



Expanding high school experiential education through academic rigor, engagement dynamics, and community commitment.



*Draft Prospectus  
November 2022*

## Background

Clover Garden School (CGS) is a public Charter School established in Alamance County, NC in 2001. The school began with 275 students in grades K-8. Each year, one grade level was added and CGS graduated its first high school class in 2006. Clover Garden is a public school of choice operated by a private not-for-profit Board of Directors.

Authorized by the State Board of Education, these facts pertain to all charter schools including Clover Garden:

- The school is accountable to meet the full state academic standards and other criteria.
- Demand far outpaces facility space. The school receives more applications than its capacity and a lottery is conducted annually for admission.
- Discrimination based upon race, national origin, religion, gender, disability, or financial abilities is prohibited.
- Clover Garden School does receive public funding for teaching and operating expenses. However, the school receives no federal, state or local funding for facilities or transportation.

## Philosophy

Clover Garden School fosters a community which challenges students to achieve high academic standards while preparing for adult life as successful citizens. We focus on creating empowered learners with an atmosphere of mutual respect, responsibility, and trust. Every student is inspired to learn, grow, and accomplish academic, social and career goals.

Through academic rigor, we equip students with tools to become lifelong learners. Clover Garden follows all state-recommended pacing guidelines for grades K-12. Student outcomes are measured and expected to meet all public school assessments.

The academic offerings includes advance placement (AP) college-level courses for high school students. These courses are more rigorous than standard high school courses and students can receive college credit. Pursuant to NC's "Career and College Promise," Clover Garden partners with Alamance Community College for high school students to participate in college courses and receive both high school and college credit. This tuition-free program accelerates completion of college certificates and diplomas, along with associate degrees which can lead to college transfer.

## Extracurricular

Extracurricular opportunities tremendously enhance student academic experiences. Clover Garden believes that these offerings help develop social skills, leadership, inter-personal relationships, compassion, and commitment to broader community.

Clover Garden is proud to currently offer:

## Clubs & Activities

4H  
Alamance Youth Leadership Academy  
BETA Club  
Community Emergency Response Team  
Fellowship of Christian Athletes  
GSA Club  
Junior Civitans

## Athletics

Baseball  
Basketball  
Cross Country  
Golf  
Soccer  
Tennis  
Volleyball

## Opportunities & Challenges

### Opportunity: Population Growth

Alamance County is enjoying significant growth. Community leadership and economic development initiatives have contributed to 3,000 new jobs in the past 10 years. The county's population has grown by 13% since 2010 and is expected to grow an additional 33% by 2050.

### Opportunity: Student population growth

Over its 20 years of existence, Clover Garden's student population has averaged about 9% growth annually and experienced 138% overall growth since its founding. The trend is continuing with a projected 46% growth in the next five years. With a new high school facility, those grades alone are projected to grow by 57%. Once high school grades transition to the new campus, classroom space will open at the original campus for more students in the elementary and middle school grades.

### Opportunity: Enhance high school experiential learning

Extracurricular activities add valuable tools to students' lives. While it is fun to engage and make friends with others, there is strong evidence that engaging experiences substantially boosts youth preparation for adulthood. Extracurricular activities are known to

- |  |   |
|--|---|
| ✓ Improve academic performance               | ✓ Boost self-esteem   |
| ✓ Explore interests and broaden perspectives | ✓ Practice essential life skills otherwise learned only in theory |

Artistic experiences such as theater, music, and other forms of art, have impact on students' academic, social and emotional outcomes. Athletic experiences build character traits while strengthening physical and mental health and wellness. Throughout it all, leadership skills are developed and practiced.

### Challenge: Restrictions on Public support

Like all Charter Schools, Clover Garden receives public operating funding. Unlike other public schools, charter schools receive no federal or state funding for capital expenses.

