

[Building Company Renewed 10/10/23](#) Search by File number 835425000026 - TB

Minnesota Business Name HCIS Building Company		
Business Type Nonprofit Corporation (Domestic)		MN Statute 317A
File Number 835425000026		Home Jurisdiction Minnesota
Filing Date 8/4/2015		Status Active / In Good Standing
Renewal Due Date 12/31/2024		Registered Office Address 332 West Michigan St Duluth, MN 55802 USA
Registered Agent(s) (Optional) Currently No Agent		President Ted W Buck 332 W Michigan St STE 300 Duluth, MN 55802 USA

Expansion Meeting

Monday, 1/30

3:30-4:30

Carol's Room

Agenda:

Attendance:

Information Items:

- Pulling the plug on the Washington building for fall of 2023

Discussion Items:

- Why we're pulling the plug
- Where do we go from here

Action Items:

Expansion Meeting

Monday, 1/23

3:00-4:00

Carol's Room

Agenda:

Attendance:

Information Items:

- Washington Building Update
 - City needs 30 days to get all internal partners on board and draft a lease before it goes to city council.
 - We can have a lawyer look at lease draft before we sign
 - Council will review lease at initial meeting
 - 99/100 items Hank has brought to the council has gone straight to the consent agenda
 - Lease would be approved at following meeting.
 - Could take 30-90 days to hash out details, but we could start enrolling students after initial approval, which could be next month.

Discussion Items:

Action Items:

Expansion Meeting

Monday, 1/9

3:00-4:00

Carol's Room

Agenda:

Attendance:

Information Items:

- Sunday Walk Through information (Nicole, please insert your awesome notes!)

Washington School	
Pro	Con
• Pretty much ready to move in: 7+ classrooms already set up and useable (Math, english, social studies, science, sped, art, music) • Gym available on-site (we'd need to schedule time for it since it's a public gym) • Has Cafeteria and kitchen space • Has an elevator (although all our classes would be on the ground level anyway, right?) • Large public park right across the street with basketball courts and playground equipment that is designed for big kids. • Has a front desk area and room for admin offices (I think?) • Buildout Cost Minimal	• Will the city let us have it? • Security entrance will need to be built since the entrances are shared with the public and with the apartment dwellers. • Limited parking • Neighborhood is sketched out

Apartments and School would be separated by security doors (security plan)

Discussion Items:

- Walk through debrief
- Would it be possible to have the Washington school and a few rooms of the One Roof building across the street if necessary?

Action Items:

Expansion Meeting
Monday, 12/12
3:15-4:00
Carol's Room

Agenda:

Attendance:

Information Items:

- Tim has a call scheduled with Eric Torch at Northland Foundation for Dec. 27 @ 2:30

- Requesting \$3,000,000
- Otto Bremer Fund grant to be submitted next week
 - Requesting \$3.5 million

Discussion Items:

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Action Items:

Expansion Meeting

Monday, 11/29

3:15-4:00

Carol's Room

Agenda:

Attendance:

Information Items:

- Walk throughs with Stephanie on Friday
 - DNT First floor 9am
 - UDAC (working on lease agreement with another organization)
 - Our Saviors
 - Concordia parking lot
- Greg Follmer taking deep dives
- Diane calling foundations
- 131 W 1st Street is for sale. I guess that they were going to turn it into housing, but something with the top two floors makes it not possible. Might be worth looking into?
 - <https://www.loopnet.com/Listing/131-W-1st-St-Duluth-MN/26994258/>
- Family of God
 - 4094 Martin Rd. for sale/needs remodeling
 - [fog link](#)
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Discussion Items:

- What is our deadline for nailing down facility?
- Which option looks best so far

Action Items:

Expansion Meeting

Monday, 11/7
3:15-4:00
Carol's Room

Agenda:

Attendance: Carol, Christian, Michael, Matt, Roger, Tim

Information Items

- Reports on action items
- Brett Crecelius, Duluth City Planner and Greg Follmer found the old Parson's Electric building: 4609 Grand Ave.
 - 16,500 square feet of mostly warehouse space

Discussion Items:

- 6-8 grade vs 6th grade only-Tim
- Do we want to tour the Parson's Building?

Action Items:

Parsons info: <https://gregfollmer.com/properties/2140/>

Expansion Meeting
Monday, 10/31
3:15-4:00
Carol's Room

Agenda:

Attendance: Aryn, Carol, Roger, Rebecca, Robin,

Information Items

- VOA is hiring an expansion consultant that we may use to help us plan
- Brett Crecelius eager to work with us
 - Will email me by Thursday with what he finds

Discussion Items:

- Deadline to nail down a facility end

Action Items:

- Airpark, commercial area next to airport
- Lighthouse for the Blind-Roger will call
- Robin will contact Don King about commercial real estate

- Tim will put Carol and Aryn in contact with, Director erica harmsen (eharmsen@treknorth.org)

Expansion Meeting

Monday, 10/24

3:15-4:00

Carol's Room

Agenda:

Attendance: Matt, Carol, Robin, Aryn, Michael

Information Items

- Reports
- Walk throughs

Discussion Items:

