

BOARD OF EDUCATION
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

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Purchases, Bids, Contracts

The Interim Superintendent RECOMMENDED adoption of the following item:

Number 5470

Director Anthony moved and Director Esparza Brown seconded the motion to adopt the above numbered item. The motion was put to a voice vote and passed by a vote of 5-0-1 (5-yes, 0-no, 1-abstention [Buel]), with Director Kohnstamm absent.

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RESOLUTION No. 5470

Expenditure Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds \$150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
EC Company	6/21/2017 through 03/31/2018 Option to renew annually through 3/31/2023	Cooperative Agreement COA 64407	Purchase of low voltage electrical services, including installation and repair of security controls, on an as-needed basis for District facilities. Administering Contracting Agency: State of Oregon Cooperative Procurement Group: Oregon Cooperative Procurement Program	Original Term \$150,000 \$750,000 over maximum contract term	J. Vincent Fund 101 Dept. 5597
Open School	7/1/2017 through 6/30/2018	Personal Services PS 64701	Provide Open School’s Step Up program, designed to help students successfully transition from middle school and develop skills for high school success, to incoming freshman and sophomore academic priority students. Direct Negotiation PPS-46-0525 (4)	\$1,265,000	L. Poe Fund 101 Dept. 5431
Self Enhancement Inc.	7/1/2017 through 6/30/2018	Personal Services PS 64703	Provide support, advocacy services, and family outreach designed to assist in raising achievement, on-time grade promotion, and on-time graduation to students at Jefferson High School. Direct Negotiation PPS-46-0525 (4)	\$1,473,500	L. Poe Fund 101 Dept. 5431
Third Sector New England Inc.	6/21/2017 through 6/30/2020	Digital Resources DR 64731	Provide Pre-K iScaffold licenses, eTools access, and professional development for District staff. Copyrighted Materials and Creative Works PPS-47-0288 (4)	\$250,000	C. Russo Fund 191 Dept. 5446 Project B1001

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Bake Works Inc.	7/1/2017 through 6/30/2018 Option to renew annually through 6/30/2022	Materials Requirements MR 64710	Provide District nutrition services program with USDA foods processing on a requirements basis. RFP 2017-2204	Original Term \$200,000 \$1,000,000 over maximum contract term	J. Vincent Fund 202 Dept. 5570
Apple & Eve LLC	7/1/2017 through 6/30/2018 Option to renew annually through 6/30/2022	Materials Requirements MR 64709	Provide District nutrition services program with USDA foods processing on a requirements basis. RFP 2017-2204	Original Term \$290,000 \$1,250,000 over maximum contract term	J. Vincent Fund 202 Dept. 5570
Dave's Baking Co.	7/1/2017 through 6/30/2018 Option to renew annually through 6/30/2022	Materials Requirements MR 64724	Provide District nutrition services program with USDA foods processing on a requirements basis. RFP 2017-2204	Original Term \$160,000 \$800,000 over maximum contract term	J. Vincent Fund 202 Dept. 5570
ES Foods	7/1/2017 through 6/30/2018 Option to renew annually through 6/30/2022	Materials Requirements MR 64725	Provide District nutrition services program with USDA foods processing on a requirements basis. RFP 2017-2204	Original Term \$200,000 \$1,000,000 over maximum contract term	J. Vincent Fund 202 Dept. 5570
Piper Jaffray & Co.	7/1/2017 through 6/30/2020	Personal Services PS 64702	Provide advice to the District about capital and/or non-capital financing options, the amount(s) and type of debt to issue, and other matters related to capital and/or non-capital budgeting and finance. Direct Negotiation PPS-46-0525 (4)	\$300,000	Y. Awwad Fund 451 Dept. 5511 Project: DE420

NEW INTERGOVERNMENTAL AGREEMENTS ("IGAs")

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Portland State University	8/25/2017 through 6/30/2018	Intergovernmental Agreement IGA 64694	PSU: Senior Inquiry with Jefferson, Roosevelt, & Madison. Provide rigorous, college-level courses to seniors at Jefferson, Roosevelt, and Madison high schools. PSU Contract # 446474	\$212,000	O. Gilson Fund 101 Dept. 5438

