

AGENDA

**SPECIAL MEETING**

**BOARD OF DIRECTORS  
SACRAMENTO VALLEY CHARTER SCHOOL**

2301 Evergreen Avenue, West Sacramento, California 95691

May 15, 2019

11:00 AM

**INSTRUCTIONS FOR PRESENTATIONS TO  
THE BOARD BY PARENTS AND CITIZENS**

The Sacramento Valley Charter School ("School") welcomes your participation at the School's Board meetings. The purpose of a public meeting of the Board of Directors ("Board") is to conduct the affairs of the School in public. We are pleased that you are in attendance. Your participation assures us of continuing community interest in our School. To assist you in the ease of speaking/participating in our meetings, the following guidelines are provided:

1. Agendas are available to all audience members at the door to the meeting.
2. "Request to Speak" forms are available to all audience members who wish to speak on any agenda items or under the general category of "Oral Communications." "Oral Communications" is set aside for members of the audience to raise issues that are not specifically on the agenda. However, due to public meeting laws, the Board can only listen to your issue, not respond or take action. These presentations are limited to three (3) minutes and total time allotted to non-agenda items will not exceed fifteen (15) minutes. The Board may give direction to staff to respond to your concern or you may be offered the option of returning with a citizen-requested item.
3. You may also complete a "Request to Speak" form to address the Board on Agenda items. With regard to such agenda items, you may specify that agenda item on your "Request to Speak" form and you will be given an opportunity to speak for up to three (3) minutes when the Board discusses that item.
4. When addressing the Board, speakers are requested to state their name and address from the podium and adhere to the time limits set forth.
5. Any public records relating to an agenda item for an open session of the Board which are distributed to all, or a majority of all, of the Board members shall be available for public inspection at Sacramento Valley Charter School in the School Office at 2399 Sellers Way, West Sacramento, CA 95691 and viewable online at <https://www.sacvalleycharter.org/board-meetings-2017-19.html>.

**I. PRELIMINARY**

**A. CALL TO ORDER**

Meeting was called to order by the Board Chair at \_\_\_\_\_.

**B. ROLL CALL**

	Present	Absent
Chamkaur Dhatt	_____	_____
Narinder Thandi	_____	_____
Darshan Mundy	_____	_____
Surjit S. Dhillon	_____	_____
Bhajan S. Bhinder	_____	_____

**II. OPEN SESSION**

**III. COMMUNICATIONS**

**A. ORAL COMMUNICATIONS:** Non-agenda items: no individual presentation shall be for more than three (3) minutes\* and the total time for this purpose shall not exceed fifteen (15) minutes. Ordinarily, Board members will not respond to presentations and no action can be taken. However, the Board may give direction to staff following a presentation. \*Persons requiring and interpreter shall receive a maximum of six (6) minutes.

**B. FOR INFORMATION: BOARD/STAFF DISCUSSIONS:** Board and staff discuss items of mutual interest.

**IV. APPROVAL OF MEETING AGENDA**

**V. ITEMS SCHEDULED FOR ACTION**

**A. BUSINESS (15 minutes)**

1. Approve the facility lease agreement with Sikh Temple Sacramento, effective July 1, 2019 – June 30, 2024.
2. Approve Board member term extensions for existing members whose current term expires on August 31, 2019.
3. Establish a Board Nominations Committee to begin the process identifying candidates to fill a vacancy or vacancies if a current member does not extend their term beyond August 31, 2019.

**VI. ITEMS SCHEDULED FOR INFORMATION/DISCUSSION**

**VII. ITEMS FROM THE BOARD**

**VIII. CLOSED SESSION**

**IX. ADJOURNMENT**

The meeting was adjourned at \_\_\_\_\_.

**Facility Lease Agreement**  
**By and Between**  
**Sikh Temple Sacramento and Sacramento Valley Charter School**

Since 2011, Sikh Temple Sacramento (Temple) has continuously leased school facilities to Sacramento Valley Charter School (SVCS). The existing lease agreement expires on June 30, 2019.

