

**EARLY CHILDHOOD EDUCATION MUNICIPAL DEVELOPMENT
CORPORATION BOARD OF DIRECTORS
MEETING MINUTES
TUESDAY, JUNE 8, 2021
1:00 PM
VIDEOCONFERENCE**

Members Present: Board Member Elaine Mendoza, Chair, *Mayoral*
Board Member Dr. Richard Middleton, *District 1*
Board Member Brandon Logan, *District 2*
Board Member Joe De La Garza, *District 3*
Board Member Richard Perez, *District 4*
Board Member Dr. Tracy Hurley, *District 6*
Board Member Frances Guzman, *District 7*
Board Member Dr. Shari Albright, Secretary, *District 8*
Board Member Dr. Gogi Dickson, *District 9*
Board Member Jan Kirby, *District 10*

Members Absent: Board Member Gloria Ramirez, *District 5*

Staff Present: Sarah Baray, Ph.D., *Pre-K 4 SA Chief Executive Officer*; Alex Lopez, *Assistant City Manager*; Ed Vara, *TEA Region 20*; Dee Ann Drummond-Estlack, *TEA Region 20*; Eryanne Taft, *Pre-K 4 SA*; Ashley White, *Thompson & Horton*; Shreya Shah, *City Attorney's Office*

Also Present: Brad Davenport, *Pre-K 4 SA*; Vickie Garza, *Pre-K 4 SA*; Paul Chapman, *Pre-K 4 SA*; Daisy Castillo, *Pre-K 4 SA*; Larrisa Wilkinson, *Pre-K 4 SA*; Mayra Cortes, *Pre-K 4 SA*; Amanda Davila, *Creative Noggin*; Peter Jansen, *CBRE*; Gene Williams, *CBRE*; Sam Wickwire, *City Council District 10*

Call To Order

Chairwoman Mendoza called the meeting to order via video conference.

- 1. Public Comments [If a member of the public would like to provide comment to the Pre-K 4 SA Board on Pre-K 4 SA related matters, please email comments to prek4sa@sanantonio.gov before 1:00 PM on the day of the meeting]**

There were no public comments to be heard.

- 2. Approval of minutes of the May 13, 2021 Early Childhood Education Municipal Development Corporation Board of Directors Meeting**

Board member Perez moved to approve the minutes of the May 13, 2021 Early Childhood Education Municipal Development Corporation Board of Directors Meeting. Board member Logan seconded the motion. Motion carried unanimously by those present.

Executive Session

8. Legal and contractual issues related to real estate pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Chairwoman Mendoza recessed the Early Childhood Education Municipal Development Corporation Board of Directors Meeting into executive session at 1:02 p.m. She reconvened the meeting at 1:24 p.m. There was no action taken at this time.

CEO Update

3. CEO Update to include Proposed FY 2022 Board Calendar, Enrollment, End of Year Activities, partnership updates, and promotion and outreach [Sarah Baray, Ph.D., Pre-K 4 SA CEO]

Dr. Baray began her CEO update with enrollment. As of June 7, 2021, a total of 2,020 applications have been received, and 1,733 applicants are in the process of enrolling. Although Pre-K 4 SA's enrollment numbers are lower than in previous years, our retention rate from application to full enrollment of families remains strong.

She continued with an update on recruitment. As a part of ongoing efforts to engage with families throughout the enrollment process, Pre-K 4 SA has implemented a multi-prong approach to create opportunities for connection. The Center Directors will host Virtual Open Houses in both English and Spanish throughout the summer, as well as twice-monthly "Office Hours". Staff will also have a presence at Fiesta, and at key community locations across the city including Traders Village, Pica Pica, as well as parks and splash pads. Pre-K 4 SA Come Play with Me events will also continue throughout the summer.

Some key End of Year activities included Come Play with Pre-K at the Botanical Gardens, End of Year Parades, and the annual Ignite Conference. End of Year Parades at the centers were a continued event from last year, and will be part of our events moving forward. The Guardian Newspaper, based out of London, was on site for the parade at the East Education Center, and will be publishing a story about the program in the coming weeks.

The Ignite Conference was held virtually this year, with a theme of *Equity through Inquiry*. The Kick Up platform was utilized for registration, participant feedback, and to share resources and presentation materials.

Regarding Partnership Updates, Dr. Baray highlighted the Gracias auction check presentation to Therapy Animals San Antonio. A total of \$5,500 was raised for the organization through the art auction in the spring.

