

COMMUNITY  
EDUCATION  
BUILDING™

# Community Impact Report

**TRANSFORMING URBAN EDUCATION  
THROUGH COLLABORATIVE PARTNERSHIPS.**



# BUILDING A BETTER TOMORROW FOR EVERY CHILD.



 **Family  
Resource Center**

607 Families Served



## ONE COMMUNITY

Every adult is responsible for every child in the CEB community. We work together to serve our students and families.

Dear friends,  
At the Community Education Building (CEB), we imagine a world where every child has the hope and confidence of a bright future. Our innovative co-location and shared services model brings together under one roof excellent schools, services, and supports to give our most vulnerable children an equitable opportunity to succeed. We are building capacity—the capacity for schools to deliver a world class education, the students to learn, and the parents to engage. Looking ahead, we will expand our partnerships, identifying new and innovative paths to close the opportunity gap. An on-site, comprehensive Wellness Center will be built to serve the physical, social, and behavioral health needs of our students.

Our sincere thank you to the many partners, donors, school staff, community members, and political leaders who have generously contributed to our work. We are particularly grateful for the continued generosity of the Longwood Foundation and Bank of America. Together, we have accomplished much more than we could have on our own. With every collaborative partner that joins us, the odds are improved for the students and families we serve.

Sincerely,



**LINDA J. JENNINGS, ESQUIRE**  
Chief Executive Officer



*Message  
from the CEO*



## Leadership Team



**DAVID BLOWMAN**

Vice President of Finance and  
Administration



**MARK L. DUNCAN**

Vice President of Development



**ADRIENNE WALLACE**

Vice President of Wellness and  
Community Engagement



# BETTER TOGETHER.

COLLABORATING AND INNOVATING TO CLOSE THE OPPORTUNITY GAP



## CHILDREN FIRST

We place the safety and the intellectual, social, emotional, and physical well-being of the children first, always. Our children learn in a caring environment that supports the development of the whole child.

## Together, we are better able to **NURTURE THE WHOLE CHILD.**



**Our first core value demonstrates our commitment to each and every child's physical, social, and emotional well-being.** We made great progress this year with substantial expansion and improvement in student nutrition. Not only do we serve the 1,100 students in our building, we provide meal service to two nearby charter schools, serve breakfast and lunch to our community, and lunch to children attending YMCA summer camps.

### HEALTHY MIND AND BODY

Food quality matters in child nutrition and we have transformed our menus. We serve only whole grains, low sugar snacks, and fresh or frozen fruits and vegetables. We also provide students with fresh fruits and vegetable snacks through the USDA's healthy snack program.

### SAFE AND INSPIRING FACILITIES

The physical safety of our children begins with a safe and friendly place to go to school. This past year we enhanced our security preparedness by installing additional security measures and focusing on training school staff in emergency preparedness.

### ACCOMMODATING AND RENEWED SPACES

We also began a \$1.3 million elevator modernization project to enhance the performance of our five 20-year old passenger elevators.

### SUPPORTING BEHAVIORAL HEALTH

With more than 50% of our children coping with significant trauma in their lives, emotional and behavioral health supports are crucial. We have begun identifying needs and solutions. Looking forward to next year, we will engage additional partners to expand mental health services and supports available to our students and their families.



Breakfast to CEB :	107,621	
Breakfast to Community:	30,811	
Lunch to CEB:	151,672	
Lunch to Community:	94,208	



245 coats donated  
182 families benefitted



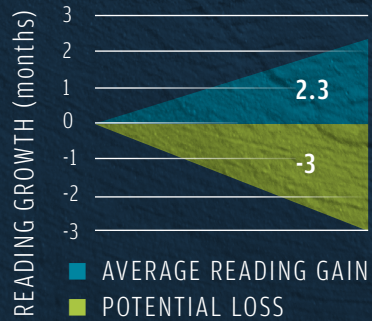
Laundry Service

75 families benefitted



## SPRINGBOARD COLLABORATIVE

### Summer Reading Growth



### ACADEMIC EXCELLENCE

We are committed to every child's academic success. We believe that all students can learn, and that each child learns in different ways and at a different rate. All students receive a rigorous, rich and engaging curriculum, toward our shared mission of closing the opportunity gap.

