

**DOWNINGTOWN AREA BOARD OF EDUCATION**  
**Administrative Office James E. Watson Staff Development Room**  
**Wednesday, December 8, 2021**  
**6:30 p.m.**

**BOARD MEETING AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PUBLIC INPUT ON ACTION ITEMS** – The Downingtown Board of Directors encourages public comment from its citizens. Each community member may speak for a period of no longer than 2 minutes. Please understand that this is not a time for dialogue with the board; rather the board will listen to all comments and consider them in further deliberations. Our individual e-mail addresses are on the website if you'd like to contact your individual board representative. We ask that you please direct complaints of a personnel nature regarding an individual employee directly to the superintendent.

**D. SUPERINTENDENT'S REPORT**

1. Superintendent Update

2. Applause!! Applause!!

a. Blue and Gold Band

Downingtown's Blue and Gold Marching Band is counting down the days until their trip to Pasadena. Made up of nearly 300 students from Downingtown East, West and STEM, these students have spent the past two school years preparing for and anxiously awaiting their trip to the prestigious 133rd Rose Parade® presented by Honda on New Year's Day of 2022. As one of just 16 bands from across the globe selected for this honor, DASD is so proud of our amazing students.

This year, the band students have donated more than 5,200 hours of community service to support our DASD residents. They are still hoping for donations to help off-set the \$900,000 price tag to get to the parade. Donations can be made at [www.dasdgoesrose.com](http://www.dasdgoesrose.com). Please check them out on New Year's Day - we hope they will hear our cheers from across the country!

b. DASD Holiday Greeting Card Competition

For the past thirty-six years, student artists in our high school art classes have created holiday greeting cards to commemorate the season. These cards are then voted on by district staff and the top cards from each school are selected, printed and provided as gifts to our Board of Directors. We congratulate the following winning artists of the 2021 DASD Holiday Greeting Card Competition.

West:

Josie Bradley, Grade 11  
Alexis Nemchik, Grade 10  
Hannah Schwed, Grade 10

East:

Lucas Shannon, Grade 10  
Alex Telles, Grade 10

Julianna Upham, Grade 11  
STEM:  
Selena Guo, Grade 10  
Chloe Shih, Grade 9  
Maeve Zeloye, Grade 9

**E. REPORTS**

- |                            |   |
|----------------------------|---|
| 1. Student Representatives | Carly Etter<br>Jesslyn Geevarghese<br>Aerin Yoder |
| 2. Student Life Report     | Director Blust                                    |
| 3. Cultural Equity Report  | Director Wisdom                                   |
| 4. DARC                    |   |
| 5. Intermediate Unit       |   |
| 6. Education Foundation    |   |
| 7. Legislative Committee   |   |
| 8. Communities That Care   |   |
| 9. Wellness Committee      | Director Ghrayeb                                  |

**F. OLD BUSINESS**

**G. CONSENT AGENDA**

1. Approval of Minutes
  - a. Board Meeting – November 10, 2021
  - b. Special Board Meeting – November 8, 2021
2. Approval of Disbursements
3. Approval of Financial Reports
  - a. Treasurers Reports
  - b. Tax Reports
  - c. Budget Reports
  - d. Activity Reports
  - e. Investment Accounts
4. Personnel
  - a. Approval of the Personnel items
  - b. Approval of renewal of services with PAREAP for professional staffing recruitment postings  
Total Cost: \$1,099  
Contract Dates/Length: 1/1/22 – 12/31/22  
Funding Source: Human Resources  
Budget Year: 2021 – 2022
5. Curriculum
  - a. Approval for a renewal of a contract with Lori Vanderbilt LLC for Wilson Reading Systems services  
Total Cost: Individual: \$65; Group: \$50  
Contract Dates/Length: 12/9/21 – 6/30/23  
Funding Source: Special Education

Budget Year: 2021 – 2022; 2022 – 2023

- b. Approval of the 2021-22 Programs of Study for Downingtown High School East and Downingtown High School West
- c. Approval of the 2021 – 2022 STEM Program of Study
- d. Approval of the 2021– 2024 Comprehensive Plan
- e. Approval of the following one-time field trips:

Curricular:

- a. STEM, (DHSE, DHSW) – Grades 9-12 – Chicago: Food and Community in the Windy City, Chicago, IL – June 14 to 19, 2023 – No days missed
- b. DHSE, DHSW, STEM – Grades 9-12, Spanish – Costa Rica, Panama, & Colombia – June 2023 – No days missed

Non-curricular:

- a. DHSW, STEM, (DHSE) – Grades 9-12, Ski/Snowboarding Club – Killington Ski Area, Killington, VT – March 4 to 6, 2022 – No days missed

