

Wednesday, November 13th

630 PM

147 Saint Nicholas Avenue

Board Meeting

**AGENDA**

- 1. Call to Order and Reminder to Sign Up for Public Comments**
- 2. Adoption of November 2019 Agenda**
- 3. Approval of October 2019 Minutes**
- 4. Leadership Update**
- 5. PTO Report**
- 6. Public Comments**
- 7. Staff Comments**
- 8. Executive Session (if needed)**
- 9. Adjournment**



## **Board of Trustees Meeting**

October 23, 2019

630 PM

147 Saint Nicholas Avenue

New York, NY 10026

### **Minutes**

#### Trustees Present

Vanessa Goldberg-Drossman
Linda Tarry-Chard
Scott Wickham
Sara Bloom
Linda Aristondo*
William Allen
Basil Smikle*

#### Also Present:

Emily Lynn Carson, Head of School for Instruction

Jason Epting, Head of School for Community and Outreach

Elly Rosenthal, Hebrew Public

Mark Fink, Hebrew Public

Jonathan Werle, Hebrew Public

Valerie Khaytina, Hebrew Public

Emily Fernandez, Hebrew Public

Roger Katz, Hebrew Public

Jon Rosenberg, Hebrew Public

Shlomit Arbas, Co-Chair of the PTO  
Cliff Schneider, Cohen Schneider LLP  
Ursula Vericain, Director of Operations  
3 Representatives of KIPP Public Charter Schools  
2 HH Community Members

**1. Call to Order and Reminder to Sign Up for Public Comments**

Sara Bloom opened the meeting at 6:32 pm and reminded anyone in attendance who wished to speak to sign up for public comments.

**2. Adoption of Agenda(s)**

William Allen made a motion to adopt the September and October 2019 agendas, respectively. Scott Wickham seconded and the motion carried unanimously.

**3. Approval of Minutes**

Scott Wickham made a motion to adopt the August and September 2019 minutes, respectively. Basil Smikle seconded and the motion carried unanimously.

**4. Action Item**

- a. Resolution authorizing Hebrew Public to negotiate a license agreement with KIPP: Beyond for available space at Harlem Hebrew whose terms are broadly consistent with those in the Letter of Intent and attachments.

After a discussion and questions from representatives of KIPP Public Charter Schools, Sara Bloom made a motion to approve authorizing Hebrew Public to negotiate a license agreement with KIPP: Beyond for available space at Harlem Hebrew whose terms are broadly consistent with those in the Letter of Intent and attachments. William Allen seconded and the motion carried unanimously. As such, the board adopted the following resolution:

**HARLEM HEBREW LANGUAGE ACADEMY CHARTER SCHOOL**

**RESOLUTIONS OF THE  
BOARD OF TRUSTEES**

**SUB-SUBLEASE/LICENSE OF CERTAIN SPACE  
TO A KIPP CHARTER SCHOOL**

**OCTOBER 23, 2019**

The Board of Trustees (the “**Board**”) of Harlem Hebrew Language Academy Charter School (the “**School**”) does hereby adopt the following resolutions at a duly held and noticed meeting on the date set forth above.

**WHEREAS**, the School occupies those certain premises located at 147 Saint Nicholas Avenue, New York, NY 10026 (the “**Building**”); and

**WHEREAS**, the School is not currently using the entirety of the Building for its programming and would benefit from the additional rental income, the School desires to sub-lease/license (“**License**”) certain portions of the Building to a KIPP NYC charter school (“**KIPP**”) pursuant to the terms set forth in the letter of intent (the “**LOI**”) attached hereto as **Exhibit A**; and

**NOW, THEREFORE, BE IT RESOLVED**, that after due deliberation and determination the Board hereby authorizes and directs Hebrew Public (“**Hebrew Public**”) the Charter Management Office (“**CMO**”) of the School and herein Proper Representative (“**Proper Representative**”) to sign and execute the LOI to negotiate a License with KIPP; and

**BE IT FURTHER RESOLVED**, that Hebrew Public is hereby further authorized and directed to negotiate a License or Sublease that is broadly consistent with the aforementioned LOI with such further agreements, assignments, pledges, instruments, consents and any other documents ancillary to the LOI as necessary; and

**BE IT FURTHER RESOLVED**, that all actions heretofore taken by Hebrew Public, for and on behalf of the School in connection with the License or Sublease shall be brought to the Board for approval upon the completion of the aforementioned negotiations.