## Together, we are better able to INCREASE CAPACITY OF EXCELLENT SCHOOLS

### CO-LOCATION AND FULL OPERATIONAL SUPPORT

Through our co-location, shared services model, we take the burden and worry of non-academic school operations from the schools. In addition to providing breakfast, lunch, and dinner to the students, we provide state of the art security, including a school resource officer, and full building maintenance services. An investment in a point of sale system improved overall efficiency of our food service operations. As a result, schools experience much lower operating costs than stand-alone schools, preserving valuable resources for the classroom.

### SAVING MONEY TO INVEST IN SCHOOL PROGRAMMING

We continued our progress of finding more and better ways of operating and managing the building. Every dime we save in building operations is reinvested in supporting the schools. We significantly cut our carbon footprint and reduced expenses this past year by reducing our energy costs by 12% and reducing waste by 13%.

### INNOVATION AND COLLABORATION

School capacity was expanded by finding new and innovative ways to help students and their families. Partnering with Springboard Collaborative brought a highly successful literacy program to the CEB. 211 students and families participated in the 6-week program that included literacy instruction for students, workshops for parents, and training and coaching for teachers. As a result, students gained 5.3 months of reading growth.

### LIBRARY

We expanded our library programming this year by building out a new makerspace made possible through grants from the Kutz Foundation and the Fanz Foundation. In 2019, we will expand this early STEM introduction by offering middle schools STEM and Robotics programs.

 Circulation Total:  
**38,538 BOOKS**

 **100 VISITS**  
for Average Student

 **1,552 NEW VOLUMES**  
since June 2018

## Together, we are better able to EMPOWER FAMILIES

### An important part of the CEB's mission is to build family capacity to engage in their child's education.

This means helping the family meet critical needs, hosting parent education around financial literacy, computer literacy, drug and alcohol awareness, nutrition, and connecting families with supports and services offered by other partners and agencies.

### FOOD PANTRY

Through the continued generosity of the Harry K Foundation and the Delaware Food Bank, the CEB food pantry provides food and necessities to approximately 100 families each month year around. A grant from the Fanz Foundation allowed us to purchase an additional refrigerator this year, allowing us to offer a wider choice of perishable foods to our families.

### UNIFORM EXCHANGE

We are also a Community Partner with the Department of Health and Social Services, providing families with easy access to the supports and programs offered by DHSS. This year we began a school uniform bank and exchange. We accept donated school uniforms from children who have outgrown them, clean and organize them so that they can be used by other children.





## Resident Partners

### KUUMBA ACADEMY CHARTER SCHOOL

[www.kuumbaacademy.org](http://www.kuumbaacademy.org)

**KUUMBA'S** mission is to provide an innovative learning environment for the whole child for students in grades kindergarten through eighth grade. KACS was founded by Christina Cultural Arts Center, Inc. and opened its doors to students in 2001 serving as the first school model in the state to partner a

public charter school with a nonprofit community organization.



### GREAT OAKS CHARTER SCHOOL—WILMINGTON

[www.wilmington.greatoakscharter.org](http://www.wilmington.greatoakscharter.org)

**GO-WIL** serves students in grades six through twelve with a focus on providing students with the knowledge and values required to graduate from a competitive four-year college. GO-WIL students receive at least two hours of individualized instruction every day. GO-WIL was founded in 2015 with support from the Great Oaks Foundation.



### TEENSHARP

[www.teensharp.org](http://www.teensharp.org)

**TeenSHARP** is an organization that strives to increase underrepresented students' access to college while developing student leaders who are Successful, High-Achieving, and Reaching Potential (SHARP). TeenSHARP was founded in 2009 and serves students in Philadelphia, Southern New Jersey, and Delaware out of two locations providing year-round programming and support.



