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ACTION MEMORANDUM

TO: SPCSA Authority Board
FROM: Danny Peltier, Management Analyst IV, SPCSA
SUBJECT: **Mater Academy of Nevada– Charter Amendment Request to:**

- **Acquire/Occupy a New Facility**
- **Occupy an Additional Facility**
- **Expand Enrollment in Existing Grade Levels**

DATE: March 13, 2026

Summary of Request and Recommendation

Mater Academy of Nevada (MAN) has submitted an amendment application requesting that the State Public Charter School Authority (SPCSA) grant a Good Cause Exemption and approve a request to acquire and occupy two new facilities and expand enrollment in existing grade levels.

SPCSA staff has reviewed the application and recommends that the Authority grant the Good Cause Exemption and approve the amendment request. A proposed motion, along with conditions, can be found on page 5 of this memo.

Background and Overview of the Amendment

MAN has submitted an amendment request to expand access by occupying an additional K – 12 facility at 2025 E. Sahara Ave., Las Vegas, NV 89104, and to construct a new K – 8 facility at 6418 E. Vegas Valley Dr., Las Vegas, NV 89142. Additionally, the MAN is requesting to modify the enrollment cap at the East campus as part of the expansion to the additional facilities. According to the amendment application, MAN notes that collectively, the proposed amendments modify the current charter contract by adding new facilities, adjusting enrollment configurations across existing campuses, and expanding transportation services to create a coherent, network-wide K – 12 pathway that better serves students and families in the community.

2025 E. Sahara Avenue, Las Vegas, Nevada 89104 (Sahara campus)

According to the amendment application, MAN proposes to occupy a 32,706-square-foot facility located on an 8.23-acre parcel at 2025 E. Sahara Avenue, Las Vegas, Nevada 89104. Eagle Charter School previously occupied this facility with 24 classrooms and a capacity to serve up to 650 students. Mater proposes to reopen this charter school campus in August 2026 with an initial enrollment of approximately 429 students in grades K – 6, followed by the addition of grade 7 in August 2027. Mater also plans to construct an additional 78,000 square-foot facility with 45 classrooms on the same parcel to accommodate approximately 850 students, bringing total campus enrollment to roughly 1,500 students in grades K – 12, adding one grade per year until the full grade level offerings are complete. According to MAN, this expanded Sahara campus will help support Career and Technical Education (CTE) programming by allowing portions of the new facility to be used for CTE coursework serving students from the Mater East campus.

6814 E. Vegas Valley Drive, Las Vegas, Nevada 89142 (Vegas Valley campus)

According to the amendment application, MAN proposes to acquire a 6.12-acre parcel of land located at 6814 E. Vegas Valley Drive, Las Vegas, Nevada 89142 and to construct a new approximately 60,000-square-foot K – 8 facility on this site. The proposed Vegas Valley campus will serve approximately 1,027 students and be comparable in scale to Mater’s existing Bonanza and Mountain Vista K – 8 campuses. The Vegas Valley campus is proposed to open in August 2027 and would include approximately 38 general education classrooms, along with additional instructional space designed to support core academics and student services.

Enrollment and Grade Adjustments at the Mater East Campus

MAN proposes to reduce K – 8 enrollment at the Mater East campus through a multi-year, phased approach, enabling the school to manage the adjustment smoothly while maintaining instructional quality and operational stability according to the amendment application. MAN expects the enrollment adjustment will free existing classroom space at Mater East and allow the campus to reallocate those facilities to support expanded programming and enrollment at the high school level. This change would reduce elementary and middle school enrollment while preserving overall system capacity and instructional quality. Additionally, MAN proposes to implement a phased, multi-year expansion of grades 9 – 12 enrollment at the Mater East campus. MAN expects the increase in high school enrollment to allow the campus to accommodate additional ninth-grade students matriculating from Mater’s existing and the newly proposed K – 8 campuses which will ensure continuity for students seeking to remain within the Mater network for their secondary education. Overall, while the MAN is reducing the K – 8 enrollment at the East campus, the school is requesting an increase in the total enrollment cap of the school which is detailed below.

Finally, according to the amendment application, to facilitate the changes across the network, and to help minimize disruption to students and families, MAN proposes expanding its existing transportation services to include daily service between existing and newly proposed Mater campuses. According to the school, MAN expects this expansion in transportation to help families manage school transitions, reduce barriers to attendance, and support consistent enrollment across the network and that providing transportation between campuses will be particularly beneficial to families residing in neighborhoods with the highest demand for MAN seats and limited proximity to available openings.

