

## St. Aidan's Joycare Relocation Questions and Answers 6/17/2011

1. Can we have pictures of the building, a drawing of the elevation and color samples to look at?

I have some pictures of similar buildings from the three vendors I am working with. We won't know the exact appearance until we decide on a vendor and pay to get drawings done. We can specify the paint colors. We will probably dig a pit to install the building vs. having it above ground (which would require ramps/stairs to the doors). You can certainly get copies of what I have and I can ask for more. The drawings also depend on the curb cut design St. Aidan's chooses. I understand the city of Boulder is not happy adding curb cuts close to an intersection, even if others are removed, and the process of approval St. Aidan's will have to go through to move the main driveway to the west side of the 2419 lot may be lengthy.

2. We estimate that the cost to St. A's in parking revenue will be between \$1000. and \$1500. per month. Is Joycare able to make a guaranteed minimum monthly payment to cover that figure?

We will guarantee a minimum amount that would be in the range of \$1,000 to \$1,500 per month, provided we get a decision from St. Aidan's in time to get drawings that can be used to recruit children/parents in early August and get our financing firmed up. It is also dependent on the term of the lease. A 5 year lease will allow us to pay more rent. When full (approximately 48 children), we can comfortably pay \$2,400/month. The exact amounts can and should be included in the lease, and we would prefer the lease to be a minimum plus a per child amount for each child over the minimum.

3. We will make every effort to retain the utilities and transfer them to the Joycare structure. If we are not able to do so who will pay the fees to re-establish service?

That depends on the amount. All of our conversations to date have assumed that the current hookups would be retained by putting another building on the property within a specified time period.

4. Can we have a complete list of the current Joycare board members?

The current members are John Alderson, Virginia Patterson, Joy Linfield, Katie Frye, Fran Evans, Buck Frye, Ben Prieb, Beverly Shaw, and Margie Shaw. Michele Sibley was a member until today, when she resigned to move to California.

5. Can you double check the zoning with the city to make sure it has not changed?

According to the city website today, the zoning for 2419 Colorado Avenue is RL-1, the same as 2425 Colorado (the church).

6. Looking at your current Joycare clients how many are associated with C.U. now?

It normally runs between 50% and 75% but I am having Heather, our Director, determine the current number. I will get it to you as soon as I have it.

7. Can you provide more specific information on the monetary arrangements? If there is a loan whose name is it in? Which organization pays the interest? What is the time frame? etc.

Joycare will take out the loan for teardown, landscaping, paving, etc. and be responsible for the payments, both interest and principal. The time frame of the loan will be the same as the rent on the building and the lease with St. Aidan's - I am assuming 5 years.

8. What will be the maximum number of clients and staff that Joycare will have? How many parking spaces will you need reserved for your use?

We plan a maximum of 48 clients at this time, although we won't know for certain until the facility is certified by the State of Colorado. Heather is working on the number of parking spots we need for staff and child drop-off. I will get you that number as soon as I have it.

9. If St. A's. and Joycare go forward and it is NOT possible to be up and running by Dec. what would you need from us to continue to operate? Use of our space? money? etc.

If First Christian Church closes on their sale at the end of the year, we have to move immediately after the closing. If we don't have a place to relocate to already established and certified at that time, we will need to close our doors. St. Aidan's current space would not work for several reasons.

10. What would be the factors that might lead Joycare to terminate its relationship with St. A's?

The end of the lease or the closing of Joycare for some reason.

11. Would Joycare have any problems with hiring an attorney and having a formal lease with St. A's?

No. We absolutely want a lease and plan to have one drawn up (perhaps by one of Gail Mock's people) and approved by our attorney. We use the same firm that St. Aidan's does - Caplan and Earnest.

## The Rev. Mary Kate Rejouis

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**From:** John Alderson [jcaqms@aol.com]  
**Sent:** Saturday, June 18, 2011 4:38 PM  
**To:** matteson620@gmail.com  
**Subject:** More Joycare answers

Betsy,  
Answers to more questions;

Q6. About 40% of our current clients are affiliated with CU. This will increase when the school year begins again. 50% to 75% is our normal range of CU-affiliated families.

Q8. We expect to have a maximum staff of 9 people. We will need approximately 9 parking spaces to allow some staff to park and parents to pick up and drop off children.

Regards,  
John

## The Rev. Mary Kate Rejouis

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**From:** John Alderson [jcaqms@aol.com]  
**Sent:** Saturday, June 18, 2011 9:52 PM  
**To:** matteson620@gmail.com  
**Cc:** rector@saintaidans.org; mattclark@mei.net; dongracepp@msn.com; taylorwg@comcast.net; kadesousa@comcast.net; Pattersonpg2@aol.com; bshawret@aol.com; klrhoda@hotmail.com; margieshaw@comcast.net; heather@boulderdaycare.com; joylinfield@comcast.net; buck.frye@comcast.net; fbonny@comcast.net; benp@coloradolitho.com  
**Subject:** Re: vestry ?'s 2

Betsy, please see my answers in bold blue text below.

-----Original Message-----

**From:** Betsy Matteson <matteson620@gmail.com>  
**To:** John Alderson <JCAQMS@aol.com>  
**Cc:** Mary Kate Rejouis <rector@saintaidans.org>; Matt Clark <mattclark@mei.net>; Grace Pierce <dongracepp@msn.com>; Warren Taylor <taylorwg@comcast.net>; Karen De Sousa <kadesousa@comcast.net>  
**Sent:** Sat, Jun 18, 2011 7:56 pm  
**Subject:** vestry ?'s 2

Hi John,

Thanks for your prompt replies. I think this will be helpful next Tues. I have a few more questions to run by you.

1. Does Joycare use a diaper service? **NOT AT THE PRESENT TIME, BUT WE MAY CONSIDER IT. WE HAVE PROVIDED FOR A WASHER AND DRYER IN THE NEW BUILDING.** What will be needed in regard to trash and re-cycling? **I HAVE LEFT A MESSAGE FOR HEATHER AND WILL LET YOU KNOW AS SOON AS I HEAR.**  
**I ASSUME WE WILL LOCATE A TRASH BIN NEAR THE BUILDING.** Where will it be located?
2. Has Joycare been to the city planning dept. to make sure that a modular building will be acceptable? **NOT YET. I WILL CHECK WITH THEM WHEN I RETURN NEXT WEEK.**  
**MODULAR BUILDINGS**

ARE CURRENTLY USED IN MANY PLACES WITHIN THE CITY, ESPECIALLY AT SCHOOLS.

3. Will Joycare be using a line of credit or will it be a loan for a set amount? THAT HAS NOT BEEN DETERMINED YET. DOES IT MAKE A DIFFERENCE TO ST. AIDAN'S? IT WILL PROBABLY BE

A FIXED TERM LOAN TO CORRESPOND WITH THE BUILDING LEASE AND PROPERTY LEASE.

All for now. Enjoy your vacation. Betsy