## **5. Leadership Report**

The board was informed of the following:

1. The first round of practice testing was set to take place in the coming weeks. This year to prepare students for state testing in the spring, the school would be administering three practice exams to help students gauge their timing and practice similar types of questions that they may be asked during the actual exams.
2. Following the first round of practice testing, the staff would take their scheduled PD day of November 5<sup>th</sup> to analyze their student’s data and determine the best ways to help students reach their exam goals.
3. OLAM hour is commencing the first week of November and will take place thereafter on Fridays from 2-3 pm for grades K-7 to allow students and parents to decide what classes and subjects they would like to focus on.

4. Harlem Studies a course designed to teach the students about their community will begin in the coming weeks. Three finalist teachers were being vetted by school leadership to determine which faculty member will teach the course.
5. Next Thursday, October 31<sup>st</sup> is Book Character Day. Each child and faculty member is encouraged to dress up as their favorite book character. The school holds this annually to encourage a love of reading.
6. School leadership presented on student recruitment efforts and enrollment. Board members viewed demographics, advertisements and other collaterals and brainstormed ways in which to improve outreach and increase diversity amongst the school's student body.

## **5. PTO Report**

PTO Co-Chair, Shlomit Arbas, briefed the board on the following:

1. The PTO will sponsor two book fairs at the school; one in the fall and one in the spring. The first book fair will take place on November 21<sup>st</sup>. Volunteers are welcomed.
2. The next PTO meeting will take place this Friday, October 25<sup>th</sup>.
3. A PTO event celebrating diversity will take place in December. More information would be forthcoming at the next board meeting.

## **6. Public Comments**

I HH Community Member asked about increasing outreach amongst the Israeli population in Harlem.

## **7. Staff Comments**

None.

## **8. Executive Session**

Sara Bloom made a motion to enter into Executive Session to discuss a personnel matter. Scott Wickham seconded and the motion carried unanimously.

Sara Bloom made a motion to exit Executive Session. Linda Tarry-Chard seconded and the motion carried unanimously.

No votes or actions were taken during this time.

## **9. Adjournment**

Sara Bloom made a motion to adjourn. Vanessa Goldberg-Drossman seconded and the motion carried unanimously. The meeting was adjourned at 7:41 pm.

November 5, 2019 update

Dear Harlem Hebrew community,

We are writing with the second of what will be periodic updates about the KIPP colocation partnership, in which we would share our building for up to two years with KIPP:Beyond, a new middle school scheduled to open in the 2020-21 school year. Starting with this message, we will be sharing these updates through a weblink, so that you can see all of the updates relating to this in one place (with the most recent update on the top).

During the week of October 21st, we held three parent information sessions, which were attended by a total of about 20 parents. Jon Rosenberg from Hebrew Public, and Joe Negron, one of the KIPP:Beyond co-founders, presented and answered questions.

On October 23rd, at its monthly meeting, the Harlem Hebrew Board approved a resolution to negotiate a lease agreement with KIPP:Beyond, and to bring that agreement to the Board for its final approval.

Based on the Board's resolution, and the progress made to date in negotiations, it is extremely likely that KIPP:Beyond will be sharing our building next school year (2020-21), and likely the following year (2021-22). In reliance on that likelihood, KIPP:Beyond has begun to list our location in its student recruitment materials.

The KIPP, Hebrew Public, and Harlem Hebrew leadership teams will be working closely together to ensure that the finalized colocation plan addresses as fully as possible parent concerns about Harlem Hebrew sharing its building with the new school.

In the meantime, we welcome your questions, concerns, and ideas (some of your questions or concerns may be addressed in the original October 17, 2019 memo, which is included below). Please feel free to email us at [info@hebrewpublic.org](mailto:info@hebrewpublic.org), and we will respond within 2 business days.

Sincerely,

Jon and the Hebrew Public Team

October 17, 2019

Dear Harlem Hebrew families,

We're writing to share some news about a potential colocation partnership for our School for the 2020-21 and 2021-22 school years, in which we would share our building for up to two years with a new school. We are in discussions with the founders of the new school, KIPP: Beyond, which is scheduled to open in the 2020-21 school year. Below, we provide information about this possible partnership.

Also, because this letter may not answer all of your questions, please feel free to email us at [info@hebrewpublic.org](mailto:info@hebrewpublic.org). We will also be holding two information sessions, one on Monday, October 21st, at 3:45pm, and the other on Wednesday, October 23rd, at 8:00am.. Both sessions will be held in the cafeteria. We anticipate that one of KIPP:Beyond's founders will be able to attend both of these meetings.