Dr. Baray concluded with Promotion and Outreach. She highlighted May's engagements which included Pre-K 4 SA's Virtual Open House, City Council A Session, UN Food Systems Summit Dialogue, Corpus Christi Mayor's Education and Workforce Committee Meeting, Gracias check presentation, and the Guardian Interview. June engagements include Quality Care & Early Matters Meeting, WOAI SA Living, Councilman Pelaez meeting, Start Early's visit to San Antonio, and HOLTCAT's Site Visit to Holli-Hills. She ended with the proposed FY 2022 Board Meeting Dates.

Consent Agenda

4. **Board action to authorize an amendment to the Professional Services Agreement with Education Service Center, Region 20 to increase the contract amount by \$121,800.00 to a contract value not to exceed \$283,897.50, and extend the term of the contract to August 31, 2022 with three additional one-year renewal options. [Brad Davenport, Pre-K 4 SA Chief Operating Officer]**
5. **Board action to approve the purchase of required insurance from the recommended companies Hartford, Philadelphia, and a company to be determined for Pre-K 4 SA Property, Student Incident, and General Liability insurance, respectively, for the North, South, East, and West Education Centers with a total premium of approximately \$150,000.00 annually through July 1, 2023 for a total amount not to exceed \$300,000.00; the City of San Antonio provides coverage meeting the Workers' Compensation requirement. [Brad Davenport, Pre-K 4 SA Chief Operating Officer]**
6. **Board action to approve payment in the amount of \$386,381.00 to Amstar for construction improvements to the Gardendale Early Learning Program replication site as part of the SB 1882 agreement between Pre-K 4 SA and Edgewood ISD. [Brad Davenport, Pre-K 4 SA Chief Operating Officer]**

Board member Perez moved to consent agenda items #4, #5, #6. Board member Albright seconded the motion. Motion carried unanimously by those present.

Individual Briefings

7. **Board briefing to include Lone Star Governance Training and an update on the FY 2022-2029 Strategic Plan. [Sarah Baray, Ph.D., Pre-K 4 SA CEO; Edward Vara, ESC Region 20]**

Dr. Baray gave an overview of the FY 2021 – 2029 Strategic Plan for Pre-K 4 SA's second authorization.

Mr. Ed Vara and Dee Ann Drummond-Estlack of Region 20 provided the Lone Star Governance (LSG) Training to the Board. LSG training is a requirement as a part of Pre-K 4 SA's 1882 partnership with Edgewood ISD. The purpose of the LSG Training is to provide coaching and support, through a continuous improvement framework, for school governing teams that choose and commit to intensely focus on the objective to improve student outcomes.

8. **Legal and contractual issues related to real estate pursuant to Texas Government Code Section 551.071 (consultation with attorney).**

Chairwoman Mendoza recessed the Early Childhood Education Municipal Development Corporation Board of Directors Meeting into executive session at 2:44 p.m. She reconvened the meeting at 2:57 p.m. no action was taken at this time.

9. **Board consideration and action on a resolution authorizing the CEO, or her designee, to execute a renewal of the leases of the following properties: 125 Enrique M. Barrera Pkwy, San Antonio, Texas 78227 ("West Lease"); 7031 S New Braunfels Ave., San Antonio, Texas 78223 ("South Lease"); and 3635 Medical Drive, San Antonio, Texas 78229 ("North Lease") [Sarah Baray, Ph.D., Pre-K 4 SA CEO]**

Dr. Baray presented staff's recommendation that the board approve a resolution allowing the CEO to execute renewals of the leases on behalf of the Corporation for Pre-K 4 SA's West, South and North Education Centers. A motion was made to amend the resolution to read:

Board consideration and action on a resolution authorizing the CEO, or her designee, to execute a renewal of the leases **at the existing terms or anything superior, qualitatively or quantitatively, that protect the interests of the Corporation** of the following properties: 125 Enrique M. Barrera Pkwy, San Antonio, Texas 78227 ("West Lease"); 7031 S New Braunfels Ave., San Antonio, Texas 78223 ("South Lease"); and 3635 Medical Drive, San Antonio, Texas 78229 ("North Lease").

Board member Perez moved to approve the amended language. Board member Guzman seconded the motion. Motion carried unanimously by those present.

Board Member Perez requested a follow up on the outcomes before the next board meeting. Dr. Baray agreed to include in the board follow up memo.

Consideration of Future Meetings

10. The next meeting of the Board of Directors is scheduled to take place on Tuesday, August 3, 2021 at 2:00 p.m.

Adjournment

There being no further discussion, the meeting was adjourned at 3:01 p.m.

Respectfully Submitted,

Elaine Mendoza, Chairperson

Vickie W. Garza, Pre-K 4 SA