

2013 **Financial Data** Bond Amount:

[In-Process] Appraisal Value:

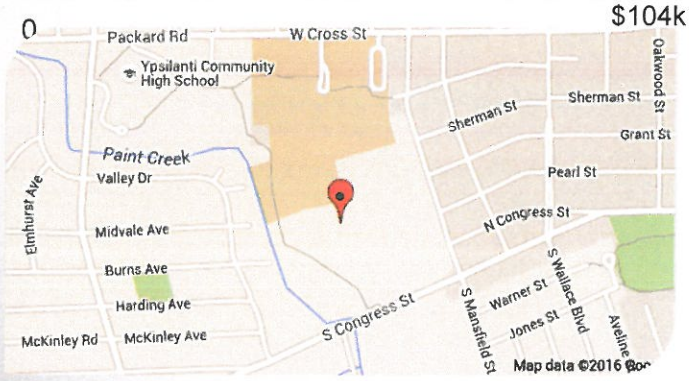
[N/A] Approx. '15 Sch. Yr. Utilities:

$62k Est. Add. Carrying Costs:

Property Notes

- Adjacent to Estabrook and Ypsilanti Community High School
- Building remains in excellent condition, utilities have remained in-tact during closure
- Some technology equipment has been relocated to other buildings

0 $104k



West Middle

Recommendation - Path A: Repurpose

Rationale and Considerations:

- Washtenaw International High School (WIHI) is interested in relocating from the former East Middle School building
  - While the building is slightly smaller (~4,000 square feet), West features a more optimal configuration (e.g. more instruction space and layout of the cafeteria/auditorium)

- WIHI will continue to function in the same building as Washtenaw International Middle Academy (WIMA); both programs move simultaneously

- WIHI has a capped enrollment; therefore, a long term lease is anticipated

- A Fall 2017 move is preferable pending approval from WEOC and IB organization, and for preparing West functionally

East Middle

Building / School Information

Address:

510 Emerick St Municipality:

Ypsilanti City Approx.

Square Feet : 89,000 Acreage:

15.2 Pupil Capacity:

810 Current # of Students:

Building Life Cycle

Year Built:

1959 Major Alterations:

1997, '98, '99 Financial Data Bond Amount

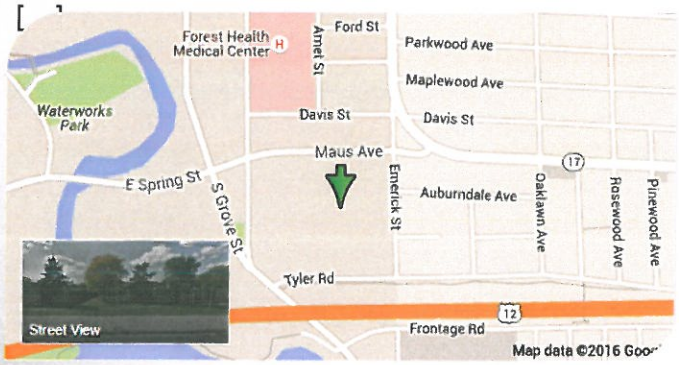
[In-Process] Appraisal Value:

[N/A] Approx 15 Sch Yr Utes $103k Est Add Carry Costs

$20,000

Property Notes

- Currently houses WIHI and WIMA
- Building is in excellent condition and has received recent technology & lab upgrades



East Middle

Recommendation - Path A: Repurpose

Rationale and Considerations:

- Building layout advantageous for accommodating middle school-aged students
  - Small, intimate feel (rather than large and impersonal)
  - Clear line of sight throughout building
  - Separate wing design (e.g. by grade or academic program)
- Results in a markedly better per pupil utilization rate than YCMS; saving the district substantial costs for operations and maintenance
- The building has a positive reputation due to IB programs and would allow YCMS to have a fresh start
- East Middle School is in remarkable shape and represents a great opportunity for a more personal academic and social experience for adolescents
- East Middle School allows us to showcase updated facilities including computer and science labs

Ypsilanti Community Middle

Building / School Information

235 Spencer Ln

Municipality:

Ypsilanti Twp. Approx. Square Feet :