Local governments are also prohibited from providing capital funds to charter schools. All 100% of the 2018 Alamance County's \$150 million education bond package was for Alamance-

Burlington School System capital outlay. Capital expenses for charter schools are financed or must be raised privately.

### Challenge: Increased Costs

Clover Garden obtained \$19 million in education revenue financing based upon a deed of trust to secure financing for the new high school.

In the wake of Covid-related issues, material sourcing, supply chain, and rising construction costs, several important aspects of the new high school have become inaccessible through existing resources. This Prospectus highlights a phased approach to ensure a dining hall, auditorium, and gymnasium are in the short-term future.

## Three Phases

### Phase I – Expansion Underway

To meet growing demand, Clover Garden embarked upon an extensive expansion. With revenue-based financing, a new high school facility is under construction and is slated to open in fall 2023. On 68 acres, the 52,000 square foot, two-story school building will include classrooms, student commons area, exterior courtyards, administrative offices, teacher workroom and an arts suite.

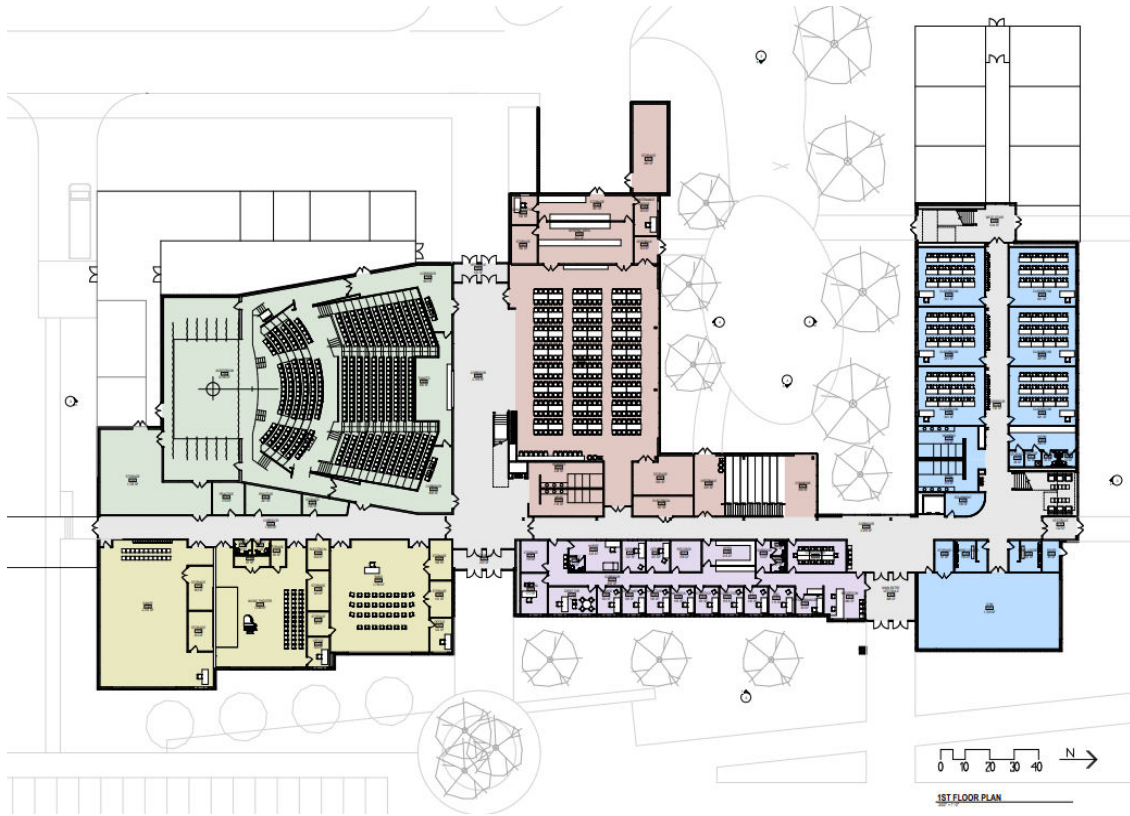
This Phase I facility, which is fully funded with construction underway, will meet basic academic needs for Clover Garden students.