Regarding the financing of the additional campuses, MAN explained that pre-opening expenses for both campuses during this period have been incorporated into Mater’s consolidated budget. They will be funded through a combination of network reserves, shared services, and start-up resources. MAN notes

that these costs are one-time in nature and do not materially affect long-term budget projections. More specifically, MAN will have access to Charter Schools Program grant funds that have been awarded to Mater Inc. located in Florida. According to the amendment application, as part of its CSP award, Mater Inc. is eligible to allocate start-up funding to support replication in Nevada, including the launch of these proposed campuses. CSP funds may be used for allowable pre-opening expenses such as curriculum materials (digital and print), classroom and office furniture, technology hardware, including teacher laptops, student Chromebooks, charging carts, printers, projectors, manipulatives, kitchen and cafeteria equipment, PE and classroom equipment, and playground equipment that is not permanently affixed to the facility. According to the amendment application, this combination of CSP start-up funds, network reserves, and administrative support will be used in launching the new campuses. Additionally, MAN has used this funding structure, amounting to approximately \$1.5 million per campus for prior campus launches, which enabled new schools to open with strong operational foundations and positive initial cash balances.

MAN explained that both proposed facilities will be delivered using developer-financed models that shift construction and capital risk away from the school. For the proposed K – 8 campus at 6418 E. Vegas Valley Drive, XL Charter Development will acquire the land and finance the design, construction, and site development of the facility. MAN will enter a long-term lease upon completion of construction, with lease payments structured to align with enrollment assumptions. At the 2025 E. Sahara Avenue site, Mater will initially occupy an existing school facility that was previously operated as a public charter school. MAN notes that because the building is already designed and permitted for educational use, initial funding needs are limited to minor tenant improvements, safety and compliance updates, furniture, equipment, and technology. These near-term costs will be funded through operating revenues generated by the initial enrollment of approximately 429 students beginning in fall 2026. MAN Explained that no new debt or large capital outlay is required to support interim operations at this site. According to MAN, for the long-term phase of the Sahara project, Mater anticipates constructing a new 78,000-square-foot academic building on the same parcel to ultimately serve a K – 12 program beginning with grades K – 9 in the 2028 – 29 school year.

MAN, also explained that the school has a robust waitlist and expects to be fully enrolled at each of the new sites during the opening year. According to the school, MAN currently has around 5,000 students on the wait list going into the 2026 – 27 school year.

MAN, also provided project timelines for each of the sites. This schedule outlines key development milestones, including anticipated dates for construction commencement, substantial completion, final inspections, and issuance of the Certificate of Occupancy, as well as other required governmental approvals and permits. The schedule reflects a realistic timeline based on the project's current phase and the development team's experience. With respect to the future academic building planned for 2025 E. Sahara Avenue, MAN proposes a phased development approach that includes interim occupancy of the existing school building followed by new construction anticipated for the 2028 school year. The second major cost component of the amendment is the proposed K – 8 facility at 6418 E. Vegas Valley Drive. The 6.12-acre parcel has been identified as a preferred site and is currently under negotiation at an estimated acquisition price of approximately \$6.125 million, subject to due diligence, traffic studies, and entitlements. As that deal is finalized, MAN will provide a more comprehensive construction schedule to SPCSA staff which will all be monitored through the SPCSA's pre-opening process.

If approved the caps at the campuses will be:

East campus

School Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Grade Levels	K - 12					
Enrollment Cap	2502	2554	2594	2604	2604	2604

Sahara campus

School Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33¹
Grade Levels	K - 6	K - 7	K - 8	K - 9	K - 10	K - 11	<i>K - 12</i>
Enrollment Cap	479	656	932	1149	1366	1521	<i>1583</i>

Vegas Valley campus

School Year	2027-28	2028-29	2029-30	2030-31	2031-32
Grade Levels	K - 6	K - 7	K - 8	K - 8	K - 8
Enrollment Cap	760	912	1036	1036	1036

Legal Authority

Existing charter schools that are sponsored by the SPCSA may submit a charter school contract amendment application to the SPCSA – which is reviewed by SPCSA staff and presented for SPCSA Board action – to, among other things, increase enrollment, add grade levels above and beyond what the charter school is approved to serve, or add a new campus. When determining whether to approve an amendment request, the sponsor considers the charter school’s compliance with applicable local, state and federal laws and regulations and evidence relating to the academics, finance and organization of the charter school.²

