

Colorado Springs Early Colleges  
4435 North Chestnut  
Colorado Springs, CO

Meeting of the Colorado Springs Early Colleges Board of Directors  
December 30, 2013 Monday, Suite E  
1:00 P.M.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Correspondence
  - A. Letters to the Board
4. Visitors
  - A. Visitor comments to the Board
5. Board Comments
6. Administration Report
  - A. Colorado Springs Early Colleges
    - i. Year End financials
    - ii. Overall projections for next year
    - iii. Cash flow projections
    - iv. Financial strength
  - B. Colorado Technical University
    - i. CTU Quarterly Financials
    - ii. CTU Lease Amendment dated 23<sup>rd</sup> of December
    - iii. CTU Lease Projections and Cash flow
  - C. Remodel of 4405
    - i. Projected costs
    - ii. Projected layout
    - iii. Projected usage for college courses
  - D. Relationship with Charter School Development Corporation
    - i. CSECBC lease
    - ii. CSEC lease
    - iii. Assumption of CTU lease
    - iv. CAM of Springs Business Park
    - v. CTU and Possessory Tax
  - E. Relationship with Great Western Bank
    - i. Cash flow of CTU payment
    - ii. Cash flow for re-financing
    - iii. Appraisal on Springs Business Park
  - F. Douglas County Start Up Grant
    - i. Proposal to lease building

**7. Springs Business Park**

**A. Recommend the following resolution be adopted:**

- i. The Governing Board of Colorado Early Colleges authorized the purchase of Springs Business Park using the Charter School Development Corporation as the initial purchaser.**
- ii. The Master Lease on the property will be held in a new building corporation called Colorado Springs Early Colleges Building Corporation to hold the master lease on the property.**
- iii. The Governing Board of Colorado Early Colleges authorizes the Administrator of Colorado Springs Early Colleges the authority to enter into lease agreements with the building corporation and Colorado Technical University.**
- iv. The Governing Board of Colorado Early Colleges authorizes the Administrator to begin tenant improvements at the Springs Business Park in accordance with the leases to CSEC and CTU.**

**8. Board Meetings**

- i. January 24, 2014 – Friday 4:00 pm**
- ii. February 21, 2014 – Friday 4:00 pm**
- iii. March 21, 2014 – Friday 4:00 pm**
- iv. April 25, 2014 – Friday 4:00 pm**
- v. May 23, 2014 – Friday 4:00 pm**
- vi. June 20, 2014 – Friday 4:00 pm**

**9. Approval of Consent Items**

- A. Approval of the November 15, 2013 Board Minutes.**
- B. Approval of the November, 2013 Financials.**
- C. Approval of the December 6 & 7, Board Retreat**
- D. Approval of the December 16<sup>th</sup>, 2014 Board Minutes**

**10. Other Business**