### Phase II – The Next Crucial Step

When the high school opens, students and faculty will be served lunch to consume in the commons area or courtyards. Phase II is designed to add a full dining hall and multipurpose auditorium. To achieve the full high school experience for years to come, private resources will fund the new dining hall, auditorium, and gymnasium.

The dining hall will include an expanded kitchen. The **4,800 square feet** facility will provide **seating for 295** individuals at a single time. This provides capacity for multiple years into the future.

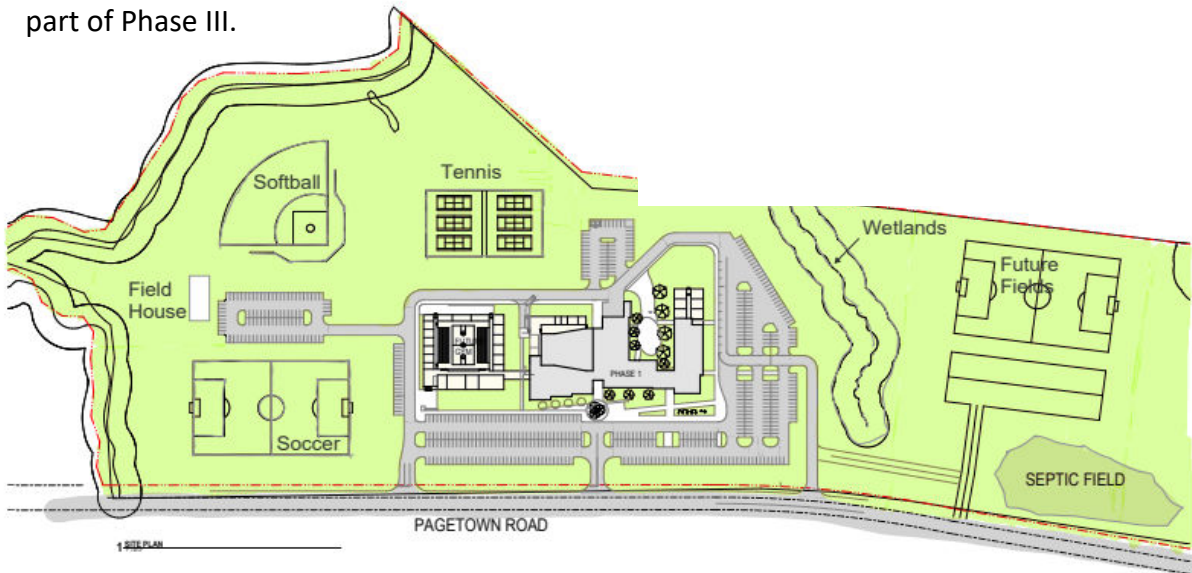
The Auditorium provides a performance hall for the wide variety of expanding artistic programs. Using state-of-the-art theater and sound equipment, the **8,000 square foot** facility is expected to host art shows, choral recitals, band concerts, and theater performances. With **seating capacity of 516**, significant portions of the student body and their families can enjoy artistic expressions.



### Phase III – Continued Growth in the Future

With resource availability, the new gymnasium, outdoor fields and courts, will support the athletic and wellness programs of Clover Garden. The gym itself is **1,759 square feet and includes locker-rooms, storage and riser bleachers**. Using the most modern equipment, the gym can host gym classes and basketball as well as potential expanded sports such as volleyball, wrestling, pickle ball, yoga, stretching and group exercise.

Additional athletic fields for soccer, softball, lacrosse, tennis courts, or other outdoor sports are part of Phase III.





## **Additional Notes**

It is important to note that Clover Garden School and these important additions will be technologically advanced with highest standards of access along with protections.