Analysis and Staff Recommendation

When reviewing an amendment application for RFA eligibility, SPCSA staff reviews the academic, financial and organizational performance of the applicant charter school. In the case of MAN, SPCSA staff finds the school to be meeting academic, financial and organizational performance expectations for all campuses. The elementary, middle, and high school programs across the MAN network are operating a 4 and 5-star levels under the NSPF ratings for the 2024-25 school year, and either met or exceeded standards according to the 2023-2024 SPCSA Academic Performance results. Specific campus academic ratings are included on pages 8 and 9 of this memo.

Additionally, MAN earned an In Compliance rating under the SPCSA Organizational Performance Framework for the 2024 – 25 school year as approved by the Authority on October 10, 2025. As such, SPCSA staff finds the school to be Meeting Standards. MAN has also been found to ‘Meet the Standards’ on the most recent SPCSA Financial Performance Framework, which was approved at the SPCSA’s January 23, 2026 meeting.

Regarding the amendment request, SPCSA staff is recommending approval. The proposed amendment reflects a comprehensive network-wide growth and reconfiguration strategy. The Sahara campus is planned to reopen in 2026 and expand to serve approximately 1,500 students in grades K – 12, with dedicated space for Career and Technical Education programming. The proposed Vegas Valley K – 8 campus is scheduled to open in 2027 and is designed to mirror the scale and capacity of existing Mater elementary and middle schools. Concurrently, MAN proposes a phased reduction in K – 8 enrollment at the East campus and a

¹ Italics are years beyond the current charter term

² NAC 388A.400(8) and NRS 388A.276

corresponding expansion of high school enrollment which will increase the total enrollment cap in subsequent years. This approach is intended to optimize facility usage and ensure continuity for students matriculating within the network. The expansion of transportation services is also designed to mitigate disruptions, improve access, and support stable enrollment across campuses.

From a fiscal and facilities perspective, the application presents a structured and risk-mitigated development plan. Pre-opening and start-up costs will be supported through network reserves, shared services, and federal Charter Schools Program funds which are consistent with prior MAN campus launches. Construction and capital risk will be largely transferred to third-party developers, including XL Charter Development for the Vegas Valley site, through long-term lease arrangements. The Sahara site benefits from an existing, previously approved school facility, minimizing initial capital requirements. MAN’s reported waitlist of approximately 5,000 students supports projected enrollment assumptions, and the proposed timelines reflect realistic development milestones.

Overall, SPCSA staff finds the financial plan, enrollment projections, and phased implementation strategy demonstrate sufficient capacity and readiness to support the proposed expansion while maintaining operational stability and educational quality at the existing MAN schools.

Proposed Motion: Grant the Good Cause Exemption request and approve Mater Academy of Nevada’s requests to:

- **Occupy the 2025 E. Sahara Avenue, Las Vegas, Nevada 89104 (Sahara campus) beginning in the 2026 – 27 school year.**
- **Acquire, construct, and occupy the 6814 E. Vegas Valley Drive, Las Vegas, Nevada 89142 (Vegas Valley campus) for the 2027 – 28 school year.**
- **Increase the Enrollment Cap at the East campus as detailed in the recommendation memo.**

With the following condition:

- **That Mater Academy of Nevada complete the SPCSA’s pre-opening process for new facilities for the Sahara campus and the Vegas Valley campus.**

If approved the East, Sahara, and Vegas Valley campuses’ enrollment cap will be:

East campus

School Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Grade Levels	K - 12					
Enrollment Cap	2502	2554	2594	2604	2604	2604

Sahara campus

School Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33 ³
Grade Levels	K - 6	K - 7	K - 8	K - 9	K - 10	K - 11	<i>K - 12</i>
Enrollment Cap	479	656	932	1149	1366	1521	<i>1583</i>

Vegas Valley campus

School Year	2027-28	2028-29	2029-30	2030-31	2031-32
Grade Levels	K - 6	K - 7	K - 8	K - 8	K - 8
Enrollment Cap	760	912	1036	1036	1036