- UDAC Building
- What do we need to set our direction: Tim's vision in blue (not set in stone, just Tim's tentative vision):
 - A philosophy of Program: Will there be 1 subject specific teacher for each area?
 - We will need 1 teacher per core subject area.
 - A core subjects teacher(s) for each grade level (like a homeroom) with specialists? No, 1 teacher per core subject area to teach all 3 grades. A 6 period day? Yes Will we use an existing model? Yes
 - Are we starting grade 6 and growing into 7 and 8? No, we will start 6-8
 - What research about effective middle school programming already exists from past expansion research? I do not know of any programming that already exists from past expansion research done by HCIS. We can, however, tap into Trek North's grade expansion plan.
 - How will the MS and HS programs be similar and different? Excellent question. It will most likely be different in most ways, so we really need to identify and emphasize the ways that we want to make it similar.
 - Long term building plan that can meet all future expansion needs I am waiting for a call back from the Duluth City Planner, Brett Celecius, who may be able to help with this.
 - Can we rough enroll to know numbers? I am not sure how we would rough enroll, but it may be possible; otherwise, we will open enrollment when we have a facilities plan nailed down.
- Suggestions:

- Hire 6th grade teachers NOW (or soon) and have them on staff as subs/program writers for the new school.
- Hire a retired chart admin to be a project manager (Bonnie Jorgenson?)
- Have a staff member move to full/part time project manager on the middle school program development.
- Strategic work:
 - Confirm or change the mission
 - Create a skeleton vision statement for the MS
 - Look at the long term
 - Run the numbers (enrollment, staffing costs, income)
 - Communicate with the City Planning Committee
- Short term work
 - Portables are looking more viable
 - Keep looking at buildings

Action Items:

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Expansion Meeting

Monday, 10/10

3:15-4:00

Carol's Room

Agenda:

Attendance: Carol, Christian, Robin, Matt, Adam, Michael, Roger, Tim, Aryn

Information Items:

- Tim's Report
 - Grant-
 - ABC
 - Walk through status
- Carol's Report
 - Results from calling churches
 - Trinity Lutheran may contact Tim
 - Next to a park that has a playground
 - Next to the old Munger School
 - Head Minister Pastor Miller
 - Methodist in Piedmont will get back to us
 - Carol's mom is waiting to hear back from the regional church leader

- Hermantown church
 - Old Washburn School is a hard no
- Aryn's Report
 - Calls to UMD/CSS
 - Talked to Rick who took notes about our needs
 - Rick is meeting with the vice president to discuss
 - Will get back to us in a few weeks
 - Talked with Christine Lovejoy about CSS/Hard No
 - She and husband are well connected to facilities regionally
- Michael's Report
 - Information on Denfeld lunches
 - Middle school would have a similar contract
 - With this much notice, they can accommodate us
- Christian Report
 - Talk with Greg Follmer
 - Roger called and we let him know what we are looking for
 - Greg will get back to Christian in a week.
 - Folk School, Tim Bates, interested in a partnership
- Roger was on the DEDA site
 - There is a church but it is taken
 - Roger sent the information 10,000
- Matt got a quote from a portable company
 - \$120,000/yr for 6 classrooms
 - 3 buildings
 - Can get creative with hallways and such
 - Roger has looked online
 - With land added on we'd be looking

Discussion Items:

- Lease space for portables?
 - May be desperate for something, so may need this option
 - Concerns about plumbing
 - Wifi?
 -

Action Items:

- Otto Bremer Fund Grant (Tim/Lee)
- Aryn will float portable idea out to UMD
- Carol will ask Dawn if she knows the parks and rec person who rents out facilities
- Tim will talk with VOA about plumbing/wifi/heat/size/hallways
- Matt will ask

Expansion Meeting
Monday, 10/3
3:15-4:00
Carol's Room

Agenda:

Attendance: Tim, Matt, Tina, Michael, Carol, Adam, Roger, Christian, Robin

Information Items:

- Churches potentially available for lease
 - <https://www.uuduluth.org/>
 - <https://www.peaceucc.org/>
 - <https://www.pilgrimduluth.org/>
 - Our Savior's Lutheran Church, 4831 Grand Ave, Duluth, MN 55807
 - They have space available and said you have used their kitchen in the past for some cooking classes. I have asked if the building is sprinkled, but have not heard back yet.

 - Asbury United Methodist, 6822 Grand Ave, Duluth, MN 55807
 - The pastor is out of town and back on Monday. I will be connecting with her to get more details.

 - First Covenant, 2101 W 2nd St, Duluth, MN 55806
 - They asked for some more details and will discuss with their board.
- Land available
 - <https://gregfollmer.com/properties/maple-grove-rd-joshua-ave/>
 - <https://gregfollmer.com/properties/super-prime-development-sites/>
- ABC (Affiliated Building Company) Status
- Finance information from Suntide:

For the land here is some rough numbers.

\$1,500,000 sale price. You would probably need 25% down, \$375,000.

A loan for the remainder of \$1,125,000 at 6% with 25 year amortization that annual payment would be about \$86,980. There will also some other miscellaneous closing cost and holding costs.

I think we should tour the churches and any of the commercial properties that you think could work on Friday. For rent on a school space; lease aid typically will cover \$11- \$13 Per SF of base rent depending how efficient the space is and the enrollment capacity.

Discussion Items:

- Most viable plan to pursue

Action Items:

- Otto Bremer Fund Grant (Tim/Lee)
- Call churches (Carol)
 - Place that used to house Benedictine Childcare Center
- Set up walk throughs (Tim)
- Call foundations (Carol's mom)
- Work on resurrecting the ABC (Ted Buck)
- (Christian) will talk with Folk School about potential partnership (Christian)
- (Aryn) will make calls to UMD and CSS to look for space
- (Christian) will talk with Greg Follmer to ask about space for lease
- (Michael) will check with Denfeld to see what their capacity is for lunch
- (Tina) will check into Hermantown for lease spaces