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Multnomah Education Service District	7/1/2015 through 6/30/2018	Intergovernmental Agreement IGA 64711	Perform all functions of Medicaid administrative claiming processes for the District. Data processing, coordination with District coordinator, processing results, collecting funds and remitting the District's share of revenue by the activity. MESD contract # C02333	\$200,000	Y. Awwad Fund 101 Dept. 6299
Portland State University	6/20/17 through 9/30/18	Intergovernmental Agreement IGA 64718	PSU and PPS will partner to expand PSU's Transformative Data Inquiry Project (TDIP) to include a growing number of CAP cohort educators and other staff in professional development around holistic data collection, synthesis, and reporting systems.	\$230,000	A. Lopez Fund 205 Dept. 5438 Grant G1188

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Contract Amendment Term	Contract Type	Description of Services	Amendment Amount, Contract Total	Responsible Administrator, Funding Source
ART Public Affairs	7/1/2017 through 12/31/2017	Personal Services PS 64062 Amendment 1	Provide communications support while Chief of Community Involvement & Public Affairs position is vacant. Direct Negotiation PPS-46-0525 (4)	\$90,000 \$180,000	Y. Awwad Fund 101 Dept. 5406

Y. Awwad

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Other Matters Requiring Board Approval

The Interim Superintendent RECOMMENDS adoption of the following items:

Numbers 5471 through 5481

Director Anthony moved and Director Esparza Brown seconded the motion to adopt Resolutions 5471 through 5479. The motion was put to a voice vote and passed by a vote of 5-0-1 (5-yes, 0-no, 1-abstention [Buel]), with Director Kohnstamm absent.

During the Committee of the Whole, Director Rosen moved and Director Anthony seconded the motion to adopt Resolution 5480. The motion was put to a voice vote and passed by a vote of 4-2 (4-yes, 2-no [Knowles, Esparza Brown]), with Director Kohnstamm absent.

During the Committee of the Whole, Director Anthony moved and Director Rosen seconded the motion to adopt Resolution 5481. The motion was put to a voice vote and passed by a vote of 4-2 (4-yes, 2-no [Knowles, Esparza Brown]), with Director Kohnstamm absent.

June 20, 2017

RESOLUTION No. 5471

Resolution Accepting Certification from Multnomah, Clackamas, and Washington Counties for May 16, 2017 Voter Approval of Authorizing Portland Public Schools to Issue up to \$790 million of General Obligation Bonds to Improve Health, Safety, Learning by Modernization, Repair Schools

RECITALS

The District has canvassed results of the Election held May 16, 2017, received from Tim Scott, Director of Elections, Multnomah County; Sherry Hall, County Clerk, Clackamas County Elections Division; and Board of Commissioners, Washington County Elections Division.

Which read as follows:

26-193				
Portland Public Schools Bond Measure				
County	Yes	No	Over Votes	Under Votes
Multnomah County	79,536	40972	11	1186
Clackamas County	39	43	0	0
Washington County	536	239	1	18
TOTAL	80,111	41,254	12	1,204

RESOLUTION

Pursuant to ORS 255.295, the Board of Education for School District No. 1J, Multnomah County, Oregon (Portland Public Schools) accepts the certification from the abstract of votes prepared and furnished by the Elections Officers of Multnomah, Clackamas, and Washington Counties, and hereby determines that the voters of the District authorized Portland Public Schools to issue up to \$790 million of general obligation bonds to improve health, safety, learning by modernization, repair schools.