³ Italics are years beyond the current charter term

Mater Current Enrollment Caps

School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Bonanza Campus							
Grade Levels	K – 8	K – 8	K – 8	K – 8	K – 8	K – 8	K – 8
Enrollment Cap	984	984	984	984	984	984	984
East Campus							
Grade Levels	K-12						
Enrollment Cap	2209	2443	2443	2443	2443	2443	2443
Mountain Vista Campus							
Grade Levels	K-8						
Enrollment Cap	1035	1035	1035	1035	1035	1035	1035
Cactus Campus							
Grade Levels	K-5						
Enrollment Cap	486	486	486	486	486	486	486
Total Enrollment	4714						

Mater Proposed Enrollment Caps

School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2031-32
Bonanza Campus								
Grade Levels	K – 8	K – 8	K – 8	K – 8	K – 8	K – 8	K – 8	<i>K – 8</i>
Enrollment Cap	984	984	984	984	984	984	984	<i>984</i>
East Campus								
Grade Levels	K-12	<i>K-12</i>						
Enrollment Cap	2209	2502	2554	2594	2604	2604	2604	<i>2604</i>
Mountain Vista Campus								
Grade Levels	K-8	<i>K-8</i>						
Enrollment Cap	1035	1035	1035	1035	1035	1035	1035	<i>1035</i>
Cactus Campus								
Grade Levels	K-5	<i>K-5</i>						
Enrollment Cap	486	504	504	504	504	504	504	<i>504</i>
Sahara Campus								
Grade Levels	N/A	K - 6	K - 7	K - 8	K - 9	K - 10	K - 11	<i>K - 11</i>
Enrollment Cap	N/A	479	656	932	1149	1366	1521	<i>1583</i>
Vegas Valley Campus								
Grade Levels	N/A	N/A	K - 6	K - 7	K - 8	K - 8	K - 8	<i>K - 8</i>
Enrollment Cap	N/A	N/A	760	912	1036	1036	1036	<i>1036</i>
Total Enrollment	4714	5504	6493	6961	7312	7529	7684	7746

Mater School Demographics and Enrollment since 2019

Bonanza Campus

Year	Enrollment	A	B	C	H	I	M	P	FRL	IEP	ELL
2019-20	1041	0.5	8.9	6.4	81.0	0.1	1.7	1.0	>95.0	8.5	36.1
2020-21	1071	0.5	7.6	4.1	84.6	0.3	1.8	0.7	>95.0	9.7	33.9
2021-22	1074	0.6	6.2	3.5	86.5	0.2	1.9	0.7	>95.0	8.4	38.9
2022-23	1081	0.6	6.5	3.0	87.0	0.1	1.9	0.5	>95.0	7.9	40.7
2023-24	1105	0.3	5.5	2.1	89.8	0	1.6	0.3	>95.0	8.0	40.0
2024-25	1113	0.4	4.3	2.3	91.0	0	1.5	0.3	>95.0	7.9	38.5

East Las Vegas Campus

Year	Enrollment	A	B	C	H	I	M	P	FRL	IEP	ELL
2019-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020-21	1143	0.6	12.7	5.2	76.9	0	3.4	0.7	>95.0	9.0	42.6
2021-22	1573	0.8	11.7	4.5	79.3	0.1	2.7	0.6	>95.0	10.9	40.7
2022-23	1903	0.8	10.2	3.8	81.4	0.1	2.8	0.5	>95.0	10.8	39.1
2023-24	2373	0.8	8.9	3.0	83.2	0.1	3.0	0.6	>95.0	10.6	38.0
2024-25	2492	0.9	10.5	2.6	81.9	0.2	3.1	0.4	>95.0	10.5	34.1

Mountain Vista Campus

Year	Enrollment	A	B	C	H	I	M	P	FRL	IEP	ELL
2019-20	1060	1.6	8.9	7.0	77.3	0.1	4.0	0.7	>95.0	8.1	35.9
2020-21	1049	1.8	9.4	7.3	76.7	0.1	4.0	0.3	>95.0	8.6	38.6
2021-22	1057	2.7	9.0	6.0	76.9	0.1	3.9	1.0	>95.0	9.9	35.2
2022-23	1074	2.2	8.3	5.6	78.6	0.2	3.6	1.1	>95.0	9.2	36.4
2023-24	1103	2.4	7.0	5.7	80.8	0.1	2.8	0.9	>95.0	8.6	37.0
2024-25	1103	1.9	6.2	5.0	83.1	0	2.5	0.9	100.0	10.6	37.5

Cactus Campus

2025 Validation Day Data not available

A – Asian

B – Black

C – Caucasian

H – Hispanic

I – American Indian/Alaskan Native

M – Two or more races

P – Pacific Islander

FRL – A student who qualifies for Free or Reduced-Price Lunch

IEP – Individualized Education Plan – A student with a disability/special education student

ELL – English Language Learner

* Indicates data are suppressed to protect student privacy as the group size is less than 10.