145k Acreage:

[17.9] Pupil Capacity:

900 Current # of Students:

Building Life Cycle

Year Built:

2004 Major Alterations:

2006 **Financial Data** Bond Amount:

$12.770 mm Appraisal Value:

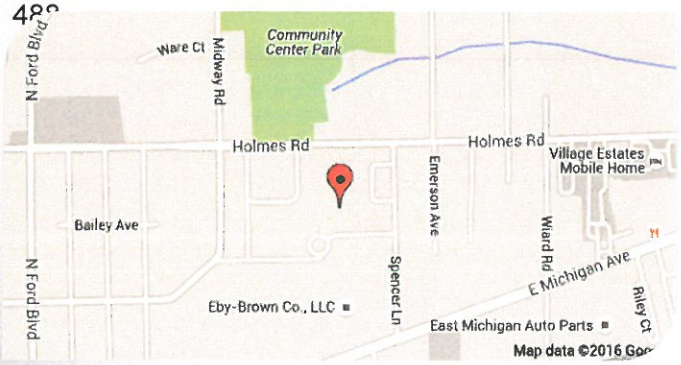
[N/A] Approx. '15 Sch. Yr. Utilities:

$288k Est. Add. Carrying Costs:

$60,000

Property Notes

- Square feet and pupil capacity excludes former Willow Run High School ("WRHS")
- Utilities cost includes former WRHS



Ypsilanti Community Middle

Recommendation - Path A: Repurpose

Rationale and Considerations:

- **Academic perspective**
  - Challenging layout (both size and classroom / hallway configuration)
  - Learning community has experienced a rough start since consolidation, resulting in negative perceptions of the building

- **Financial perspective**
  - The middle school and high school are joined together not only structurally, but via its heating and cooling system; resulting in high utility costs, this is accentuated by the low utilization rate on a per pupil basis at the middle school
  - A nearly $13 million bond obligation is astounding and implies unique challenges in repurposing the property

- **Structural perspective**
  - Beautiful common spaces (e.g. hallways, current library, etc.)
  - Gymnasiums and a functioning swimming pool
  - Ample instructional space
  - Large, modern auditorium

Ypsilanti Community Middle

Recommendation - Path A: Repurpose

Rationale and Considerations:

- **Community Repurpose perspective**
  - The location is contiguous with Wayne County and may allow for sharing of services to both counties, resulting in more lease opportunities
  - The size of YCMS allows community organizations to partner and unite under one building to bring a level of needed services to eastern Washtenaw County
  - Currently there is tremendous positive communications with local non-profits about the need for collaboration; six weeks of discussions were surrounded around utilizing YCMS for a greater good

Ypsilanti Community Middle

Recommendation - Path A: Repurpose

- Timing of recommended move is also influenced by WEOC moving from East Middle to West Middle (a domino effect situation)

- **End goal:** A fully utilized facility housing multiple organizations to serve the great community. These organizations could occupy the property immediately after YCMS transitions out in 2017. This consortium would either own the building outright, or would contribute funds to entirely offset maintenance and operation costs

Potential Partners:

- Blue Jays Baseball (long term contract signed)
- YMCA
- Ypsilanti Public Library
- HRS Communities
- Ann Arbor Area Transportation Authority (AAATA)
- St. Joseph Health System
- WCC and/or EMU
- Boys and Girls Club of America

Service Station

Building / School Information

800 Railroad St

Municipality: Ypsilanti City

Approx. sq. ft: 20,000

Acreage: 4.8

Building Life Cycle

Year Built:

1850 Major Alterations:

1956 Year Closed:

N/A **Financial Data** Bond Amount:

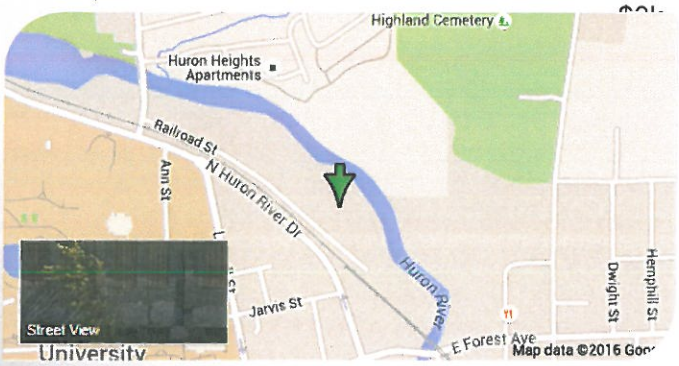
[In-Process] Appraisal Value:

