



Cornerstone Charter Academy

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Memorandum - Follow up on COBI Plan Review Fees and Invoice

DATE: March 25, 2024

TO: Mr. Rick J. Rudometkin
City Manager,
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

FROM: William G. Brooks, PE
President
Cornerstone Charter Academy Inc.
906 Waltham Avenue
Belle Isle, Florida 32809

CC: Taylor Smith, PFDI, Cornerstone Charter Academy Project Consultant
Raquel Lozano, City of Belle Isle planning staff

RE: Cornerstone Charter Academy Expansion Project - Exemption from certain fees and assessments

Rick,

As a follow up to my memorandum to you dated 3-12-24, I have attached a check from CCA in the amount of \$10,039.18 as payment for the COBI the invoice#14-00021 that we received from Ms. Lozano on 2/29/24 via email.

As I stated in my previous Memorandum, pursuant to Florida Statutes Section 1002.33(18)(d), charter schools are exempt from the payment of certain fees and assessments. We are still researching some of the interpretations of this statute as it might relate to the City's charges to CCA. I will forward any additional guidance on this matter to you as soon as we receive it from our attorney and/or the Florida Department of Education. Neither the City nor CCA should pay any project costs that the school isn't supposed to pay pursuant to Florida law. On the other hand, CCA certainly expects to cover any project costs for which CCA is legally and/or contractually responsible.

Further, as I stated in my 3/12/24 Memo to you, the City is a co-applicant on the referenced PD and owns the land and buildings for most of the project area. With COBI being a landlord partner and co-applicant in the project, we would expect the Council to expect and agree to cover a portion of the project review costs.

To this end, we propose that Racquel calculate the COBI review fees and costs, including COBI invoice #14 that we are paying today, and allocate 2/3 to CCA and 1/3 to COBI as co-applicant (we don't expect the Church to fund any of the review fees or COBI costs). I am more than willing to address the Council if needed on this matter, as I think it is a reasonable proposal from CCA. Remember, in addition to owning the land and buildings funded by CCA, the City is directly benefiting financially from the CCA expansion project. CCA is paying increased annual rent payments under the new lease, and the City is benefiting from 100% savings of its annual loan payments for the former BOA purchase, since CCA is now paying 100% of this cost as part of our annual lease payments to the City.

Rick, I am so pleased that you have joined the COBI team and, by extension, the CCA team, and I truly appreciate your thoughts (and patience) on this matter, as we work to determine the best solution both for CCA and the City.

Again, please do not hesitate to contact me at 407-947-5025, curenflnow@gmail.com or our Development Consultant, Taylor Smith 904-226-1689, taylor.smith1@comcast.net, if you need additional information.