Y. Awwad

June 20, 2017

RESOLUTION No. 5472

Resolution Authorizing the Sale of General Obligation Bonds and Related Matters

RECITALS

- A. On February 28, 2017, the Board of Portland Public Schools, Multnomah County, Oregon also known as Multnomah County School District 1J ("PPS" or the "District") adopted a resolution authorizing submission to the voters of PPS on May 16, 2017, of a ballot measure authorizing PPS to issue general obligation bonds not exceeding \$790,000,000 to finance capital costs to improve health, safety, learning by modernizing, repairing schools, as described in the 2017 ballot measure. This resolution refers to costs that are eligible to be financed with bonds authorized by the 2017 ballot measure as "2017 Capital Costs."
- B. The election was duly and legally held on May 16, 2017 (the "2017 Bond Election") and the general obligation bonds were approved by a majority of the qualified voters of PPS voting at the election.
- C. In November of 2012 the voters of the District approved a ballot measure authorizing PPS to issue up to \$482 million of general obligation bonds to finance capital costs to improve schools, as described in the 2012 ballot measure. This resolution refers to costs that are eligible to be financed with bonds authorized by the 2012 ballot measure as "2012 Capital Costs."
- D. The Board adopted Resolution No. 4745 on April 1, 2013 to authorize the issuance of up to \$165 million in principal amount of general obligation bonds under the 2012 Bond Election.
- E. On May 1, 2013 the District issued \$144,840,000 in general obligation bonds pursuant to the authority of the 2012 Bond Election and Resolution No. 4745, leaving \$337,160,000 of authority under the 2012 Bond Election and \$20,160,000 of authority under Resolution No. 4745.
- F. The Board adopted Resolution No. 5041 on March 9, 2015 to authorize the issuance of up to \$275 million in principal amount of general obligation bonds under the 2012 Bond Election.
- G. On April 30, 2015 the District issued \$275 million in general obligation bonds pursuant to the authority of the 2012 Bond Election and Resolution No. 5041 leaving \$62,160,000 of authority under the 2012 Bond Election.
- H. It is now desirable to authorize the sale of the remaining general obligation bonds authorized by the 2012 ballot measure in a principal amount up to \$62,160,000, and general obligation bonds authorized by the 2017 ballot measure in a principal amount up to \$790,000,000.

RESOLUTION

- 1. The Board hereby authorizes the issuance and sale of up to \$62,160,000 in principal amount of general obligation bonds to pay for 2012 Capital Costs and costs related to those bonds (the "2012 Authority Bonds") and up to \$790,000,000 in principal amount of general obligation bonds to pay for 2017 Capital Costs and costs related to those bonds (the "2017 Authority Bonds").
- 2. The District's Deputy Chief Executive Officer, Chief Financial Officer or the person designated by the Deputy Chief Executive Officer or Chief Financial Officer to act under this resolution (each of whom is referred to in this resolution as a "District Official") may, on behalf of the District and without further action by the Board:
 - a. Sell and issue the 2012 Authority Bonds and the 2017 Authority Bonds (collectively, the "Bonds") in one or more series which may be sold at different times.

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- b. Participate in the preparation of, authorize the distribution of, and deem final any official statement or other disclosure documents relating to each series of the Bonds.
- c. Establish the form, final principal amount, maturity schedule, interest rates, sale prices and discount, prepayment terms, and other terms of each series of Bonds.
- d. Execute and deliver a bond declaration for each series of Bonds. The bond declaration for each series may specify the terms under which the series is issued, and may contain covenants for the benefit of Bond owners and any providers of credit enhancement for the Bonds.
- e. Publish a notice of sale, receive bids and award the sale of each series of Bonds to the bidder complying with the notice and offering the most favorable terms to the District, or select one or more underwriters, commercial banks or other investors and negotiate the sale of any series of the Bonds with those underwriters, commercial banks or investors.
- f. Undertake to provide continuing disclosure for each series of Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission.
- g. Apply for ratings for each series of Bonds, determine whether to purchase municipal bond insurance or obtain other forms of credit enhancement (such as the Oregon School Bond Guaranty Program) for each series of Bonds, enter into agreements with the providers of credit enhancement, and execute and deliver related documents.
- h. Appoint paying agents and other service providers for the Bonds and negotiate the terms of and execute agreements with those service providers.
- i. Take all action and execute all documents necessary to obtain a grant under the Oregon Department of Education's Oregon School Capital Improvement Matching Program.
- j. Determine whether each series of Bonds will bear interest that is excludable from gross income under the Internal Revenue Code of 1986, as amended, or is includable in gross income under that code. If a series bears interest that is excludable from gross income under that code, the District Official may enter into covenants to maintain the excludability of interest on that series of the Bonds from gross income.
- k. If permitted by federal law, issue any series of Bonds as taxable bonds that are eligible for federal interest subsidies or tax credits, and enter into related covenants.
- l. Sell and issue one or more series of the Bonds to provide interim financing for 2012 Capital Costs or 2017 Capital Costs, enter into lines of credit or similar documents which permit the District to draw Bond proceeds over time, and issue Bonds to refund the Bonds that provide interim financing for those capital costs. Bonds that are issued to refund interim financing Bonds are not be subject to the limit in Section 1 on the principal amount of Bonds that may be issued.
- m. Execute any documents and take any other action in connection with the Bonds which the District Official finds will be advantageous to the District.