$298k Approx. '15 Sch. Yr. Utilities:

$9k Est. Add. Carrying Costs:

Property Notes

- Currently leasing a portion to Budget Towing
  - Phase 1 exterior environmental remediation complete, Phase 2 in-process
- The exterior is an eyesore and needs to be updated cosmetically



Service Station

Recommendation - Path B: Sell

Rationale and Considerations:

- There is an on-going insurance claim due to a roof leak
  - Gallagher Bassett is disputing part of the claim because they believe the building was vacant. They have given verbal approval of the repair to the roof.
  - Possible settling with trust in exchange for their approval to redirect the insurance dollars to demolition projects and cosmetic fixes.
  - If no firm commitment from Middle Cities by 3/18/2016 to pay for the repairs or settle, YCS will be turn over to attorney for resolution.
- Due to the following factors, this is a property that a developer would be interested in:
  - Location on the river: According to Ypsilanti Mayor, it is "the only developable river front in the city limits."
  - Historical Status: Age of structure opens possibilities for tax-credits for redevelopment
  - Proximity to Depot Town and EMU provide a high "walkability index"
  - Adjacent to the passenger railroad tracks makes it eligible for Railroad Infrastructure Funds (according to HRS Communities)
- Important to market as "package deal" for a developer rather than hoping an individual will appear to buy it "as-is"

Ardis

Building / School Information

2100 Ellsworth Rd

Municipality:

Ypsilanti Twp.

Approx. sq. ft: 59,000

Acreage: 22.8 Pupil Capacity: 357

Current # of Students: 254

Building Life Cycle

Year Built:

1971 Major Alterations:

1997 **Financial Data** Bond Amount:

[In-Process] Appraisal Value:

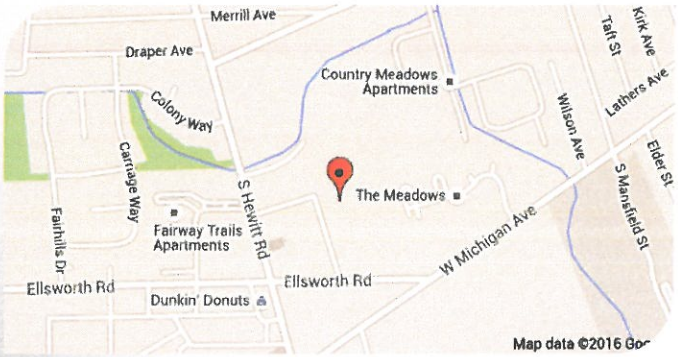
[In-Process] Approx. '15 Sch. Yr. Utilities:

$58k Est. Add. Carrying Costs:

$50,000

Property Notes

- Currently houses New Tech High School & RCTC Food Program
- Prior to re-opening in 2010, was closed for 5 years



Ardis

Recommendation - Path A: Repurpose

Rationale and Considerations:

- Move New Tech program to Ypsilanti Community High School
  - Since launching New Tech enrollment has plateaued around 250 students, with capacity for 350+, resulting in underutilized space
  - Academic performance of students have not met expectations of a curriculum program
  - One year remains on the New Tech contract; re-evaluate next school year whether to continue

- Move the ACCE program currently at George School to Ardis
  - Analysis is in-process to identify the number of students meeting ACCE qualifications; preliminary conclusions show current George School is too small based on current configuration while sharing space with the WISD Forest program; consider alternative program for grades 7-12
  - If analysis proves hypothesis, relocate program at Ardis for 2016-2017 school year to account for restructured alternative program
  - Reconfigure George School to accommodate ~200 ACCE students in 2017-2018 school year including relocating the WISD Forest program
  - Concurrently, negotiate offers from organizations seeking to purchase Ardis during the summer of 2017 (presently three interested parties)