Mater Academy Charter School Financial Performance

Year	Rating
2019 – 2020	Meets the Standard
2020 – 2021	Meets the Standard
2021 – 2022	Meets the Standard
2022 – 2023	Notice of Concern
2023 – 2024	Meets the Standard
2024 – 2025	Meets the Standard

Mater Academy Charter School Organizational Performance

Year	Rating
2019 – 2020	Meets the Standard
2020 – 2021	Meets the Standard
2021 – 2022	Meets the Standard
2022 – 2023	Meets the Standard
2023 – 2024	Meets the Standard
2024 – 2025	In Compliance

Bonanza Campus

2021–22 SPCSA Academic Performance Score / Rating	Elementary: 59.1 / Meets Standard Middle: 60.2 / Meets Standard
2021–22 NSPF Index Score	Elementary: 48.5 Middle: 47.0
2022–23 SPCSA Academic Performance Score / Rating	Elementary: 66.4 / Meets Standard Middle: 66.5 / Meets Standard
2022–23 NSPF Index Score / Star Rating	Elementary: 54 / 3-star Middle: 52.5 / 3-star
2023–24 SPCSA Academic Performance Score / Rating	Elementary: 51.4 / Meets Standard Middle: 69.6 / Meets Standard
2023–24 NSPF Index Score / Star Rating	Elementary: 39.0 / 2-star Middle: 56.0 / 3-star
2024–25 NSPF Index Score / Star Rating	Elementary: 85.0 / 5-star Middle: 80.0 / 5-star
2024–25 SPCSA Academic Performance Score / Rating	Elementary: 85.5 / Exceeds Standard Middle: 86.5 / Exceeds Standard

East Campus

2021–22 SPCSA Academic Performance Score/ Rating	Elementary: 30.9 / Does Not Meet Standard Middle: 58.6 / Meets Standard High: N/A / Not Rated
2021–22 NSPF Index Score	Elementary: 26.5 Middle: 46.0 High: 58.0
2022–23 SPCSA Academic Performance Score / Rating	Elementary: 52.6 / Meets Standard Middle: 63.3 / Meets Standard High: N/A / Not Rated
2022–23 NSPF Index Score / Star Rating	Elementary: 41.0 / 2-star Middle: 50.5 / 3-star High: 40.0 / Not Rated
2023–24 SPCSA Academic Performance Score / Rating	Elementary: 77.2 / Meets Standard Middle: 65.8 / Meets Standard High: N/A / Not Rated
2023–24 NSPF Index Score / Star Rating	Elementary: 67.0 / 4-star Middle: 53.0 / 3-star High: 60.7 / Not Rated
2024–25 NSPF Index Score / Star Rating	Elementary: 85.0 / 5-star Middle: 70.5 / 4-star High: 75.7 / 4-star
2024–25 SPCSA Academic Performance Score / Rating	Elementary: 89.0 / Exceeds Standard Middle: 80.7 / Exceeds Standard High: 86.4: Exceeds Standard

Mountain Vista Campus

2021–22 SPCSA Academic Performance Score/ Rating	Elementary: 72.6 / Meets Standard Middle: 89.3 / Exceeds Standard
2021–22 NSPF Index Score	Elementary: 61.0 Middle: 85.5
2022–23 SPCSA Academic Performance Score / Rating	Elementary: 77.7 / Meets Standard Middle: 74.7 / Meets Standard
2022–23 NSPF Index Score / Star Rating	Elementary: 64.5 / 3-star Middle: 64.5 / 3-star
2023–24 SPCSA Academic Performance Score / Rating	Elementary: 81.7 / Exceeds Standard Middle: 82.8 / Exceeds Standard
2023–24 NSPF Index Score / Star Rating	Elementary: 74.5 / 4-star Middle: 73.0 / 4-star

2024–25 NSPF Index Score / Star Rating	Elementary: 82.5 / 4-star Middle: 88.5 / 5-star
2024–25 SPCSA Academic Performance Score / Rating	Elementary: 86.2 / Exceeds Standard Middle: 88.2 / Exceeds Standard

Cactus Campus

Not Rated