Term of Lease: July 1, 2019 to June 30, 2024

This lease agreement incorporates elements from previous lease documents as well as updates for the Charter School Facility Grant Program (Senate Bill 740 Program), the annual payment by the Temple to SVCS for the property tax exemption as determined by the Yolo County Assessor, and the Proposition 39 Clean Energy Jobs Act.

1. SVCS is a 501(c)3 non-profit California corporation engaged in the business of public charter school education.
2. SVCS has its own governing board which has the legal right to make decisions to operate this charter school and engage in legally-binding contracts with vendors on behalf of this charter school.
3. The primary address, office and place of operation for SVCS is at 2399 Sellers Way, West Sacramento, CA 95691. SVCS leases school facilities from the Temple at 2399 Sellers Way and 2301 Evergreen Avenue, West Sacramento, CA 95691.
4. SVCS occupies a total of 15,935 square feet, of which 7,465 square feet at 2301 Evergreen Ave consists of classroom space, restrooms, open space in front of the classrooms, stairways, hallways and office space and 8,470 square feet at 2399 Sellers Way consists of the school office, staff room, classrooms, restrooms and the multi-purpose room.
5. In addition, SVCS pays the Temple for use of kitchen and dining facilities during the school year for the SVCS student lunch program.
6. Based on the CBRE Sacramento area first quarter 2019 market views for retail (at \$1.58 average) and office space (at \$1.97 average) as well as rates for existing space for lease in West Sacramento as listed on [www.loopnet.com](http://www.loopnet.com), the market rate for 2019-20 is estimated to be at least \$1.50 per square foot.
7. For purposes of this lease, the 2019-20 per square foot rate is set at the below market rate of \$1.35.
8. For 2019-20, the monthly rent shall be \$23,362 ( $\$1.35 \times 15,935$  square feet = \$21,512 plus \$1,850 for the use of kitchen and dining facilities).

9. Beginning July 1, 2020 and each July 1 thereafter for the remainder of the lease term, the monthly rent rate will be adjusted, on a compounding basis, by the State's adopted budget K-12 COLA with an annual effective date of July 1, retroactively, as needed. For example, if the 2020-21 COLA is 2%, the rent would be \$23,830, effective July 1, 2020.
10. SVCS will pay for the gas, sewer and water utilities for 2399 Sellers Way these utilities are on separate meters/utility billing. The monthly rent includes electricity and garbage service for both addresses as well as the gas, sewer and water utilities for the shared meters at 2301 Evergreen Avenue.
11. Under the requirements of the Charter School Facility Grant Program (Senate Bill 740 Program), SVCS will obtain an independent appraisal for the Fair Market Rent Analysis and submit the appraisal within 60 days of request to the California School Finance Authority.
12. By February 15 each year, SVCS will complete and file Form BOE-268-A Exemption for Property Used Exclusively by a Public School with the Yolo County Assessor's Office. The property tax assessment amount varies each year and the amount exempted and returned to the Temple by the Yolo County Assessor for the leased property shall be paid to SVCS.
13. Under Proposition 39 Clean Energy Jobs Act, the savings calculated between the market rate and the actual cost per square foot paid by SVCS shall be recognized "as other forms of monetary compensation" until the full award value of \$251,947 is recognized by SVCS. As of July 1, 2019, the remaining balance to be offset is \$197,609.
14. Since SVCS' revenue is primarily based on pupil attendance and this rent is based on average enrollment of 250-270, a downward trend in enrollment could trigger a renegotiation as a mutual adjustment in rent is expected in times of income crisis.
15. The terms of this lease agreement can be changed or modified by mutual agreement in writing by both parties.

Date: \_\_\_\_\_

President: \_\_\_\_\_

Balbir S. Dhillon, President  
Sikh Temple Sacramento  
2301 Evergreen Avenue  
West Sacramento, CA 95691

Chairman: \_\_\_\_\_

Chamkaur Dhatt, Board Chairman  
Sacramento Valley Charter School  
2399 Sellers Way  
West Sacramento, CA 95691