Estabrook Learning Community

Building / School Information

1555 W. Cross St

Municipality: Ypsilanti

Approx. Square Feet : 89,050

Acreage: 21.7

Pupil Capacity: 455

Current # of Students: 530

Building Life Cycle

Year Built: 1949

Major Alterations:

1997, 1982, 2008

Property Notes

- Elementary and middle school grades 2-5 and 6-8

Estabrook Recommendations

Recommendation - Path A: Repurpose

Rationale and Considerations:

- Move 7th and 8th grade program out of Estabrook into YCMS for the 2016-2017 academic year.
- District has too many middle school options and locations. Two options would benefit students, WIMA and YCMS and limit operational expenses.
- Middle school teachers at Estabrook will be transferred to YCMS, which provides familiarity for incoming Estabrook students and provides middle school stability for District.
- Leave the 6th grade at Estabrook for one year. This move allows for the redistricting of Adams Elementary School.

Ford Early Learning Center

Building / School Information

2440 E. Clark Rd.

Municipality: Ypsilanti Twp.

Approx. Square Feet : 55,770

Acreage: 29.7

Pupil Capacity: 440

Current # of Students: 319

Building Life Cycle

Year Built: 1963

Major Alterations: 2005, 2011

Property Notes

- Close to Green Oaks Golf Course, Community Center Park, Apple Ridge Park

ELC Recommendations

Recommendation

Rationale and Considerations:

- *All ELC programs will have 8:30 AM start times.*
  - Majority of ELC parents are working parents and must be at work before 9:00 AM. Our start time of 9:00 impacts parents and may be a reason why we lose a good number of families after they attend YCS preschools.
  - Similarly, the youngest students should start earlier so it does not make for a seemingly longer day for them. We have had a number of bussing issues at the end of the school runs (ELC runs) and our 4-6 year olds got home well after the 5:00 hour. Unacceptable. Starting earlier ensures that they also arrive home nearly the same time as high school students.
  - Before the YCS consolidation, all start times were well before 9:00.

Adams STEM Academy

Building / School Information

503 Oak Street

Municipality: Ypsilanti

Approx. Square Feet : 56,540

Acreage: 2.5

Pupil Capacity: 480

Current # of Students: 405

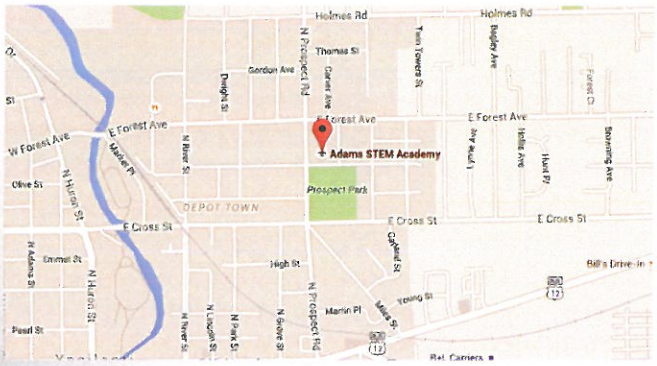
Building Life Cycle

Year Built: 1980

Major Alterations: 1998

Property Notes

- Adams uses adjoining park, Prospect Park playground



Adams-PYP Recommendations

Recommendation

Rationale and Considerations:

- Adams has been redesigned and repurposed for YCS's PYP.
  - The boundary for each elementary school will be revisited to distribute our elementary students to Estabrook, Erickson and Holmes. Holmes is an opt-out program. Students who do not want to go to a balanced calendar school will have a "sister" school where YCS provides transportation. If the family would like to attend a different school within the district, the family will provide their own transportation. We would like to have this practice in place for all students, at each elementary building. Our bussing costs are incredibly high because we bus students all over the district. We have students from the same neighborhood going to several different schools.

Chapelle Elementary

Building / School Information

111 S Wallace St

Municipality: Ypsilanti Twp.

