

Breakthrough Academy
Chartered Public School

Emergency Meeting Agenda
5/29/2025

Meeting is to approve the following actions:

1. Approve to proceed with lease to own: 170 White Mountain Hwy, Tamworth NH
4.9 acres @ 225K, 6% interest, 90 day due diligence
2. Approve to proceed with loan application to Building Hope to receive funds to use against the grant.
3. Discuss to finalize and accept pervious votes via google forms:
 - a. Remove Kate Fournier as board member
 - b. Approve Christina Whitney as new board member
4. Approve Kimberlee Randall as assistant director of school.

Memorandum of Understanding regarding 170 White Mountain Hwy, Tamworth, NH

Agreement between Owners (Susan Nickerson and Lawrence Nickerson) and Buyer (Breakthrough Academy Chartered Public School Inc.) regarding Lease-Purchase of Owners' real estate shown as Tamworth Tax Map 218, Lot 107, being 4.8 acres of land at 170 White Mountain Highway (NH Route 16) in Tamworth, NH.

A. Owners hereby offer to Buyer a contract to purchase said real estate for the sum of Two hundred Twenty Five Thousand Dollars (\$225,000), payable in monthly installments for 180 months (Fifteen years), together with simple interest of Six percent (6%) per annum on the unpaid balance.

Alternatively, Buyer may elect a term of 20 years (240 months) prior to signing the Lease-Purchase Agreement regarding this transaction.

B. Buyer is hereby given the right to conduct any inspections, testing, and other due diligence regarding this property in order to determine by August 31, 2025 whether they wish to enter into a Lease-Purchase Agreement with Owners to purchase this property. Buyers shall inform Owners in advance regarding what tests are being conducted and what personnel will be accessing the property.

C. If Buyer notifies Owners (by the date specified in Section B) that Buyer wishes to enter into the Lease-Purchase arrangement, Buyer and Seller will agree upon the terms of a Lease-Purchase Agreement and the parties will execute said Agreement within ten (10) days after said notification by Buyer that it wishes to proceed.

Susan Nickerson 5/28/25
Susan Nickerson, owner Date Lawrence Nickerson, owner Date

Witness to both: Judith M. Reardon
Kimberly Morton 5.28.2025
Head of School

Name: _____ Date _____
Title: _____
As duly authorized representative of Breakthrough Academy

Name: _____ Date _____
Title: _____
As duly-authorized representative of
Breakthrough Academy

Kimberlee Randall

KARandall3@gmail.com

1693 Village Rd, Silver Lake, NH 03875

413-348-8569

Summary	Focused on sharing my passion for knowledge as a positive contribution to the youth in my community and beyond. Inspired to create a safe and fun learning environment, helping students to find their own motivation towards academic and personal success.	
Education	<i>Bachelor of Arts in Biology</i> Assumption College GPA: 3.48	Graduation Date: May, 2004
	<i>Master of Education</i> Middle/Secondary Biology American International College	Graduation Date: Fall, 2025
	<i>Massachusetts Preliminary License in General Science 5-8, Biology 5-12 SEI Endorsed</i>	
Work Experience	Microschool Teacher (Aug 2022-Present) Ran an independent microschool in partnership with Prenda, Inc.. Facilitated the learning of 20 students from grades K-8 in all core subjects. Carried out assessments and various projects to show student mastery of concepts and standards. Lead Teacher – Robert Frost Charter School (Aug 2020-June 2022) General education teacher for a classroom of 3 rd and 4 th grade students. Responsible for educating according to NH state standards, as well as applying Montessori tools and Project Based Learning. Evaluated each child individually and assigned specific learning plans for each of them. Their learning plans were tailored to their current academic standing and guided them toward individual growth. General Science Teacher – Dupont Memorial Middle School (Aug 2016-2020) Educating 7 th grade students according to the NGSS and MA science and technology standards. Responsible for planning, organizing, and implementing inquiry based and project based learning (PBL) activities. Practiced in teaching to a diverse population; familiar with teaching to IEPs, 504s, SEI, and children with social emotional learning (SEL) needs. Responsible for planning and supervising the annual 7 th grade science fair project. Paraprofessional – Dupont Memorial Middle School (Jan 2016-June 2016) Restaurant Manager – Longhorn Steakhouse (May 2012-Sept 2015) General Manager – Chipotle Mexican Grill (Feb. 2009-April 2012) Research Assistant – Children’s Hospital Boston (Mar.2006-Aug.2008)	
Additional Experience	Camp Counselor – Christian Youth Conference (Summers 2000-2008) Supervised high school aged youth at a 2 week overnight camp. In charge of planning and carrying out various classes and activities. Peer Tutor – Assumption College (Aug. 2003-May 2004) Tutored college students in areas of biology, anatomy, physiology, physics, and chemistry.	