Major facilities including the dining hall, auditorium, gymnasium and fields are expected to attract naming opportunities and inquiries are welcome.

Some of the facilities such as auditorium or gymnasium may also be available for public use and friends of Clover Garden School.

## **More than Bricks & Mortar**

Clover Garden's goal is to help create highly-committed global citizens ready for the next phase of their lives. While these plans call for physical structures, the spaces are designed for optimum access and opportunity to transform lives and strengthen our community.

### **Education & Life Skills**

Certainly these facilities are about academic proficiency. High school education is far more than reading, writing and arithmetic. Clover Garden delivers a holistic approach to personal growth while preparing for adult life with a well-rounded base of knowledge. The comprehensive experience is about establishing critical thinking skills, strengthening personal responsibility, and contributing to society.

### **Interactive/Inclusive Engagement**

Whether in families, with co-workers, teams, or friends, everyone is part of social or task-oriented groups. Inclusively engaging with others during adolescence sets the stage for positive relationships throughout life. In the group settings of dining hall, auditorium, or gym, CGS students experience positive societal values interacting with both youth and adults.

### **Healthy and Welcoming Space**

The psychology of space includes the understanding that the brain reacts to the geometry of the space we occupy. It further acknowledges that interior design can inspire confidence, empathy, pride, creativity, security and energy. CGS's new high school will offer welcoming and comforting public spaces. Whether through athletics, artistic endeavors, or nourishment, these facility additions will provide healthy environments for expanding the physical and emotional health of students, families, and visitors.

### **Role Modeling**

Teachers spend nearly as much time with students as many parents. They become role models and equip students for personal success. Their engagement with students, along with that of administrators, advisors and coaches, provides modeling for leadership. No matter a students' family environment, CGS, through these facilities, will foster a community support system, while building future leaders.

## Outcomes

The result of enhancing CGS's new high school with a dining hall, auditorium and gym, will be a real societal return on investment.

- Families and children from all sectors will have access to Clover Garden programs and services. This will produce social interaction that encourages the building of communities which learn to appreciate the diversity and uniqueness that exists in our world.
- High school students will have enrichment opportunities which will contribute to their academic experience and success.
- Positive adult role models will help teens make healthy and positive life choices.
- Additional facilities may be used by the broader community

The bottom line is that extracurricular activities, provided by these additional facilities, prepare students for their future. Their high school education, and therefore their lives, are enhanced with development of these important qualities.

### Personal Skills

Self-discipline  
Time Management  
Physical Wellness  
Mental Wellness

### Team Dynamics

Coachability  
Leadership  
Collaboration  
Compromise

### Character Traits

Practice  
Patience  
Persistence  
Community Spirit

## Phase II Budget

The focus of this Prospectus is Phase II – the dining hall and auditorium. The chart below indicates the estimated revenue would be received over a five-year funding cycle.

<b>Phase II Construction</b>	<b>Total</b>
<b>Dining Hall</b>	<b>\$1,800,000</b>
Kitchen, seating, storage, cold storage, etc.	
<b>Auditorium</b>	<b>\$3,000,000</b>
Stage and sound equipment, seating, etc.	
<b>TOTAL</b>	<b>\$4,800,000</b>

Phase III, the gymnasium, is targeted 10-years out at an estimated cost of \$5 million.

## Leadership

**2022-2023**

### Board of Directors

Cathy June – Chairperson  
Chad Huffines – Vice Chairperson  
Amy Murrell – Secretary  
Ashley Lane – Treasurer  
Lynn Foster – Community Member  
Brandon Russell – Parent Elected Member  
Randi Russell – Parent elected Member

### Administration

Heather Vereyken – Director / Principal  
Daryl Feldman – Assistant Principal  
Leah Spencer – Assistant Principal  
Brandi Simmons – Finance & Human Resource Director



**OUR CHOICE.  
OUR EDUCATION.  
OUR FUTURE.  
MY CLOVER GARDEN.**

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