Approx Square Feet: 54,000 Acreage:

3.4 Pupil Capacity: 436

Current # of Students: 0

Building Life Cycle

Year Built: 1953

Major Alterations:

1997, 2008

$3.393 mm Appraisal Value:

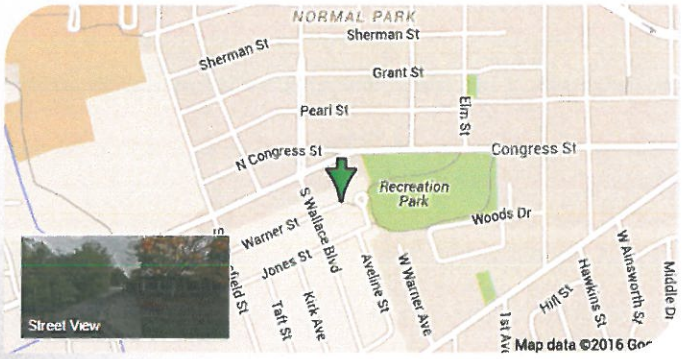
$993k Approx. '15 Sch. Yr. Utilities:

$28k Est. Add. Carrying Costs:

$15k

Property Notes

- Several classrooms are currently being used as storage for district files & equipment
- Currently leased *by YCS Foundation Resale Shop & Boys & Girls Club*
- *YCS Foundation Resale Shop* is moving due to improper zoning



Chapelle Elementary

Recommendation - Path A: Repurpose

Rationale and Considerations:

- Requires significant technology upgrades to become an operating school
- Current excess of the bond obligation to appraisal value makes it particularly challenging to sell
- A charter school made a below-asking price offer in the recent past, being aware of charter school interest is critical
- Five property management companies have been contacted to lease out the building; 6% - 8% fees have been preliminarily proposed
- Projected net income from property: $245,048 Annually
  - Projected revenue: $300,048 (70% of Square Footage Rented @ $8 per sq. Ft.)
  - Projected expenses: $55,000

Kettering Elementary

Building / School Information

1633 Knowles St

Municipality:

Ypsilanti Twp.

Approx. sq ft: 32,000 Acreage:

9.8 Pupil Capacity:

[___] Current # of Students:

Building Life Cycle

Year Built:

1957 Major Alterations:

N/A Year Closed:

2009 **Financial Data** Bond Amount:

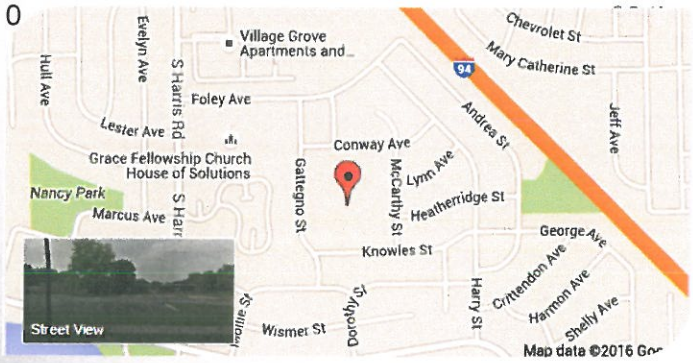
$1.8 mm Appraisal Value:

$590k (high) Approx. '15 Sch. Yr. Utilities:

$3k Est. Add. Carrying Costs:

Property Notes

- Due to long time closure with limited utilities, interior condition has deteriorated significantly, and therefore not useable as-is
- Current exterior condition is viewed as blight by surrounding community



Kettering Elementary

Recommendation - Path C: Demolish & Sell

Rationale and Considerations:

- Not needed, or in useable condition, as a YCS school building
- Demolishing the current structure makes the property saleable, or at least transferable, to another organization
- Demolishing the building would be viewed positively by the surrounding neighborhoods

Post-Demolition Possibilities:

- Preliminary discussion with Habitat for Humanity to manage vacant property
- Ypsilanti Twp. open to discussions of taking ownership of vacant property

Demolish Bid: $[218k]

Thurston Elementary

Building / School Information

Address:

181 Oregon St Municipality:

Ypsilanti Twp. Approx. Square Feet

37,000 Acreage:

7.8 Pupil Capacity:

[__] Current # of Students:

Building Life Cycle

Year Built:

