Board of Director's Meeting

December 2, 2025
5:30pm

901 East Levee Street
Brownsville, Texas

Take notice that the Board of Directors of cdcb – come dream. come build. will hold its Special Board Meeting of the Board of Directors on **December 2, 2025**, at 901 East Levee Street, Brownsville, TX

AGENDA	
	Call to Order/Roll Call.
1.	Discussion and Approval to establish a cooperative relationship between Build UP and cdcb.
2.	Other Business.
3.	Adjourn.

Memorandum of Understanding

Between BuildUp
222 6th Ave SW
Birmingham, AL 35211

And

cdcb
901 E. Levee ST.
Brownsville, TX 78520

I. Purpose

This Memorandum of Understanding (MOU) establishes a cooperative relationship between Build UP and cdcb (partner) for the purpose of conducting a comprehensive diligence process. This process will evaluate the feasibility of implementing Build UP's programming in Brownsville, focusing on aspects such as programming, fiscal sustainability, operations, and governance.

II. Non-Disclosure Agreement

1. Confidential Information: Both parties agree to exchange confidential and proprietary information relevant to their respective operations, financial conditions, and educational programs. Confidential Information includes all data, materials, products, specifications, business plans, financial information, and other information disclosed in any form.
2. Obligation of Confidentiality: Each party commits to retain all received information in confidence, use it solely for the purpose of this MOU, and disclose it only to employees or consultants who need to know such information to perform their duties.
3. Exclusions from Confidential Information: Information is not confidential if it is publicly known, independently developed, obtained from a third party without breach of confidentiality, or is disclosed pursuant to a legal obligation.

III. Asset Mapping Process

1. Scope of Work: The process will encompass an evaluation of the following areas:
    - Programming: Assessing the effectiveness and suitability of future educational programs.
    - Fiscal Sustainability: Analyzing financial viability and projections.
    - Operations: Reviewing efficiency and effectiveness of operational processes.
    - Governance: Evaluating governance structures and compliance.

2. Communication: Both parties agree to communicate honestly and promptly, responding to inquiries within 72 hours.
3. Meetings: Regular meetings will be scheduled to discuss progress and findings.
4. Partner Site Review: A comprehensive review will be conducted to assess all aspects of the partner site's operations and performance. This review will inform a co-constructed action plan.
5. Action Plan Implementation: Build UP and partner will implement the action plan.
6. Action Plan Evaluation: Based on the implementation of the action plan Build UP and partner will make determination on how to proceed with the partnership.

IV. Terms of Engagement

1. Duration: This MOU is effective through the date of March 31, 2026. Both parties commit to the outlined diligence process during this period (which may require less than three months OR may be extended through an amended MOU).
2. Build UP to issue $25,000 to cdcb upon receipt of funds from Enterprise for participation in this process.
3. Upon the establishment of the governing board and bank account for a new non-profit entity in the state of Texas, Build UP will seed the entity $50,000 from the Texas Education Freedom Award to help fund start-up activities.
4. Partnership Start Up Outcomes:
    a. Incorporation of a distinct non-profit entity in the state of Texas to govern the school
    b. Establishment of a governing board for the non-profit entity with between 5 and 7 Founding Board members and at least one Board seat reserved for a Build UP designee
    c. A Board approved prospectus (inclusive of budgets Y0, Y1) for the proposed school program
    d. A Board approved resolution to launch an independent school by Sept 15th, 2026 with the goal of transitioning to a charter school
    e. Hire the Executive Leader of the School
    f. Secure at least 30 (80% of the 38 Education Savings Account "ESA" voucher budget target) fully compliant applications for the Texas Education Freedom Program
5. Upon accomplishing the outcomes stated above and executing a license agreement between Build UP and the established Board, Build UP will deposit $200,000 to the entity for school launch.

Memorandum of Understanding

6. Termination: Either party may terminate this MOU with written notice provided no less than 30 days in advance of requested termination date, if unresolved significant concerns arise during the process.
7. No Binding Commitment: This MOU does not create a binding commitment to proceed with any specific project or collaboration beyond this agreed-upon term.

V. Signatures

Both parties signify their agreement to the terms of this MOU by their signatures below:

Build UP

Signature: _____

Name: _____
Title: _____
Date: _____

cdcb

Signature: _____

Name: _____
Title: _____
Date: _____

**The effective date of this agreement is the date on which the last party signed to accept the agreement.*

YOUTHBUILD
cdcb

School Timeline

Planning Year
Private School

Fall 25 | Summer 26

Key funding:
1. HABC Planning Grant
2. Texas Education Freedom Award
3. Philanthropic Dollars

Main Goals:
1. Recruit and enroll 40 Funded Students
2. Incorporation of new non-profit governing
3. Board approved prospects and School Leader
4. Refinement of school model that sustains spirit of YouthBuild Model

Enrollment: (0*)

Year -One
Private School

Fall 26 | Spring 27

Key funding:
1. Education Savings Account Voucher
2. YouthBuild Funding
3. Philanthropic Dollars

Main Goals:
1. Bolster Charter App
2. Submit Charter for authorization
3. Train staff on new school model components
4. Launch Tuition free school

Enrollment: (40)

Per Pupil Funding Begins

Charter Appliation Approved

Year Zero
Full Charter

Fall 27 | Spring 28

Key funding:
1. Education Savings Account Voucher
2. Charter School Grant Program Funds
3. Workforce Dollars

Main Goals:
1. Secure CSP Grant
2. Facility Plan Finalization
3. Establish CNP
4. Hire Staff

Enrollment: (65)

Year One
Full Charter

Fall 28 | Spring 29

Key funding:
1. State per-pupil funds
2. Federal Funding (Title, Idea, NSLP)
3. Workforce Dollars

Main Goals:
1. Establish Compliance Protocols
2. Implement Special Population Federal Guidelines
3. Ensure Academic Program adheres to TEA Standards
4. Hire Staff

Enrollment: (100)