

Fall '08

the fall. Consideration for Charms occupancy among the seven available classrooms was expressed by Dr. Carter.

Brief references to new technology grants included in the packets and to ongoing transition activities for the new Interim Executive Director were provided.

6. Massapoag Facilities Development Updates

After a brief break, Mr. Robert Baldwin Jr., Senior Vice President, Director of Development Services Group, and Ms. Patricia Forbes, Vice President of Development Services, from Paradigm Properties, facilitated a discussion/presentation regarding the preliminary outcomes of a strategic real estate plan for the Massapoag Program and the Charms Collaborative main offices. Mr. Baldwin and Ms. Forbes, using a prepared PowerPoint presentation and packets of materials, reviewed the conditions of change at "Southfield" (current site of the two leased Massapoag buildings) in S. Weymouth, Charms' debt capacity analysis, characteristics for consideration of buying or leasing, and projected schedules for acquisition and relocation vs. lease and relocation. Generally there is a significant gap between what is affordable using current lease payment schedules and projected costs for building a new facility (projected at 40,000 square feet). A variety of modifications required to make the project more affordable were reviewed including reduced square footage (e.g., 20 or 30 thousand square feet), favorable purchase arrangements with member municipalities for land/building acquisition, and additional funding options such as grants.

Suggestions from Board members included: Superintendent McCarthy recommendation to investigate the possibilities of South Shore Voc Tech High School, or Blue Hills Voc Tech School, building the facility to reduce construction costs. She also suggested investigating property across from the Hansen Elementary School in Stoughton. Dr. Frieswyk inquired about LNRs disposition regarding Massapoag remaining at "Southfield" in S. Weymouth. Dr. Dunham suggested that the Sacred Heart School site in Sharon might be receptive to options that address the needs for gym space and other facilities during weekends. It was also suggested that schools being vacated by the Arch Dioceses might be an opportunity. When questioned as to whether remaining within the boundaries of the Charms member communities was an absolute, Board members remained open minded to considering alternative locations based on the project's potential affordability.

Lastly, Dr. Kaplan asked if the remaining consultation hours available from Paradigm could be used to provide comparative information regarding the potential sites currently being investigated, and that the results be reported back to the Board in June.

7. Adjournment

The meeting was adjourned at 11:10 AM, motioned by Dr. Kaplan and seconded by Dr. Frieswyk.