1955 Major Alterations:

N/A Year Closed: 2007

Bond amt: $1.9 mm

Appraisal value: $600k (high)

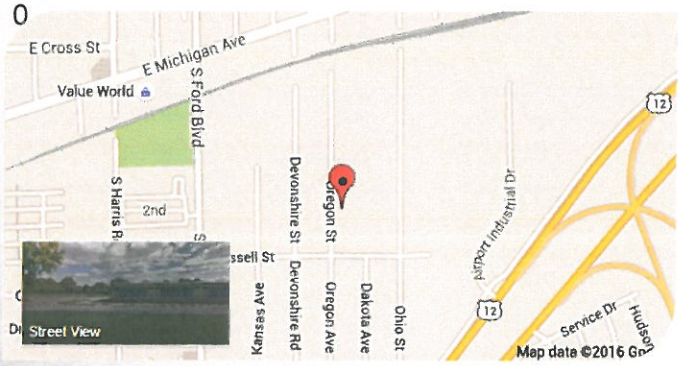
Utilities: $1k

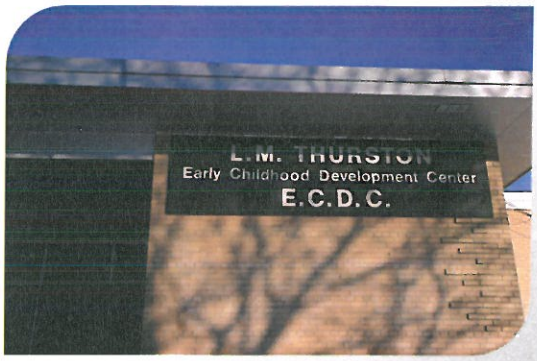
Est. Add. Carrying Costs: $21k

Property Notes

- Similar to Kettering, due to long time closure with limited utilities, interior condition has deteriorated significantly, and therefore not useable as-is
- Current exterior condition is viewed as blight by surrounding community

0





37

Thurston Elementary

Recommendation - Path C: Demolish & Sell

Rationale and Considerations:

- Not needed, or in useable condition, as a YCS school building
- The only offer to purchase was for $50,000 land contract
- Demolishing the current structure makes the property saleable, or at least transferable, to another organization
- Demolishing the building would be viewed positively by the surrounding neighborhoods

Post-Demolition Possibilities:

- Ypsilanti Twp. open to discussions of taking ownership of vacant property

Demolish Bid: $[236k]

Cheney Elementary

Building / School Info

Address:

1500 Stamford Rd Municipality:

Superior & Ypsi Twp.

Approx. sq. ft: 42,000

Acreage: 26.3

Pupil Capacity: 450

Building Life Cycle

Year Built:

1970 Major Alterations:

[2007] Year Closed:

[2012] **Financial Data** Bond Amount:

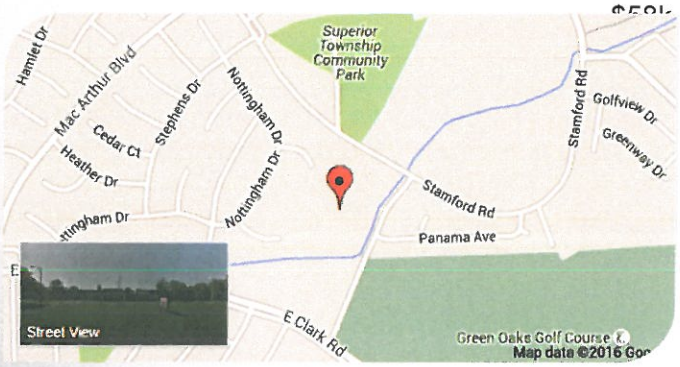
$1.462 mm Appraisal Value:

$577k Approx. '15 Sch. Yr. Utilities:

$6k Est. Add. Carrying Costs:

Property Notes

- Property straddles Superior Twp. and Ypsilanti Twp.
- Splitting into two parcels along township border is a possibility



39

Cheney Elementary

Recommendation - Path A: Sell

Rationale and Considerations:

- Currently in better condition compared to Kettering and Thurston, although the longer it sits with limited utilities, it will deteriorate over time