Y. Awwad

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RESOLUTION No. 5473

Authorizing the Superintendent to Enter into a Lease Agreement
with Concordia University regarding Faubion PK-8 School

RECITALS

- A. Concordia University and Portland Public Schools have a long-standing relationship which has mutually benefited students of each institution, with ongoing tutoring and mentoring at several schools and specifically at Faubion PK-8 School.
- B. Portland Public Schools and Concordia University have jointly used each other's facilities to expand and enrich the program offerings of each institution including PPS' play fields as well as Concordia's new library and sports complex.
- C. Concordia University students, particularly through their Student Service Corps, have donated hours of assistance to Faubion students to improve their academic success, while allowing Concordia students to receive valuable hands-on teaching experience.
- D. There are significant needs within the Cully-Concordia neighborhoods which a new Faubion PreK-8 school will help address including a health clinic, early learner center, family resource center, and other wrap around services.
- E. In November 2012, voters approved a school building improvement bond which featured the rebuilding of Faubion PreK-8 school in partnership with Concordia University.
- F. Concordia University and Portland Public Schools entered into a Memorandum of Understanding in September 2012 and a Predevelopment Agreement in September 2013 delineating the responsibilities of the parties to guide master planning and partnership development for school replacement. The Predevelopment Agreement anticipated a Development Agreement to guide school funding and construction.
- G. Portland Public Schools and Concordia University entered into a Development Agreement in February 2015 which included a provisions for real estate transactions, leasing and funding obligations for the development of a new, combined Faubion Pk-8 School and Concordia University College of Education.
- H. In compliance with the Development Agreement, Portland Public Schools and Concordia University have agreed upon lease terms and intend to execute a lease and a related operating agreement by August 1, 2017.

RESOLUTION

- 1. The Board hereby authorizes the Superintendent or her designee to enter into a Lease Agreement with Concordia University for the replacement of a new Faubion PreK-8 school including attendant wrap-around services in compliance with the terms included in Attachment A.

J. Vincent / S. King

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Attachment A
Lease Terms between Portland Public Schools and Concordia University for Fabuion School

- General: The Fabuion Development DDA contemplated a ninety-year (99) year \$1.00/year lease. This lease structure was a condition of several CU foundation donors who funded CU's \$15.51M portion of the Fabuion Project (Project) costs and required a "fee simple like" ownership.
- CU will pay its proportionate share of the building operating and maintenance costs and set aside reserves to cover its proportionate share of required capital improvements over the term of the lease.
- Building SF: 134,187 SF Total (PPS 77,952 SF, Concordia 20,011, Common Area 36,224 SF)
- Tenant: Concordia University (CU).
- Premises: 20,011 SF. CU shall have the exclusive use of Premises (including rooms within Fabuion School proper) as shown and indicated on the attached Exhibit A.
- PPS shall have "shared use" of the Health and Wellness Center, the Food Club, and the Community Child Program and Partner Rooms within the CU Premises.
- CU shall have "shared use" of the L1 Reception, the L1 Conference Rooms, the L2 and L3 STEAM Classrooms, and the L2 Staff Lounge and Workroom within PPS Premises.
- Term of Lease: Ninety-nine (99) years, with one option to extend the lease an additional twenty-five 25 years at a market value rent.
- Base Rent : The \$14.7M (total contribution less furniture, fixtures and equipment as of May 23, 2017) contribution to the Project's total cost of approximately \$48M will be considered prepaid rent. This contribution will be amortized over the 50 year useful life of the improvements. The final cost and contribution figures will be known in fall, 2017, after this lease is signed and will be reflected in a lease amendment.
- Permitted Use: The Premises and the Shared Spaces, shall be used for classrooms, educational purposes, and other related uses, such as health and wellness center, wrap around services (including but not limited to social services, parent education, and related services), food distribution center (free pantry and at-cost food club) and faculty offices, and for no other purpose without District's written consent. Those portions of the Premises that are embedded within PPS's portion of the Building shall not be used for any purpose other than for purposes directly pertaining to CU's School of Education.

