

MINUTES  
APPRENTICE ACADEMY CAMPUS  
Called Special Session Board Meeting \_ Real Estate

Thursday, May 23, 2023, at 7:00 pm via Remote  
Apprentice Academy Campus

Board Members	John Jedra	Board Chair	<a href="mailto:John.Jedra@aacampus.org">John.Jedra@aacampus.org</a>
	Sharon Ross	Board Vice Chair	<a href="mailto:Sharon.Ross@aacampus.org">Sharon.Ross@aacampus.org</a>
	Helen Gutshall	Treasurer	<a href="mailto:HGutshall@aacampus.org">HGutshall@aacampus.org</a>
	James Warner	Secretary	<a href="mailto:JWarner@aacampus.org">JWarner@aacampus.org</a>
	Richard Baker	Board Member	<a href="mailto:Richard.Baker@aacampus.org">Richard.Baker@aacampus.org</a>
	Gary Summerfield	Board Member	<a href="mailto:Gary.Summerfield@aacampus.org">Gary.Summerfield@aacampus.org</a>

Attendance: 100%

Call to Order: Chairman John Jedra \_ 7:01pm

- 1.) Dr. Ross introduced Commercial Real Estate Agent Debra Votta in regard to a property that come available that can be easily convertible for the school's use. Dr. Ross and Sharon Ross have toured the facility with the realtor and several contractors. Pertinent details are as follows:
  - a.) Previously the property was an assisted living nursing facility located on New Town Road within 1 ½ miles from our current Weddington Road Facility. The current owners are retiring.
  - b.) The assisted living campus consists of 4 resident facilities, 2 built in 1884 and 2 built in 1929. Additionally, there is a central office building as well as several other buildings and a barn in different conditions. We also understand that there is a commercial kitchen.
  - c.) To site is approximately 23 acres and includes a septic system sized for the assisted living facility. There further is a pond and walking paths located on the property.
  - d.) Appraised value of the property is \$1,300,000.00.
- 2.) It was recommended that we make an offer of \$1,000,000.00 for the property.
- 3.) Discussed our need to notify Open Book Baptist Church on whether we can break our rental contract for the 2024 and beyond school years. It was decided that we would address this when we have firmed up this deal.
- 4.) Gary Summerfield: Motion to Proceed with a \$1,000,000.00 offer to purchase the property  
Helen Guttshall:2<sup>nd</sup>  
Motion Passed: Unanimous

Adjourn: 8:09 PM