

MINUTES

KIPP South Florida Board Meeting

September 20, 2023
4:30pm

KIPP Miami - North Campus (MDC) 3000 NW 110th St, Miami, FL 33167

[ZOOM](#)

Board Preliminaries

<u>Last Name</u>	<u>First Name</u>	<u>Role</u>	
Knowles	Eric	Chair	<u>X</u>
		<u>Last Name</u>	<u>First Name</u>
		Greene	Rose Ellen
		Richman	Hannah
		Cobb	Toby
		<u>Role</u>	
		Director	X
		Director	X
		Director	X

Guest(s)

<u>Last Name</u>	<u>First Name</u>	<u>Role</u>
Adan	Dan	KIPP Miami Board
Kress	Monica	Managing Director of Operations, KIPP Team and Family
Cope	Ben	Chief External Officer, KIPP Team and Family
DiFilippo	Gabriella	Chief Operating Officer, KIPP Team and Family
Small	Steve	Chief Financial Officer, KIPP Team and Family
Berg	Dwight	Real Estate Consultant, KIPP NJ and Miami
Chu	Doug	Director of Facilities and Real Estate, KIPP Team and Family
Chu	Doug	Conflict Resolution Designee, KIPP Miami

Public Comments

As a reminder, all of the items on the consent agenda are voted on in a single vote without questions or discussion. We do not packet in advance and let us know if you see anything on the consent agenda that you want moved to the regular agenda so that it can be discussed by the Board.

Start Time: 4:33 p.m.

End Time: 5:42 p.m.

Board Updates:

New potential board member Toby Cobb was introduced. Board Chair Eric Knowles shared that he is running for public office in the upcoming elections.

Finance Updates:

Steve Small reviewed budget comparison between MDC and 79 St. project. Explanation of cost increase are due to post-pandemic and inflation costs. Steve went over financial timeline for 79 St. project.

Real Estate Updates:

Monica Kress and Dough Chu went over 79 St. updates and potential land swap with current owner of land adjacent to 79 St. project. Doug went over construction timeline for 79 St. project.

Consent Agenda

Agenda – September 20, 2023

Director

Approving Consent Agenda

Motion by Director
Seconded by Director
Opposed

Director

**Rose Ellen Greene
Hannah Richman**

Issuance of debt to Refinance Bridge Loans for KIPP Miami North Campus at MDC Project

Motion by Director
Seconded by Director
Opposed

Director

**Hannah Richman
Rose Ellen Greene**

Schools Of Hope Revolving Loan for the Development of the KIPP Miami Liberty City Project

Motion by Director
Seconded by Director
Opposed

Director

**Rose Ellen Greene
Hannah Richman**

Execution and Delivery of Certain Guaranty Documents Securing Debt of KIPP Miami, Inc.

Motion by Director
Seconded by Director
Opposed

Director

**Rose Ellen Greene
Hannah Richman**

Meeting Adjourned

Motion by Director
Seconded by Director
Opposed

Director

**Rose Ellen Greene
Hannah Richman**

The undersigned hereby certifies that he/she is a Director and/or Officer of KIPP South Florida Educational Facilities, INC., a not-for-profit corporation organized and existing under the laws of the State of Florida, and that the above is a true and correct copy of the meeting minutes of the Board of Directors of said corporation & the individual charter schools sponsored by the said corporation. The minutes were adopted by the Board of Directors at a meeting held on November 14, 2023. KIPP South Florida Educational, INC. A Florida not-for-profit corporation

By: Rose Ellen Greene
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Date: 11/28/2023