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- Parking: The parking lots during the lease term at the Property shall be used jointly by PPS and CU on a nonexclusive, unreserved, shared basis; provided that CU's use of the parking lots at the Property shall not unreasonably interfere with PPS's use thereof.
- Operating Costs: It is estimated that CU will pay approximately 20% of building operating costs depending on the intensity of use of shared spaces. Intensity of use calculations will be further clarified in the Operating Agreement.
- Major Repairs: It is estimated that CU will pay approximately 20% of major repairs.
- Building Reserves: Per the DDA, PPS does not set aside building reserves, but this building will qualify for the CAR fund. CU is required to set aside funds for its portion of building reserves.
- Subletting: CU shall be allowed to sub-let its Premises to the service provider for the health and wellness center and the food club. It is anticipated that the initial service provide shall be Kaiser Permanente.
- Termination of Lease Prior to 99 Years: Should the Lease be terminated for any reason other than termination by CU prior to the end of the 99 year term, CU shall be entitled to the unamortized portion of its contribution to the Project construction costs. Amortization will be based on a 50 year schedule.
- CU and PPS Board Approval: The lease is contingent upon approval from the CU Board of Directors and PPS Board. The operating agreement will be approved by the Superintendent of his/her designee.
- Condominium Conversion: CU also retains the right, at its sole cost, to initiate a condominium conversion of the Project within fifty (50) years of the completion of the Project.

June 20, 2017

RESOLUTION No. 5474

Authorizing the Superintendent to appoint Board of Directors for the New Columbia Youth Center
Condominium Association (Rosa Parks School)

RECITALS

- A. Portland Public Schools ("PPS") entered into a lease/option to purchase agreement pursuant to Board of Education Resolution No. 3566, October 10, 2005, which provided for construction of Rosa Parks School utilizing New Market Tax Credits and other resources.
- B. As part of the New Markets Tax Credits financial structure, the school was owned by the New Columbia Community Campus Corporation (N4C).
- C. N4C sold the school to the New Columbia Youth Center Condominium (Condominium), to be jointly owned by PPS and the Boys & Girls Club (B&G Club) pursuant to Board of Education Resolution No. 4657, October 15, 2012.
- D. The Condominium Declaration and Plat details three units: Unit One is the B&G Club, Unit Two is the Ancillary School Unit and Unit Three is the School Unit. PPS owns both Units Two and Three.
- E. The financial management and operation of the Condominium is controlled by the New Columbia Youth Center Condominium Association (Association) and managed by a Board of Directors, which allows one director per Unit.
- F. PPS became a member of the Association and the Board of Education appointed David Wynde, Deputy Chief Financial Officer and Sara King, Director of Planning and Asset Management to serve on the Board of Directors of the Association and granted them authority to take action in such capacity as they deem prudent to accomplish the goals of PPS.
- G. Mr. Wynde's seat is currently vacant and as staff and positions change over time, thereby creating potential delay in Condominium board business, the Superintendent is requesting authorization to appoint board directors for the Condominium Association.

RESOLUTION

- 1. The Board of Education authorizes the Superintendent to appoint the Board of Directors of the New Columbia Youth Center Condominium Association to represent the interests of Portland Public Schools.

