

Minutes for October 21, 2025 Meeting
Board of Trustees of Grand Concourse Academy

Board members in attendance: Damaris Moquete, Howard Banker and Richard Conley

Board Members present pending SUNY Approval: Wendy Blythe and Felix Garcia

Absent: Walder Thame

GCA staff in attendance: Ira Victor, Michael Simonetti and Arlene Hall

Parent in Attendance: Linden Grillto

Lubrano Ciavarra Architects in Attendance: Sarah Tsang, Josh Barkan and Lee Ciavarra (phone)

Richard Conley opened the meeting at 6:30 PM and expressed thanks to everyone for attending.

A) School Expansion:

1) Representatives from Lubrano Ciavarra were present at the meeting to update the Board on the progress thus far in Design Development of the planned expansion and options under consideration. As of the meeting date the team has completed 50% of the design development phase. The staff presented drawings showing the planned two-story school expansion. The design is for eight additional classrooms, including a specialized classroom and a multipurpose classroom/cafeteria, and a roof top playground and sports zone. Various materials options were discussed with the board and staff. The Architects will continue to work with Ira Victor in finalizing the plans.

B) **Minutes of August 26, 2025:** The prior meeting Minutes of August 26th were discussed. A minor typo was noted and will be corrected. Damaris Moquete moved to accept the minutes which were approved by Board.

C) **Wendy Blythe and Felix Garcia,** whom the Board has interviewed and recommended as new members, were at the meeting. Paperwork is being prepared for SUNY to formalize their Board membership.

Arlene Hall is following up on orientation for the new members.

D) Financials:

(i) Michael Simonetti presented the current financials for the period ending September 30, 2025. The school continues to run a positive cash flow. Through

September the school continued to show positive cash flow of \$772,639 and strong liquidity of \$16,000,000. Insurance cost has escalated 5.7% this year, which GCA has absorbed.

- (ii) We discussed the real estate tax exemption application, which has been pending with AG approval of dissolution of the lots from the abandoned condo filing. The AG has approved and we will proceed with the filing of the approval and the DOF application. We are having an expeditor file the approval of the lot revision and will then file the 420 a exemption application.
- (iii) Current enrollment is 770 students. Applications to the school have increased from local sources as well as transfers from other Charter Schools.

E) Items/Policies Discussed and Approved by the Board:

The Employee Manuel was discussed and approved.

F) Executive Director's Report:

- (i) Academic/Assessment Calendar and current staffing was discussed by Ira Victor
- (ii) The enrollment chart was discussed. We currently have 770 students with a projection of 781.
- (iii) Legal Issues: Walker Memorial Baptist Church case. Mr. Victor discussed status. The case has not been dismissed, and we discussed whether we should settle. Ira is to contact the former GCA attorney to determine what documentation is available for defense if we go to a trial rather than settle.
- (iv) Projected enrollment was discussed. End of 2024-2025 enrollment was 705. The 2025-2026 enrollment is projected at 784 and can possibly go up to 809. The first expansion, completed in the past year, can support this increase. Mr. Victor discussed possible expansion scenarios in the future where GCA could also have a High School,
- (v) Ira Victor discussed the scheduled Hispanic Heritage Performance for October 24th. He encouraged Board Members to attend. He also discussed the Saturday programs that are starting up. These include scouts, ESL and sports.

G Executive Session

- (i) We discussed again the Walker Litigation. Opinions strongly agreed that GCA should try to avoid paying any settlement. However, if the cost is minimal it should be considered.
- (ii) As noted above, final dissolution of the Condo Lots is being completed through a DOF filing by an expeditor engage by Lubrano Ciavarrá. Follow up information is being provided to the expeditor.

Damaris Moquete moved to adjourn the meeting at 8:30pm, seconded by Richard Conley and the Board adjourned.