



Board Agenda Item #:	III C Action Item
Date:	April 23, 2020
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“ MPS ”) Board of Directors (the “ Board ”)
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Sale of a Portion of the MSA-1 Real Property

I. Proposed Recommendation(s)

- Staff is being directed to continue collaborating with the City and undertake any actions to make an investigation of the proposed purchase and sale.
- A.

II. Background

A. General

The MSA-1 school campuses located at 18220 and 18238 Sherman Way in Reseda are composed of five (5) separate parcels with the following corresponding assessor parcel numbers (“APNs”): 2125-036-021, 2125-036-095, 2125-036-100, 2125-036-105 and 2125-036-106. A site plan showing the parcels with their corresponding APNs is attached as Exhibit B. The City of Los Angeles owns the parcel immediately adjacent to parcels 2125-036-105 and 2125-036-106 and is planning to build a skating rink on its property. The City would like to purchase an approximate 25 foot strip along parcels 2125-036-105 and 2125-036-106 to accommodate its new construction project. The proposed strip of land is shown on Exhibit C.

B. Prior Authorizations and Actions

Staff has previously reported to the Board and Facilities Committee about the City’s interest in purchasing a portion of the MSA-1 parking lot parcel.

Staff engaged a design firm to prepare a site plan showing the impact of the parcel sale on the parking lot. Staff has also engaged the services of a real estate appraisal firm to provide Staff and the Board a valuation of the land proposed to be purchased by the City. Staff is waiting for the appraisal to be completed.



C. Why the Current Approval is Needed

Staff desires to keep the Board apprised of its efforts and demonstrate MPS's willing to collaborate with the City to explore an arrangement that may be beneficial not only to MPS and MSA-1 but also to the surrounding community in which MSA-1 is located.

III. Budget Impacts

The final budget impacts will not be known until the terms and conditions of a purchase and sale of a portion of the MSA-1 parking lot parcel to the City of Los Angeles are finalized.



Exhibit A

Resolutions

WHEREAS: Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) operates Magnolia Science Academy –1 (“MSA-1”) on two campuses at 18220 Sherman Way and 18238 Sherman Way with assessor parcel numbers (“APNs”) 2125-036-021 and 2125-036-100, respectively.

WHEREAS: The parking lots that serve MSA-1’s 18220 Sherman Way campus have APNs 2125-036-105 and 2125-036-106 (the “MSA-1 Parking Lot Parcels”).

WHEREAS: The parking lot immediately adjacent to the MSA-1 Parking Lot Parcels is owned by the City of Los Angeles.

WHEREAS: The City of Los Angeles is interested in building a skating rink on its parcel (the “City Project”).

WHEREAS: The City of Los Angeles desires to purchase a twenty-five (25) foot wide portion of the MSA-1 Parking Lot Parcels along the border with the City’s parcel in order to complete the City Project.

WHEREAS: MPS Staff desires to collaborate with the City and explore the possibility of selling a portion of the MSA-1 Parking Lot Parcels to the City to allow the City to complete the City Project.

NOW, THEREFORE, BE IT RESOLVED: the Board of Directors of MPS believes it is in the best interests of MPS and MSA-1 to investigate a possible sale of a portion of the MSA-1 Parking Lot Parcels to the City.

RESOLVED, FURTHER: that the Board of Directors of MPS directs MPS Staff to investigate the possibility of a sale of a portion of the MSA-1 Parking Lot Parcels to the City by reviewing among other things the impact of such a sale on the operations of MSA-1, including its parking.



RESOLVED, FURTHER: that the Board of Directors of MPS directs MPS Staff to determine a valuation for the land sought to be purchased by the City by, among other things, ordering an appraisal.

RESOLVED, FURTHER: that the Board of Directors of MPS directs MPS Staff to discuss with City representatives the possibility of MSA-1 having access to the completed City Project for the benefit of its students and staff.

RESOLVED, FURTHER: that the Board of Directors of MPS directs MPS Staff to return to the Board with a recommendation on the possible sale of a portion of the MSA-1 Parking Lot Parcels to the City.

RESOLVED, FURTHER: that the Chief Executive Officer & Superintendent of MPS is authorized and is directed to negotiate the terms of any purchase and sale of a portion of the MSA-1 Parking Lot Parcels to the City provided that any final purchase and sale shall be authorized by the Board of Directors of MPS.

