

TCAABC Meeting Minutes
August 12, 2024

In Attendance: Betsy Leuth, John Tuttle, Phil Jemalita, Tom Eckstein
Guest: Jenny Abs

- 2:32 Tom Eckstein called the meeting to order.
A motion to approve the minutes from the 6/12/2024 meeting was requested
Phill Jemelita Made the motion, John Tuttle Seconded.
Minutes approved
- 2:35 Annual financials reviewed by Jenny Abs.
Phil raised the question of where the money will come from to pay down our liability over the next 28 years given that the distribution of allocatable funds does not appear to fill the need.
Jenny Abs And Betsy discussed the options.
Phil stated that the method for payment is unclear.
- 2:52 TCAABC Financial Summary Review
We have the funds to repay our liability, however the potential for problems exists given unknowns such as unforeseen capital improvements or other financial pitfalls.
The existing schedule of \$25k per year transferred from TCAABC to the school indicates that the possibility of repayment exists but is not on solid footings.
- 2:55 Discussion: How will TCAABC get access to adequate funds to pay off liabilities.
Discussion focused on the fact that the current plan in place may not be adequate to instill confidence that TCAABC has the needed future funding resources to pay down our liabilities. Phil suggested a forecast schedule for liability payoff.
Tom Eckstein inquired as to the rent requirements imposed by TCAABC on the school, how they are determined and what options does TCAABC have for raising the rent as a way to generate more income for TCAABC.
Jenny Abs responded that rent increase was a potential option but it would then increase the school's operating expenses. Additionally this idea could trigger a financial audit citation of the practice which could be seen as a problem.
- 3:00 Discussion: What other options are available for TCAABC to raise income beyond rent.
Jenny Abs asked to look into barriers to raising rent in bond documentation.
- 3:10 Tom Eckstein restated the need for a plan. Agreement was reached that a 28 year reasonable spending forecast plan to pay off the liability debt will be drafted by Betsy and Jenny in the coming year.
- 3:15 Tom Eckstein made a motion to approve a \$30,00 transfer from TCAABC to the school. Phil seconded the motion. Motion approved.

3:17 Betsy gave directors report

3:20 Tom Eckstein and John Tuttle agreed to retain their existing roles on the board for another term.

Liability insurance review was reported.

3:25 Phil Jemelita will be exiting the board and this will be his last meeting. The board expressed gratitude for his years of service and insights.

3:30 John Tuttle mad a motion to adjourn, Phil seconded. Meeting adjourned.