Meeting Minutes
Achievement First Brooklyn
Real Estate Committee Meeting
Venue: Virtual Meeting
Zoom: https://achievementfirst.zoom.us/j/86195738398
Friday, June 12, 2026, 1:00 PM - 2:00 PM

Attendees:
Committee members: Kevin Miquelon, Romy Coquillette, Chris Lynch, Kim Cutler-Lee, Brandon Sorlie
AF Staff: Jason Russell, Sulafa Bashir

I. Call to Order

The meeting was called to order by Committee Chair Kevin Miquelon at 1:17 pm.

II. Public Comment

There were no members of the public present.

III. Committee Business and Discussion

Mr. Miquelon stated that the committee would move into executive session to discuss the topic of the proposed lease for Legacy MS. He asked for a motion for the AF Brooklyn Real Estate Committee to enter Executive session to discuss this topic, inviting the AF Network staff in attendance to join.

Romy Coquillette so moved, seconded by Chris Lynch. All were in favor and the committee moved into executive session at 1:19 pm, and exited at 1:54 pm

IV. Resolution Approval

Mr. Miquelon asked if there were any questions about the proposed lease guarantee and sublease resolution. Hearing none, he called for a motion to approve the resolution. Romy Coquillette made the motion, and was seconded by Chris Lynch. All were in favor and the resolution passed.

Lease Guaranty and Sublease Resolution

WHEREAS, Achievement First, Inc. is negotiating a certain Lease Agreement (the "Lease") by and between its to-be-formed wholly owned subsidiary, AF Queens CS, LLC (the "AF LLC") and the Roman Catholic Church of the Sacred Heart of Jesus at St. Albans, a New York religious corporation (the "Landlord"), whereby the AF LLC will lease a school building located at 115-30 221st Street, Cambria Heights, New York 11411 (Block 11284, Lot 51), as more fully described in the Lease;

WHEREAS, as a condition to entering into the Lease with AF LLC, the Landlord requires the School to guaranty AF LLC's obligations under the Lease pursuant to a Guaranty Agreement (the "Guaranty") by the School in favor of Landlord;

WHEREAS, the School desires to sublease from AF LLC the entire property and improvements described in the Lease, upon the terms and subject to the conditions set forth in that certain Sublease to be entered into by AF LLC and the School (the "Sublease");

NOWTHEREFORE, BE IT RESOLVED, that it is in the best interest of the School, and the School be, and hereby is, authorized and directed, to enter into the Guaranty, the Sublease, and such other documents related to the Guaranty and Sublease, in substantially the form presented to the Real Estate Committee, with such changes, modifications and amendments to the Guaranty, Sublease, and such other documents as any officer or trustee of the School (each an "Authorized Person") may, jointly or severally, in such person's discretion approve, which approval shall be conclusively evidenced by the execution and delivery of the Guaranty and the Sublease by the School;

BE IT FURTHER RESOLVED, that each Authorized Person, be, and hereby are, jointly or severally, authorized and directed, at any time and from time to time, to do all such things and acts and to execute and deliver all such applications, documents and instruments in writing and to expend such fees for and on behalf of the School as may be necessary or advisable in order to give effect to and, generally, carry out the intent of these resolutions including, without limitation, to execute and deliver any instruments and documents required in connection with the foregoing, in the name and on behalf of the School, on such terms and conditions and in such form deemed necessary or desirable and approved by such Authorized Person with such changes, modifications and amendments thereto as such Authorized Person may in such person's discretion approve, which approval shall be conclusively evidenced by the execution and delivery of such applications, documents and instruments in writing; and

BE IT FURTHER RESOLVED, that all actions previously taken by any Authorized Person in furtherance of the foregoing resolutions, including, without limitation, entering into the Guaranty and the Sublease are hereby ratified and confirmed.

V. Adjourn

There being no other business, Mr. Miquelon asked for a motion to adjourn.

Chris Lynch made the motion, and Romy Coquillette seconded. All were in favor and the meeting adjourned at 1:57 pm.