RESOLVED, FURTHER: that the Secretary or Assistant Secretary of MPS, acting singly or together, be and hereby is and are authorized and directed to execute, acknowledge and deliver a certified copy of this resolution to any person or agency which may require copies of this resolution and that the certification of the Secretary or Assistant Secretary as to the MPS.

RESOLVED, FURTHER: that the appropriate MPS officers are hereby authorized and directed to take such additional actions, to execute and deliver such additional instruments, and to make such further determinations as may be necessary or appropriate to carry into effect the foregoing resolutions.

RESOLVED, FURTHER: that all actions heretofore taken by any employee or officer of MPS in connection with or otherwise in contemplation of the foregoing resolutions be, and they hereby are, ratified, confirmed and approved as the acts and deeds of MPS.



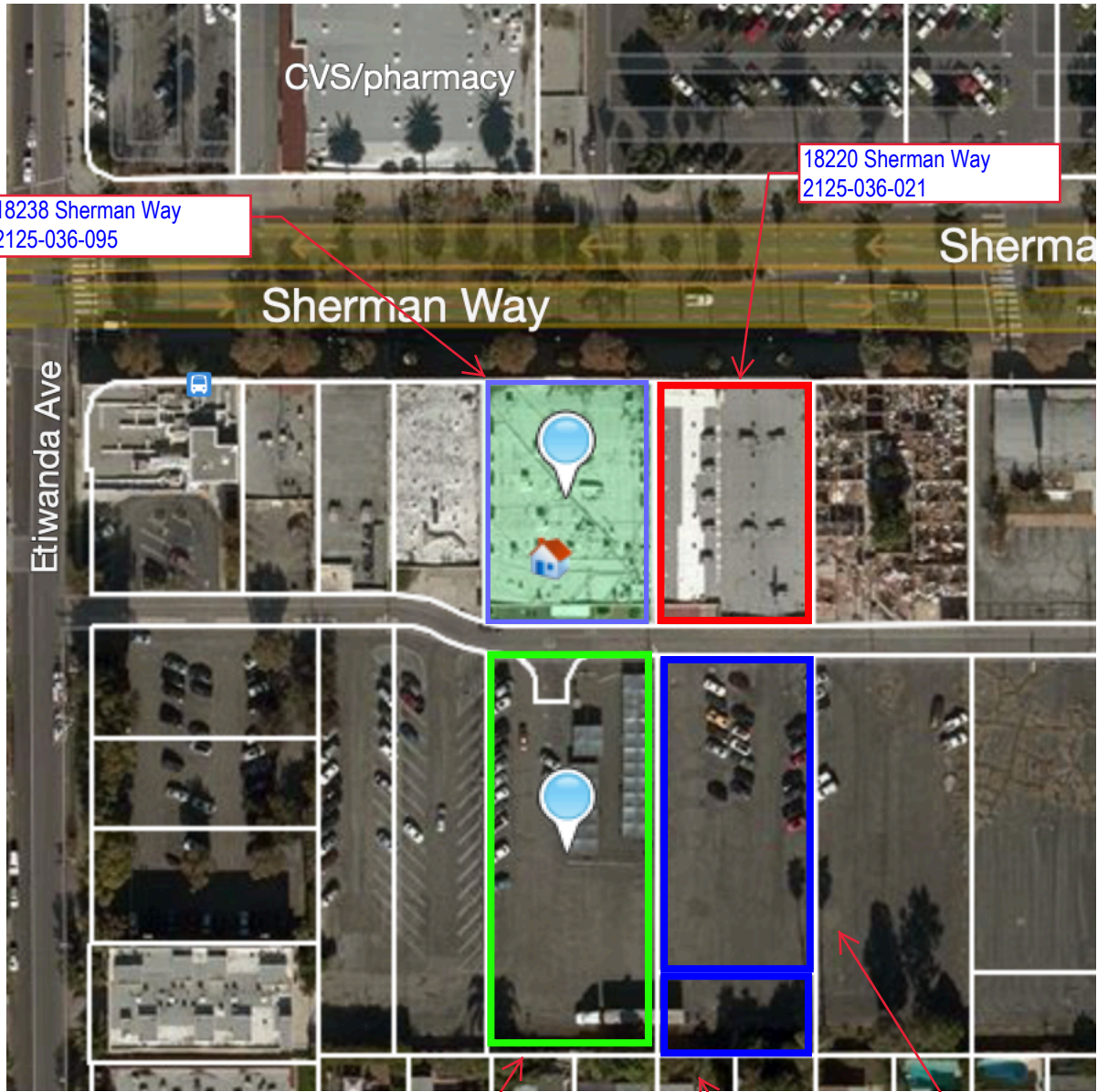
RESOLVED, FURTHER: the Secretary or Assistant Secretary of MPS, acting singly or together, be and hereby is and are authorized and directed to execute, acknowledge and deliver a certified copy of these resolutions to any person or agency which may require copies of these resolutions and that the certification of the Secretary or Assistant Secretary as to the signatures of the officers, agents or employees will be binding on MERF.