*Message from  
the Board Chair*



Greetings,

Like other cities, Wilmington faces many of the typical K-12 public education challenges. There are disparities in educational outcomes across income, race, and home environments. The CEB was created to tackle these obstacles. Our aspirations include closing the opportunity gap for 10% or more of Wilmington's students. We're doing this by providing one of the best school buildings in the city—a place of safety and pride. We're already nurturing their minds and spirits. Future planning for well-being and physical health will provide the necessary balance that our students need to focus on learning. As we continue to work with the community, identifying and addressing needs will serve as a foundation—allowing both student and school success. Our hope is that this model will grow beyond Delaware, bringing educational equity to K-12 students, nationwide.

I'm also pleased to share that as a result of future building renovation expenditures, Longwood has agreed to make forthcoming debt payments. This financial commitment will allow the CEB the resources needed to target educational and social challenges. Celebrating the scale and tenure of Longwood's commitment, the CEB encourages other leaders and community members to also invest in the future of Wilmington.

Sincerely,

**THÈRE DU PONT**  
Chairman



*"We appreciate the many benefits that the CEB partnership provides to our students, staff, and families. I look forward to deepening and expanding our work together, ensuring children and families experience the safe and caring CEB environment for years to come."*

**KIA JOHNSON**

Executive Director,  
Great Oaks Charter School





### TRUSTING RELATIONSHIPS & COLLABORATIVE PRACTICE

We build strong relationships by treating each other with kindness, respect, honesty, and compassion with our words and by our actions. We collectively make purposeful, student-centered decisions based on data.

### Donated

**13,531** Pounds of food  
**2,074** Pounds of non-food

### Distributed

**7.80** tons of food

# CEB FINANCIAL HIGHLIGHTS JUNE 30, 2018 AND 2017

## Combined Balance Sheet

	2018	2017
<b>ASSETS</b>		
Current Assets		
Cash	\$2,005,588	\$914,300.00
Accounts Receivable	\$22,242	\$56,944
Prepaid Expenses and Deposits	\$ 70,848	\$37,956
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,098,678</b>	<b>\$1,009,200</b>
Property and Equipment	\$34,036,174	\$34,103,819
Derivative contract - interest rate swap	\$161,793	-
<b>TOTAL ASSETS</b>	<b>\$36,296,645</b>	<b>\$35,113,019</b>
<b>LIABILITIES AND NET ASSETS</b>		
Current Liabilities		
Accounts Payable	\$171,305	\$196,568
Security deposit	\$30,818	\$25,000
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$202,123</b>	<b>\$221,568</b>
Long Term Liabilities		
Bond Payable	\$22,510,135	\$23,118,315
Interest Swap	-	\$386,194
Term Loan & LOC	\$9,118,515	\$8,618,515
<b>TOTAL LONG TERM LIABILITIES</b>	<b>\$31,628,650</b>	<b>\$32,123,024</b>
<b>TOTAL LIABILITIES</b>	<b>\$31,830,773</b>	<b>\$32,344,592</b>
<b>NET ASSETS</b>	<b>\$4,465,872</b>	<b>\$2,768,427</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$36,296,645</b>	<b>\$35,113,019</b>

## Combined Profit and Loss

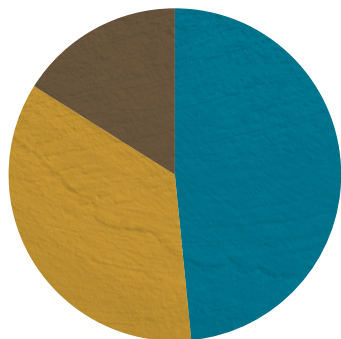
	2018	2017
<b>SUPPORT AND REVENUE</b>		
Contributions	\$3,533,296	\$2,169,746
Rental Income	\$2,590,960	\$1,913,203
Food Services	\$1,171,812	\$914,726
<b>TOTAL INCOME</b>	<b>\$7,296,068</b>	<b>\$4,997,675</b>
<b>EXPENSES</b>		
Salaries and Benefits	\$1,161,874	\$1,284,200
Food Services	\$740,282	\$610,119
Security	\$322,247	\$262,097
Building Operations	\$1,461,123	\$1,436,157
Administrative Expenses	\$513,157	\$501,222
Interest	\$856,063	\$799,102
<b>TOTAL OPERATING EXPENSES</b>	<b>\$5,054,746</b>	<b>\$4,892,897</b>
<b>OPERATING GAIN/(LOSS)</b>	<b>\$2,241,322</b>	<b>\$104,778</b>
Less Depreciation	\$ 1,091,862	\$1,081,901
<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,149,460</b>	<b>\$977,123</b>
<b>OTHER INCOME</b>		
Change in SWAP Valuation	\$547,985	\$886,236
<b>NET INCOME</b>	<b>\$1,697,445</b>	<b>\$90,887</b>





