

# Leman Academy Replication Request, Charter Contract, and Site Lease



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Jan 2023

# Work That Has Occurred

- The Replication Application for Lemman Academy was approved by the BOE with a 6-1 vote on June 21, 2022
- DCSD and Lemman Academy have explored a mutually beneficial partnership that is unique and innovative
- Staff and LRPC Recommendation was to move forward with leasing 11 acres of the Cielo School Site Location to Lemman Academy
- District staff and Lemman Academy have collaboratively reached agreement on lease terms and DCSD Special Education Design for the replicated school
- DCSD and Lemman are collaborating to develop a Memorandum of Understanding addressing specifics of center-based programming

# Modification of Resolution

- District staff and Lemman representatives have been working collaboratively to negotiate a Site Lease and to plan for Lemman's conditionally approved replicated school facility
- Unforeseen logistical components of planning for the replicated charter school and the underlying components to effectuate a Site Lease have made established dates for completion of tasks unrealistic
- **Staff recommends** that deadlines for completion of certain tasks be revised so that:
  - Lemman submits letters of intent for enrollment at replicated school by 12-16-23
  - Lemman submits 4-year balanced budget for replicated school by 2-1-24
  - Lemman submits location lease or purchase agreement compliant with planning, construction and occupancy requirements before 1-15-2024
  - Completion of Site Lease extended to 1-24-2023

# Charter Contract for Replicated School

On June 21, 2022 the District's Board of Education conditionally approved Lemman's Replication Application

- Charter contract includes contract terms consistent with Board's expectation for charter schools approved in recent years.
- Charter contract includes terms requiring compliance with any and all pre-opening conditions for the replicated charter school.
- Charter contract acknowledges Lemman's agreement to District's implementation of center-based program(s) at the school site of replicated school.

**Recommendation:** That the Board approve the Charter Contract for Lemman Classical School [Replicated].

## Approval of Site Lease

Pursuant to C.R.S. 22-32-110(1)(f), the Board is authorized to rent or lease unimproved real property not needed for its purposes to a charter school using debt financing for a term not exceeding the term of the debt financing.

- Lease has been completed for Tract A, Cielo Subdivision Filing 1 totalling approximately 11 acres
- Lease includes the District's exclusive operation and use of a ~4,000 sq. ft. center-based program constructed at Lemman's expense

**Recommendation:** That the Board approve the Resolution Regarding Approval of Site Lease.