### **What is KIPP:Beyond?**

KIPP:Beyond is a public charter school (like Harlem Hebrew) that has been approved to open in Community School District 3 (the district in which we are located) in the 2020/21 school year. Like our school, KIPP:Beyond seeks to attract a diverse population of students and families.

### **What grades will KIPP:Beyond serve?**

KIPP:Beyond plans to open with three 6th grade classes in 2020/21, adding a 7th grade in 2021/22 and an 8th grade in 2022/23. KIPP:Beyond does not currently plan to expand beyond serving 6th through 8th graders. KIPP:Beyond would share our building with us for one or two years.

### **Why are we considering sharing our building with KIPP:Beyond?**

KIPP:Beyond needs space for its first two years of operation. And Harlem Hebrew's building was expanded to accommodate as many as 783 students

in 27 classrooms. This year, we have about 500 students. We also have a VERY expensive rent.

### **Why is our rent so high?**

Our school's founders had always hoped that Harlem Hebrew would eventually serve students in grades K through 8 (and this year we added our first 7th grade!). When the chance came to build an expansion several years ago, they seized the opportunity. The construction of the new addition and the renovation of the old part of the building ended up costing about \$20 million. A generous donor contributed \$2 million toward the project, and that donor and another supporter also provided \$4 million in very low interest loans. But the School had to borrow the rest of the money from a bank, and is now servicing that debt along with the underlying building lease.

To put this in context, during the 2016-17 school year, Harlem Hebrew's rent was \$1.3 million. During 2017-18 school year, it was \$2.2 million. This year it is \$2.9 million. And next year it will rise to \$3.5 million. (It will not rise for several years after that, as our debt payments stabilize).

During the current school year, our rent comes out to about \$5,800 per student. Assuming we have about 525 students next year, our rent will rise to about \$6,667 per student. That's a LOT of money, and puts a great strain on the School's budget, even as we will add 8th grade next year.

### **How much would KIPP:Beyond pay in rent?**

During 2020-21, KIPP:Beyond would pay \$500,000 in rent. During 2021-22, they would pay \$775,000. That means that our rent per student would not rise over the next two years.

### **What's involved in colocation?**

Colocation is extremely common in New York City. Approximately 60% of all public schools in the City share their buildings with other schools. While the specifics of colocation vary by building, they usually involve each school getting its own classrooms, but sharing spaces such as a multipurpose room and cafeteria. The heads of school and their staff work out the specific details and schedules for use of shared spaces.

### **What details have we worked out so far?**



KIPP:Beyond's founders, Joe Negron and Jeff Li, and staff from KIPP:NYC have been working with the Hebrew Public and Harlem Hebrew teams to get a headstart on the details of colocation. Many of the specifics remain to be worked out, but here are some of the initial ideas:

- KIPP:Beyond would use the south entrance (this is the old entrance).
- KIPP:Beyond's classrooms would probably be on the 5th floor in year 1 of the colocation. If they stayed for a second year, they would probably use two additional classrooms on the 4th floor.
- Shared spaces would include the rooftop play area, the cafeteria, the ground floor multipurpose room, and the basement multipurpose room.

### **How will this affect my children's recess time?**

We know parents have raised concerns about our current schedule for recess and lunch, and Harlem Hebrew school leadership and Hebrew Public are brainstorming ways to improve this. Ideas include changes to student schedules that create longer recess periods, as well as using more spaces nearby in the neighborhood (both indoor and outdoor).

Most importantly, in any colocation, we would ensure that students receive at least as much time for recess as they currently do.

### **Will KIPP:Beyond's middle school compete with our middle school program?**

Children in District 3 and throughout the City have many school choices, including for middle school. While both Harlem Hebrew and KIPP:Beyond are committed to racial and economic diversity, our school has a supplemental focus on Modern Hebrew, Israel Studies, and Harlem Studies. We believe that families should have options, and that many will choose Harlem Hebrew as their school of choice for their children's middle school years.

### **When will decisions be made about the possible colocation?**

The Harlem Hebrew Board will be reviewing the proposed terms of the colocation at its October 23rd meeting, and will likely vote on whether to approve the terms at that time. If approved, a lease will be drafted and negotiated for Board approval. As importantly, Hebrew Public and Harlem

Hebrew's teams will work with the KIPP:Beyond founding team during the remainder of this school year to ensure a smooth launch for next school year.

Sincerely,

Jon and the Hebrew Public team