J. Vincent/S. King

June 20, 2017

RESOLUTION No. 5475

A Resolution of Multnomah County School District No. 1J, Multnomah County, Oregon, Calling for Amending Portland Public Schools Capital Construction Bond Citizen Accountability Committee

RECITALS

- A. On February 28th, 2017 the Board resolved to refer a bond ballot measure for the May 16th, 2017, general election.
- B. The Superintendent filed the proposed ballot measure (Measure 26-193) and explanatory statement to the Multnomah County Elections Office on March 9, 2017.
- C. Measure 26-193 requires citizen accountability, oversight, and annual audits of bond projects and expenditures. As such, the Board authorized the Superintendent to
 - 1. Amend the current Portland Public Schools Capital Construction Bond Citizen Accountability Committee Charter ("Charter") to include language regarding the 2017 Capital Construction Bond program, and
 - 2. Empower the Committee to assist the Board in monitoring the planning and progress of the 2017 Capital Construction Bond program.

RESOLUTION

- 1. The Board hereby adopts the amended Charter to establish the Committee and its charge for the 2017 Capital Construction Bond program.
- 2. The Committee is comprised of six members and a chairperson as described in the Charter.
- 3. The Board directs the Superintendent, staff, and designated project consultants to provide support to the Committee as described in its Charter.

J. Vincent / D. Jung

June 20, 2017

RESOLUTION No. 5476

Tentative Calendar of Regular Board Meetings
School Year 2017-2018

RESOLUTION

The Board of Education hereby adopts the below tentative calendar as its schedule of Regular Board Meetings for the upcoming 2017-2018 school year.

This calendar will be reviewed with the new Board of Education after July 1, 2017.

**Portland Public Schools
BOARD OF EDUCATION
Schedule of Regular Meetings
2017-2018 School Year**

Board meetings are held at 501 North Dixon Street, Portland, Oregon, 97227, and begin at 6:00pm on Tuesdays unless otherwise noted.

July 11, 2017	January 9, 2018
August 1, 2017	January 23, 2018
August 29, 2017	February 13, 2018
September 12, 2017	February 27, 2018
September 26, 2017	March 6, 2018
October 3, 2017	March 20, 2018
October 24, 2017	April 10, 2018
November 14, 2017	April 24, 2018
November 28, 2017	May 8, 2018
December 5, 2017	May 22, 2018
December 19, 2017	June 19, 2018
	June 26, 2018

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RESOLUTION No. 5477

Approval of Head Start Recommendations and Reports Process

RECITALS

- A. Federal requirements call for the Governing Board of a Head Start Program to approve recommendations and reports for the Program.
- B. The Board of Directors for Portland Public Schools serves as the Governing Board for the PPS Head Start Program.

RESOLUTION

The Board of Directors for Portland Public Schools, School District No. 1J, Multnomah County, Oregon, approves the following Head Start recommendations and reports:

- Results and Benefits of Self-Assessment Recommendations, 2016-17
- Self-Assessment and Recommendations 2017-18
- Community Needs Assessment, May 2017
- School Readiness Goals
- 5-Year Program Goals, 2017-18
- Budget Planning and Recommendations
- Selection Criteria for Head Start Enrollment 2017-18
- PPS Head Start Program Options 2017-18
- Internal Dispute Resolution Policy and Procedure
- Corrective Action Plan in response to District Single Audit

D. Berry

RESOLUTION No. 5478

Service Payments

The Board of Education approves the following service payments:

<i>Payee</i>	<i>Description</i>	<i>Period</i>	<i>Amount</i>
Council of Great City Schools	Annual Dues	2017-2018	\$37,868.00

S.Perrins

RESOLUTION No. 5479

Minutes

The following minutes are offered for adoption:

June 13, 2017

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RESOLUTION No. 5480

Resolution to Create a Comprehensive Professional Development Plan

RESOLUTION

The Superintendent is directed to bring to the Board a comprehensive plan for how decisions are made concerning professional development time use by school staff. This plan should include a yearly schedule for each building.

This plan should be completed prior to February, 2018.

S. Buel

RESOLUTION No. 5481

Resolution to Create a Comprehensive ESL Plan

RESOLUTION

The Superintendent is directed to bring to the Board a comprehensive ESL education plan for for students above the primary grades, which includes an analysis of intensive English language instruction for ESL students whose primary language is other than English or Spanish, and are at the lowest ELPA levels.

This plan should be completed prior to February 1, 2018.

S. Buel