6. Finance

- a. Approval for the disposal, sale or donation of items on the attached list
- b. Approval of an agreement with the YMCA of Greater Brandywine for pool usage for swim teams pending solicitor approval  
Total Cost: \$28.00/ hr per lane  
Contract Length: 7/1/21 – 6/30/23  
Funding Source: Athletics Budget  
Budget Years: 2021 – 2022; 2022 – 2023
- c. Approval of the following stipulation agreements. These were 2019 District initiated appeals. The settlements were the result of negotiations between the school district and the property owners

- 1. Parcel Number: 33-04-0064.0000  
Owner Name: Target Corp  
Property Address: 180 Eagleview (Milford Rd), Exton – Target  
Total Current Assessment: \$6,493,000

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$300,631 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$22,000,000	\$22,500,000	\$22,950,000
Assessment Per Agreement	\$10,846,000	\$10,575,000	\$10,327,500
Increase in Assessment	\$3,903,000	\$3,632,000	\$3,384,500
Increase in Annual Tax Revenue	\$106,091	\$100,701	\$93,839

2. Parcel Number: 40-02-0095.0200  
Owner Name: P-Patch  
Property Address: 1246 & 1248  
Cornerstone Blvd, Downingtown – Bank Pad (Citadel)  
Total Current Assessment: \$1,291,610

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.  
Total increased revenue: \$12,547.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$3,000,000	\$3,100,000	\$3,100,000
Assessment Per Agreement	\$1,479,000	\$1,457,000	\$1,395,000
Increase in Assessment	\$187,390	\$165,390	\$103,390
Increase in Annual Tax Revenue	\$5,094	\$4,586	\$2,867

3. Parcel Number: 33-04-0010.0400  
Owner Name: Hankin Group  
Property Address: 665 Stockton Dr, Exton  
– Office Building

Total Current Assessment: \$2,360,000

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$47,876.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$5,850,000	\$6,400,000	\$6,500,000
Assessment Per Agreement	\$2,884,050	\$3,008,000	\$2,925,000
Increase in Assessment	\$524,050	\$648,000	\$565,000
Increase in Annual Tax Revenue	\$14,245	\$17,966	\$15,665

4. Parcel Number: 33-04-0010.0000  
Owner Name: Hankin Group  
Property Address: 690 Stockton Dr, Exton  
– Office Building  
Total Current Assessment: \$2,749,960

Settlement based on the fair market value of \$3,000,000 for 2020, \$3,100,000 for 2021 and \$3,100,000 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$20,323.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,150,000	\$6,450,000	\$6,500,000
Assessment Per Agreement	\$3,031,950	\$3,031,500	\$2,925,000
Increase in Assessment	\$281,990	\$281,540	\$175,040

Tax Year	2020/2021	2021/2022	2022/2023
Increase in Annual Tax Revenue	\$7,665	\$7,805	\$4,853

5. Parcel Number: 32-03-0081.1200  
Owner Name: 260 Sierra Dr LP  
Property Address: 260 Sierra Dr, Exton – Office Building  
Total Current Assessment: \$4,829,680

Settlement based on the fair market value of \$11,625,000 for 2020 and \$12,100,000 for 2021 with the annual STEB ratio applied.

Total increased revenue: \$48,273.00 for 2020/2021 through 2021/2022.

Tax Year	2020/2021	2021/2022
STEB Ratio	49.3%	47%
Fair Market Value	\$11,625,000,	\$12,100,000,
Assessment Per Agreement	\$5,731,125	\$5,687,000
Increase in Assessment	\$901,445	\$857,320
Increase in Annual Tax Revenue	\$24,503	\$23,770

6. Parcel Number: 11-09-0091.0000  
Owner Name: D-Town Associates  
Property Address: 441 Boot Rd,  
Downingtown – Industrial  
Total Current Assessment: \$1,877,800

Settlement based on the fair market value of \$6,085,193 for 2020, \$6,382,978 for 2021 and \$6,444,444 for 2022 with the annual STEB ratio applied.

Total increased revenue: \$89,960.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$6,085,193	\$6,382,978	\$6,444,444
Assessment Per Agreement	\$3,000,000	\$3,000,000	\$2,900,00
Increase in Assessment	\$1,122,200	\$1,122,200	\$1,022,200
Increase in Annual Tax Revenue	\$30,504	\$31,114	\$28,342

7. Parcel Numbers: 11-09-0078.0000;  
11-09-0078.0100; 11-09-0079.0000  
Owner Name: D-Town Associates –  
Downingtown Tech Center  
Property Address: Whiteland Ave & Acorn  
Ave, Downingtown - Industrial  
Total Current Assessment: \$7,285,600

Settlement based on the fair market value of \$17,200,000 for 2020, 2021 and 2022 with the annual STEB ratio applied.  
Total increased revenue: \$67,190.00 for 2020/2021 through 2022/2023.

