

RIVERSIDE LOCAL BOARD OF EDUCATION



Riverside High School  
February 7, 2025  
8:00 A.M. Special Meeting

**MINUTES**

A recording of this Board of Education meeting is available on the District's YouTube page here:  
[https://www.youtube.com/channel/UCbTmn\\_sGBiEvF2c598hBCSg](https://www.youtube.com/channel/UCbTmn_sGBiEvF2c598hBCSg)

**1. Opening Items**

- A. Call to Order at 8:00 a.m.

Notice of this meeting was given in accordance with the provisions of Bylaw 0164B of the Riverside Local Board of Education which was adopted in accordance with Section 1.450 of the O.R.C. and the Ohio Administrative Procedures Act.

The Bylaws of the Board of Education can be found in BoardDocs.

- B. Roll Call: Fishel, Keeney, Brewster, Grassi – absent, Krenisky – absent  
C. Pledge of Allegiance

**2. Business Items**

- A. Resolution waiving completion of the investigation of the condition of the subject real property, acknowledging the title exceptions shown on the title commitment for the subject property, accepting the subject property in its "as is" condition, and directing the immediate completion of this transaction.

Motion: Fishel

Second: Brewster

Discussion: Dr. Rateno received a letter from Mrs. Krenisky that she asked to be read for the record. Her letter is as follows:

Dear Members of the Board of Education,

Since this meeting was scheduled without consultation of all board members to ensure a date and time that would allow full participation, I regret that I am unable to attend. However, I have carefully reviewed the available information and would like to provide my perspective on the matter.

I am recommending that we do not approve Expedited Property Acquisition.

The primary reasons for this recommendation are as follows:

1. **No Impact on Construction Timeline**

Despite the argument that an earlier property acquisition would accelerate the construction schedule, our construction manager has confirmed that the target completion date for the Riverview addition remains December 2025, regardless of the closing date. Therefore, expediting this process would not provide any material benefit in terms of project timeline.

2. **Owners Rep Recommendation**

Roger Riachi of RFC Construction has advised that key due diligence items, including the ALTA survey and environmental assessment, should be completed prior to closing.

3. **Superintendent and Treasurer's Position**

The treasurer and superintendent each serve in advisory roles, providing expertise in financial management, operational leadership, and compliance, respectively. Both the superintendent and treasurer have expressed their professional recommendation against expediting the purchase, emphasizing the importance of adhering to due diligence obligations as outlined in the land purchase agreement. Their fiduciary duty requires strict compliance with these terms to protect the district's financial and operational interests.

4. **Legal Counsel's Clarification**

The district's attorney, wrote the land purchase agreement to allow the district to complete necessary due diligence, including property condition investigations, title reviews, and governmental approvals, before closing. He emphasizes that this process was structured to protect the district's interests and that it would not be prudent to waive these steps prematurely. While the Board has the authority to proceed with the purchase at any time, doing so means accepting the property "as is," with any unknown risks. The decision ultimately rests with the Board.

5. **Outstanding Due Diligence Items are in progress**

Several critical due diligence items are still in progress, including:

- **Soil Borings:** Completed, but results are still pending, with final data expected by 2/14.
- **Wetlands Assessment:** Preliminary findings indicate no wetlands, but the official report is forthcoming.
- **Phase I Environmental Study:** Currently in process with HZW, expected to take 20 business days from 1/14.
- **Easements and Land Split Process:** Mapping is still underway, and legal review remains incomplete.
- **Rezoning Requirements:** The property must be acquired before rezoning can formally proceed, **but** the process is expected to be smooth per township feedback.

There does not appear to be any benefit to proceeding with this acquisition before due diligence is completed, but there could be some risk in not allowing these tests to be finalized. While Cleveland Construction has noted that early acquisition may allow for certain preparatory activities, such as tree clearing before April 1st due to wildlife regulations, the overall construction timeline will remain unchanged. Given this, the risk of proceeding prematurely outweighs any potential benefits.

I request that we allow the due diligence activities already in progress to be completed, as listed above, and then move forward. I urge the Board to uphold the agreed-upon due diligence process and refrain from approving an expedited acquisition that does not provide clear advantages in cost, time, or risk mitigation.

Thank you for your time and consideration.

Lori Krenisky  
Riverside Local School District Board Member

Mr. Fishel said that the seller is not financially responsible for any items that arise before or after closing, so there is no value in waiting. The trees must be cleared before April 1 or the process will be delayed due to bat species in the area. He said they will continue see the due diligence through to completion even though we would be closing on the property early. Mr. Keeney said he appreciates the professionals who have lent their expertise in this process. The preliminary walkthrough shows no wetlands and there are no issues anticipated with the soil boring results. Mr. Keeney also said there was a question about easements, but we are purchasing a slice out of a larger parcel so our property would not be affected by the easements. Dr. Rateno said we have been in contact with Polaris to map the easements. Mr. Fishel said they would see all the due diligence items through completion as Mrs. Krenisky requested.

Vote:

Denise Brewster	Aye__X__	Nay____	Abstain____
Scott Fishel	Aye__X__	Nay____	Abstain____
Dennis Keeney	Aye__X__	Nay____	Abstain____

President declares the motion: carried 020725-1

**3. Closing Items**

**A. Next meeting announcement**

Insurance Optimization Ad Hoc Committee	February 11, 2025	8:00 a.m.
Buckeye Elementary Ad Hoc Committee	February 13, 2025	9:15 a.m.
Curriculum and Programming Committee	February 18, 2025	7:30 a.m.
Buildings and Grounds Committee	February 18, 2025	1:00 p.m.
Work Session	February 19, 2025	6:00 p.m.
Finance and Personnel Committee	February 20, 2025	8:00 a.m.
Buildings and Grounds Committee	February 25, 2025	7:30 a.m.
Business Meeting	February 27, 2025	6:00 p.m.

**B. Motion to adjourn at 8:19 a.m.**

Motion: Fishel

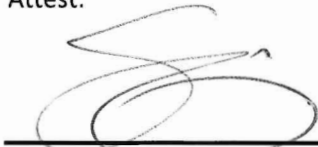
Second: Keeney

Vote:

Denise Brewster	Aye__X__	Nay____	Abstain____
Scott Fishel	Aye__X__	Nay____	Abstain____
Dennis Keeney	Aye__X__	Nay____	Abstain____

President declares the motion: carried 020725-2

Attest:



Board President

2-27-25

Date



Treasurer

2/27/25

Date