TRIO Wolf Creek Distance Learning Charter School #4095
School Board Meeting Minutes
Apr 30, 2025
Special Meeting

Board Members Present:
- ☑ Sandy Flint
- ☑ Sue Frame
- ☑ Chloe Jackson
- ☑ Jennifer Lake
- ☑ Lori Nelson
- ☑ Bill Mack
- ☑ Ruth Stark

Ex-Officio Members Present: ☑ Mike Hamernick

1. **Call Meeting to Order:** Board Chair Lake opened the meeting at 4:35 pm with the Pledge of Allegiance, the mission statement and the Wolf Creek motto.

2. **Roll Call, Acronyms, Disclosure of Conflict of Interest and Approval of Agenda:** A motion was made by Stark and seconded by Mack, to approve the agenda for the special meeting.

3. **Open Forum:** None.

4. **Visitors:**
   a. In-Person visitors: None.

   b. Virtual visitors:
      i. Heidi Miller, Friends of Wolf Creek Chair
      ii. Craig Kepler, Attorney with Best Law

5. **Discussion: Purchasing the building located at 10363 Liberty Lane, Chisago City, MN from the current landlord, Liberty Lane Ventures, LLC.** Hamernick updated the board on the forming and meeting of the Affiliated Building Company (ABC) saying that all pieces were in place to move forward with buying the building. He has met with two different banks who can provide mortgages and asked the board to release funds so that he could put 20 - 25 percent down and start the process. The board decided that two motions would be needed: one to authorize Hamernick to speak on behalf of the ABC in negotiations with the landlords on final price, and one to approve the transfer of $400,000 to the ABC company so that the down payment and residuals could be paid. Director Mack made the motion to give Hamernick authorization to negotiate with the landlord. Stark seconded, all voted and the motion passed. Stark then made a motion to approve transfers of money to the ABC company for the initial 20 - 25 percent down. Flint seconded the motion, all voted and the motion passed unanimously.

6. **Meeting Adjournment -** A motion to adjourn the special meeting was made by Nelson and seconded by Jackson. All voted in favor and the meeting was adjourned at 4:56 pm.

7. **Next Meeting -** Will be the regular meeting on May 20, 2025

Approval of Minutes for the Apr 30, 2025 Special Meeting:

Susan K Jane
Board Representative

5/20/2025
Date