Tax Year	2020/2021	2021/2022	2022/2023
STEB Ratio	49.3%	47%	45%
Fair Market Value	\$17,200,000	\$17,200,000	\$17,200,000
Assessment Per Agreement	\$8,479,600	\$8,084,000	\$7,740,000
Increase in Assessment	\$1,194,000	\$798,400	\$454,400
Increase in Annual Tax Revenue	\$32,455	\$22,136	\$12,599

- d. Approval of the following stipulation agreement. This was a 2020 District initiated appeal. The settlement was the result of negotiations between the school district and the property owner

Parcel Number: 33-04G-0366.0200  
 Owner Name: LTK Associates LP  
 Property Address: 211 Eagleview Blvd, Exton –  
 Chick-Fil-A  
 Total Current Assessment: \$744,680

Settlement based on the fair market value of \$22,000,000 for 2020, \$22,500,000 for 2021 and \$22,950,000 for 2022 with the annual STEB ratio applied.  
 Total increased revenue: \$22,476.00 for 2020/2021 through 2022/2023.

Tax Year	2021/2022	2022/2023
STEB Ratio	47%	45%
Fair Market Value	\$2,500,000	\$2,500,000
Assessment Per Agreement	\$1,175,000	\$1.125.000
Increase in Assessment	\$430,320	\$380,320
Increase in Annual Tax Revenue	\$11,931	\$10,545

- e. Approval to reimburse employee #21415 for out of pocket insurance expenses  
 Total Cost: Not to Exceed \$2,100  
 Budget Year: 2021 – 2022

## H. ACTION AGENDA

### **Curriculum Report** – Director Blust

- Request approval to purchase Wit & Wisdom materials, online access and professional development for K-2 ELA resource**  
**Total Cost: \$340,767**  
 Funding Source: Curriculum Capital  
 Budget Year: 2021 – 2022

### **Finance Report** – Director MacNeal

- Request approval of the District's June 30, 2021 audited financial statements, including fund transfers and final budget**



2. **Request approval for the Downingtown Area School District to enter into a Letter of Intent with Carvana, LLC for the sale of property currently owned by the District in Uwchlan Township consisting of approximately 240 acres known as the “Siemens Property” and being Tax Parcels 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, said Letter of Intent to be included in the minutes of this meeting of the Board**

### **Facilities Report**

1. **Request approval to provide a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace an existing Chiller and Cooling Tower at Brandywine Wallace Elementary School**  
**Total Cost: \$320,000**  
Contract Dates/Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
2. **Request approval to provide a PO to Johnson Controls Inc. under PA CoStars #008-145 to replace one Cooling Tower at Downingtown Middle School and one Cooling Tower at Lionville Middle School**  
**Total Cost: \$400,000**  
Contract Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
3. **Request approval to provide a PO to Michael Johnson Architect to create the bid specifications and design documents for the Roof Replacement at DASD Central Offices**  
**Total Cost: \$52,000**  
Contract Length: 12/9/21 – 6/30/23  
Funding Source: Capital Funds  
Budget Year: 2022 – 2023
4. **Request approval for KCBA Architects and District Administration to meet with Municipal Officials to discuss possible construction and additions to both DHSW and DHSE**

### **Technology Report** – Director Wisdom

1. **Request approval to purchase Cisco core network switches including all hardware, software, maintenance, service and support at the Trestle Place Network Operations Center (NOC), and for the sale or disposal of all end of life switches being replaced**  
**Total Cost: NTE \$300,000**  
Funding Source: Capital Budget  
Budget Year: 2021 – 2022
2. **Request approval to purchase expanded BoardDocs services to facilitate agenda, minutes, document and meeting management for a five year term**

**Total Cost: \$98,927**

Contract Dates/Length: 7/1/22 – 6/30/27

Funding Source: Operating Budget

Budget Year: 2022 – 2023

**I. ANY OTHER ITEMS THAT REQUIRE THE ATTENTION OF THE BOARD**

1. Increase of student capacity to allow for full day Kindergarten in the elementary schools as presented in the KCBA proposals. Review of Student Population and Construction Needs document presented by administration
2. Discussion: 2022-2023 District Calendar options

**J. VISITORS** – The Downingtown Board of Directors encourages public comment from its citizens. Each community member may speak for a period of no longer than 2 minutes. Please understand that this is not a time for dialogue with the board; rather the board will listen to all comments and consider them in further deliberations. Our individual e-mail addresses are on the website if you'd like to contact your individual board representative. We ask that you please direct complaints of a personnel nature regarding an individual employee directly to the superintendent.

**K. INFORMATION**

1. School Board Meetings

In accordance with Act 93 of 1998 (Sunshine Law), the Board of School Directors met on the following dates in executive session to discuss items in one or more of the following areas: personnel, litigation, legal matters confidential information, labor relations, school security, real estate or land acquisition.

December 1, 2021

December 8, 2021

The next Committee of the Whole meeting is scheduled for January 5, 2022 starting at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

The next regular School Board Meeting is scheduled for January 12, 2022 starting at 6:30 p.m. in the James E. Watson Staff Development Room of the Administrative Office.

2. Enrollment Report

The attached enrollment report has been submitted from the district database as of December 1, 2021.

**L. ADJOURNMENT**