RESOLVED FURTHER: that the appropriate officers of MERF are hereby authorized and directed to take such additional actions, to execute and deliver such additional instruments, and to make such further determinations as may be necessary or appropriate to carry into effect the foregoing resolutions.



Exhibit B

MSA-1 Site Plan



18238 Sherman Way
2125-036-095

18220 Sherman Way
2125-036-021

2125-036-100
Parking Lot Sought to be
Improved with New
Drainage

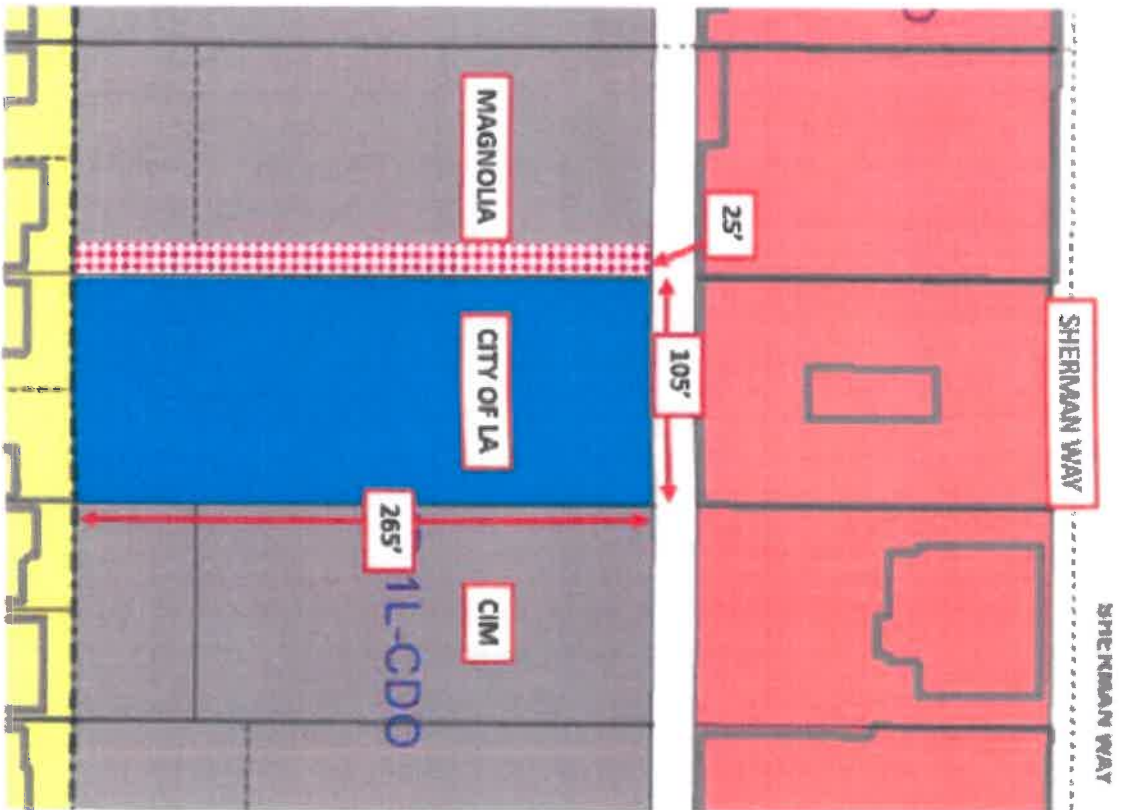
2125-036-105
Parking Lot being improved

2125-036-106
Parking Lot being improved



Exhibit C

MSA-1 Real Property Sought to be Purchased by the City of Los Angeles



 What we would like to purchase

 What we own