- Recommend listing the property as-is for a short time (e.g. 6 months); attempt to re-engage previous prospective buyer who offered $[350k]
  - Past offers include $[77k] for only the Ypsilanti property parcel
  - Both the YMCA and Ypsilanti Library have evaluated the property in the recent past

- If still not sold after a pre-determined length of time, place 3rd in the queue to demolish after Kettering & Thurston
  - Reach out to Green Oaks Golf Course, an adjacent property, to gauge interest in Cheney property
  - Superior & Ypsilanti Twp. open to discussions of taking ownership of vacant property

FAB Summary of Recommendations (2016)

2016-2017

- Approve redistricting proposal of Adams 3 –5 students to assigned home schools of Holmes, Erickson, and Estabrook; students opting for "choice" do so with the understanding that transportation will not be provided by YCS; students assigned to Holmes, due to balanced calendar, may continue to "opt out" with transportation provided.

- Approve adjusting the starting times at ELC programs from 9:00 to 8:30 to accommodate working parents.

- Approve removal of 7th and 8th grade classes at Estabrook Learning Community and combine with YCMS. Estabrook will remain 2nd grade to 6th grade for this academic year only.

FAB Summary of Recommendations (2016)

2016-2017

- New Tech High School moves from Ardis to YCHS. It will be housed with the most successful Small Learning Community (SLC), STEMM Middle Academy and be one of three SLC offerings
- ACCE program moves out of George School and into Ardis for the academic year. Alternative program will be revamped and have all students participating in RCTC program
- Demolition process including paperwork for Kettering and Thurston begin
- Cheney Elementary School property is sold
- Continue leasing out Chapelle Elementary until fully occupied

FAB Summary of Recommendations (2017)

2017-2018

- WIHI and WIMA relocate from East Middle School to West Middle School
- YCMS relocates out of YCMS Willow Run Campus to East Middle School
- YCMS reopens as a community service center rich with local non-profit institutions servicing Eastern Washtenaw County; building is leased by entities
- Ardis is leased or sold and alternative program permanently locates to George School housing nearly 200 students in our alternative program

FAB Summary of Recommendations (2017)

2017-2018

- PYP opens grades 3 – 5 and is now a Pre-K – 5 option for parents seeking IB philosophy

- Estabrook Learning Community becomes a 2 – 5 building and all 6th graders locate to East Middle School

2016 - 2017 Savings & Revenue
Projected:

- Chapelle: Rent - Projected revenue of approx. $245,000

- Thurston & Kettering: Demolish -Projected savings of $49,000 annually (Kettering $27,000, Thurston $22,000)

- 800 railroad – Sell: Save $12,000 annually, $298,000 appraisal value

- Cheney – Sell: Would save $64,000, $320,000 approx. value

- Willow Run Gymnasium – Rent: Projected revenue $74,700 this fiscal year

- All other proposed building moves remain cost neutral

Projected savings in utility and maintenance: $125,000
Total projected revenue from rent and selling properties: $937,700

2017 - 2018

- Chapelle: Rent – Projected revenue $245,000 annually
- Thurston & Kettering: Demolish: $49,000 annual savings
- Railroad: Sell - $12,000 annual savings
- Cheney: Sell - $64,000 annual savings
- Willow Run: Rent – Projected revenue $99,600 annually
- Ardis: Sell – save $105,000 annual savings
- If we housed our alternative program at Forest we would lose the rental income from the WISD program which would be a loss of ($__TBD___) in rent.
- Ypsilanti Community Middle School: Transfer to East – $215,000 annual savings
- YCMS: Rent – Assuming 70% of the space leased at the same per square foot price gymnasium (high school side), projected revenue $305,382 annually
- Assuming rental of West is relatively the same rate as East there would be little change to current conditions

Total Projected Savings $445,000

Total Projected Revenue from Rental $56,982+$245,000 - ($Loss Rental from Forest)

