

**Crescent Community School Alliance dba
Red Barn Schoolhouse (RBS)**

**Governing Board (GB) Meeting
February 4, 2026**

Minutes of the general meeting of the Red Barn Schoolhouse Governing Board on February 4, 2026 called to order by Oamek at 4:00 PM. In attendance: Oamek, Shea, Larson, Spiehs, and Messerschmidt.

DISCUSSION- Nate from High CCS discussed computer phone, internet needs. As school progresses, need decisions on whether students have their own school email, whether computers stay at school and best parent/teacher communication, printer - lease/own. Management services include firewall, compliance security settings, computer updates and presence at the school. Working desk will be located in mechanical room.

DISCUSSION - Principal process is established with Indeed and Teachlowa postings (TeachIA needed 12 days to acknowledge new employer account so not active yet). Interview panel set. Timeline affected by date TeachIA becomes activated.

DISCUSSION - Contingency plans need to be formalized in next month. Check into Heritage Fund buildings and Rahels.

DISCUSSION - schematic drawings approved. Cubbies should have drawer underneath and bench to sit on. Wider than standard locker.

DISCUSSION - construction financing still being pursued. CDFIs do not work because of the low/moderate income requirement.

PRESENTATION - Dr. Cynthia Gehrie showed slides demonstrating learning process with nature and arts integration. Discussed physiological computing that humans do when in nature. Nature encourages agency, affordances and attunement.

DISCUSSION - Banners should be more simplified - logo and start date only. Shea will check into other vendors and pricing.

DISCUSSION - Treasurer - Oamek reported Accurate Accounting stated they could not review fiscal policies. Accurate Accounting will do CCSA tax preparation. Treasurer position still not filled.

No public comments.

ADJOURNMENT - Motion by Shea, seconded by Larson. Motion carried. Meeting adjourned at 6:45 pm.

Resolution 2601- DLR Contract: During the discussion for this resolution, the board discussed the need to post resolution numbers with the agenda. The board decided to use the year and a number as a system for resolution. Example: 26-1. The resolution for 2601 will be amended with suggestions from the Board to make this a conditional contract so architects can continue with work as the attorneys review the contract. Motion to approve the resolution 2601 with revisions was made by Shea for firm services amount of \$132,600 and identify specific services in resolution, seconded by Oamek, ayes. Revised Resolution approved.

1. Discussion - Parcel logistics: Oamek explained to board members that a relative of the Oamek family is selling the parcel of land consisting of 19.73 acres to George and Sharon Oamek and then George and Sharon Oamek will sell the parcel of 5.39 acres of land to Red Barn Schoolhouse. Sharon Oamek, being a member of the Governing Board, will abstain from any action the Governing Board takes regarding the Board's acquiring of the 5.39 acres that will be the property of the Red Barn Schoolhouse to avoid any potential conflict of interest. The board also discussed the timeline of the acquiring of the parcel of land. Crescent City Council is reviewing parcel subdivision on January 12, 2026 with further County plat approval in February 2026. It is proposed that Red Barn Schoolhouse will own the 5.39 acre parcel of land by March, 2026.
2. Discussion - Construction: Financing, Schedule and Point Persons: Board discussed having Shea be the lead contact person for monitoring construction schedule and time sensitive details such as utilities.
3. Discussion - RBS Projections and Financial Update: Board discussed pursuing a traditional loan with the CDFI, 22 Beacon, at 6.5% interest. Final terms and term sheet need to be presented by lender and Hanna to the Board. Financial information was presented to 22Beacon and Oamek will follow up with Hanna on lender terms. We plan to have this loan for up to 5 years at which time, the board will apply for refinancing and packaging this loan to USDA for better terms. 50% of USDA financing needs to include new money – for CCSA that would be Phase 2 construction and/or pre-school financing.
4. Discussion - Fundraising Outreach Update: The board discussed potential fundraisers and other donors. The board members discussed the need to have a “hard ask number” and details in order to approach potential donors. The board agreed that a rendering of the building with specific pricing would move the board forward in continuing with fundraising. The board discussed the upcoming Charter School event to be held on January 15, 2026 in Des Moines as another avenue to get the information out about Red Barn Schoolhouse. Oamek, Shea and Larson are scheduled to attend this event. At this time, it was also discussed the need to continue our work of promoting the opening of Red Barn Schoolhouse in August of 2026. The board discussed making large banners and yard signs that could be displayed throughout the community of Crescent and other close communities. In addition, the board discussed flyers that could be distributed to local businesses. Shea has a graphic designer contact that he will discuss the project with.

5. Discussion - IT services: Laptops have been purchased and will be stored at Oamek residence. The board discussed the current agreement with Nate Eckley. The board requested Nate attend the next board meeting to address ongoing computer issues. The board agreed that an RFP needs to be developed to ensure clear communication as to what the expectations of needs are for IT for Red Barn Schoolhouse.
6. Discussion - Treasurer vs. Community Foundation of SW Iowa's Fiscal Sponsorship: Discussion tabled until next meeting scheduled for February 4, 2026
7. Public Comment: Cynthia Gehrie shared her gratitude and excitement for the progression of work that the board has done on moving forward on construction and the principal hiring process.
8. Adjournment: Motion to adjourn made by Shea, seconded by Oamek, all in favor, meeting adjourned at 5:42 PM
9. Next meeting will be held at 4:00 PM on February 4, 2026 at IWF Collaboration Center, 830 14th St., 3rd Floor, Council Bluffs, IA

Minutes respectfully submitted by Larson