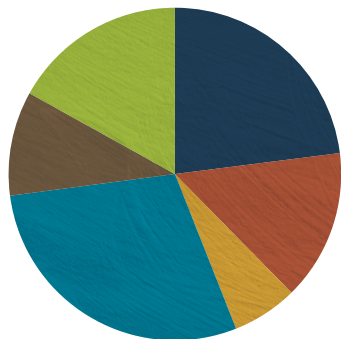
## Sources of Revenue

- CONTRIBUTIONS
- RENTAL INCOME
- FOOD SERVICE



## Expenditures

- SALARIES/BENEFITS
- FOOD SERVICES
- SECURITY
- BUILDING OPERATIONS
- ADMINISTRATIVE
- INTEREST



Stepping Stones Credit Union

185 participants took budget classes in English  
 125 participants took budget classes in Spanish  
 75 individuals had one-on-one guidance in English  
 50 individuals had one-on-one guidance in Spanish



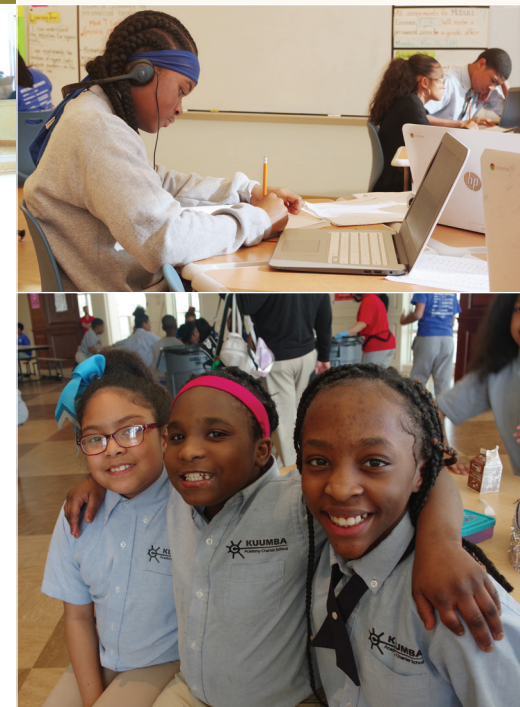
## Core Values 5

### JOY

We foster a joyful learning environment by recognizing achievements, celebrating differences, and inspiring creativity.

*"The CEB partnership allows our team to focus on providing a first class education. We do not face the distraction that comes with operating a building and ensuring that students receive nutritious and delicious meals. The support of a full-time security team and a School Resource Officer gives us peace of mind that safety remains our highest priority."*

**SALLY MALDONADO**  
 Head of School  
 Kuumba Academy Charter School





## Special Thanks to our Donors

Crystal Trust  
Thère du Pont  
Discover Bank  
Ewers Pleasance Family Fund  
Fanz Foundation  
Harry K Foundation  
Laffey-McHugh Foundation  
Linda Jennings  
Longwood Foundation  
Margie Lopez-Waite  
William Manning  
Middle Run Foundation  
Eli Sharp  
Starrett Foundation  
Welfare Foundation  
Wilmington Flower Market  
Wohlsen Construction Company  
WSFS Bank



## CEB Board of Directors



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**WILLIAM E. MANNING**  
Secretary



**ROBERT E. EWERS, JR.**  
Director



**LOGAN HERRING**  
Director



**RITA LANDGRAF**  
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**TERI QUINN-GRAY**  
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**ELI R. SHARP**  
Director

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