Proposed Next Steps

Summary of Path Analysis

	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017	Summer 2017	Fall 2017	2018
Kettering	Demolish as quickly as feasible			Dispose of property				No longer YCS property
Thurston	Demolish as quickly as feasible			Dispose of property				No longer YCS property
Cheney	Market propert(ies) for sale			Begin demolition sequence, if necessary		Demolish		Dispose of property
Chapelle	Hire property mgmt. co.	Lease space towards profitability		Lease profitably				Lease profitably
Service Station	Process insurance claim & repairs	Create comprehensive package deal for real estate developers		Market and execute sale to a real estate developer				No longer YCS property
West Middle		Host Summer School			Prepare facilities for WIHI & WIMA requirements		Opens as WIHI & WIMA	Remains WIHI & WIMA
East Middle						Transition WIHI & WIMA out	Opens as YCMS	Remains YCMS
Former WR Middle / High						Transition to [Community Center]		Remains [Community Center]
Ardis		Transition New Tech to YCHS	Opens as ACCE	Consider purchase offers		If sold, transition ACCE		Potentially no longer YCS property

Formation of Sub-Committees by Path

Repurpose Committee

- Proposed Properties :
  - Former Willow Run Middle / High
  - Chapelle
- Preliminary Objectives:
  - Tenaciously contact and engage potential community serving organizations to buy / lease former WRMS / HS starting summer 2017
  - Identify, interview and choose property management firm for Chapelle, possibly more

Sell Committee

- Proposed Properties :
  - Cheney
  - Service Station
  - Ardis
- Preliminary Objectives:
  - Work with realtor to appraise properties, taking into account YCS needs
  - Identify, interview and choose a developer for the Service Station
  - Collaborate with YCS administration to prepare Ardis for potential sale

Demolish Committee

- Proposed Properties:
  - Kettering
  - Thurston
  - Potentially Cheney
- Preliminary Objectives:
  - Research and secure funding for demolition
  - Identify, interview and choose demolition firm
  - Work in-conjunction with the Sell Committee to dispose of property post-demolition

Sub-committees will meet on a monthly basis and will report to the Board of Education as requested on a periodic basis

YPSILANTI COMMUNITY SCHOOLS
www.ycschools.us

*YCS Administration Building, Professional Development Room * 1885 Packard Rd.; Ypsilanti, MI 48197*

MINUTES: SPECIAL MEETING/WORKSHOP OF THE BOARD OF EDUCATION
Saturday, March 19, 2016

The ***Special Meeting*** of the Ypsilanti Community Schools Board of Education was called to order by President Sharon Irvine at 9:07 a.m.

MEMBERS OF THE BOARD OF EDUCATION PRESENT
Meredith Schindler, Maria Sheler-Edwards, Sharon Lee (9:10 arrival; 12:20 departure), Sharon Irvine, Celeste Hawkins (9:32 arrival), Ellen Champagne, Brenda Meadows (9:16 arrival)

MEMBERS OF THE BOARD OF EDUCATION ABSENT: *None*

ACCEPTANCE OF AGENDA: The *"amended"* agenda was accepted as presented.
Motion by Trustee Schindler, supported by Trustee Champagne
Action Recorded: 4/Yes; 0/No

PUBLIC COMMENTS #1
Maggie Gibbons, Adams volunteer, shared an invite to the Adams STEM Academy Family Writing Night on Wednesday, March 23rd from 5:30 - 7:30 p.m.

GOAL SETTING AND STRATEGIC PLANNING
Naomi Norman, Interim Assistant Superintendent/Washtenaw Intermediate School District, facilitated this workshop on data, including data discussion and data protocols. Ms. Norman presented and led discussion on achievement and enrollment data.

BOARD/SUPERINTENDENT COMMUNICATION PROTOCOL
President Irvine led discussion/review on the flow of communication.

Discussion of YCS facilities communication and information led to a Board decision to schedule a Board workshop on Wednesday, March 23, 2016 at 6:30 p.m. This workshop will discuss the facilities recommendations presented to the Board. Revised recommendations will be presented.

PUBLIC COMMENTS #2: *None*

BOARD/SUPERINTENDENT COMMENTS: *None*

Board Meeting Adjournment: 12:56 p.m.

Respectfully Submitted,

Sharon Lee, Secretary
Board of Education
Ypsilanti Community Schools

pg

DRAFT