



Board Agenda Item: III B: Informational/Discussion Item

Date: April 7, 2022

To: Magnolia Public Schools ("**MPS**") Board of Directors ("**MPS Board**")

From: Alfredo Rubalcava, Chief Executive Officer and Superintendent  
Patrick Ontiveros, General Counsel & Director of Facilities  
Mustafa Sahin, Project Manager

RE: Facilities Update Concerning Construction of Ice Hockey Rink by City of Los Angeles in Reseda

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The City of Los Angeles through its Recreation and Parks Department ("**RAP**") own the parcels immediately adjacent to the Magnolia Science Academy—1 ("**MSA—1**") high school building and parking lot. As has previously been reported to the MPS Board, RAP intends to build a skating rink on the parcel that fronts Sherman Way and an enclosed ice hockey rink on the parcel accessible via the alleyway. Further down the block RAP also owns property that will be used as parking for the skating facilities. Exhibit A illustrates the locations of the skating rinks, parking and MSA—1 properties.

In order to build the ice hockey rink, which RAP expects that the Los Angeles Kings will operate, RAP needs to add an additional strip of land approximately 25' in width. See Exhibit B. MPM Sherman Way LLC, owner in fee simple of the land on which MPS operates MSA-1, with the concurrence of MPS has expressed a willingness to sell a strip of land from its high school parking lot. In December 2020, MPM Sherman Way LLC signed a non-binding letter of intent.

With the sale of the strip of land, the MSA—1 campus will lose 33 parking spaces. MSA—1 will be granted temporary use of the RAP parking lots to satisfy its parking needs. Upon the close of escrow for the property located at 18242 Sherman Way, MSA—1 will make up for the parking lost in sale of the strip of land to RAP. In addition, MPS is in talks to acquire 26 parking spaces at the Citibank parking lot a couple parcels down from the existing MSA—1 campus. Finally, MPS has a license to use the land formerly owned by CIM. The new owner has said he will allow MSA—1 to continue to use the land until his development plans come to fruition, which MPS expects to be about one year. During that time, MPS will continue to use the land for parking and recreation among other uses.

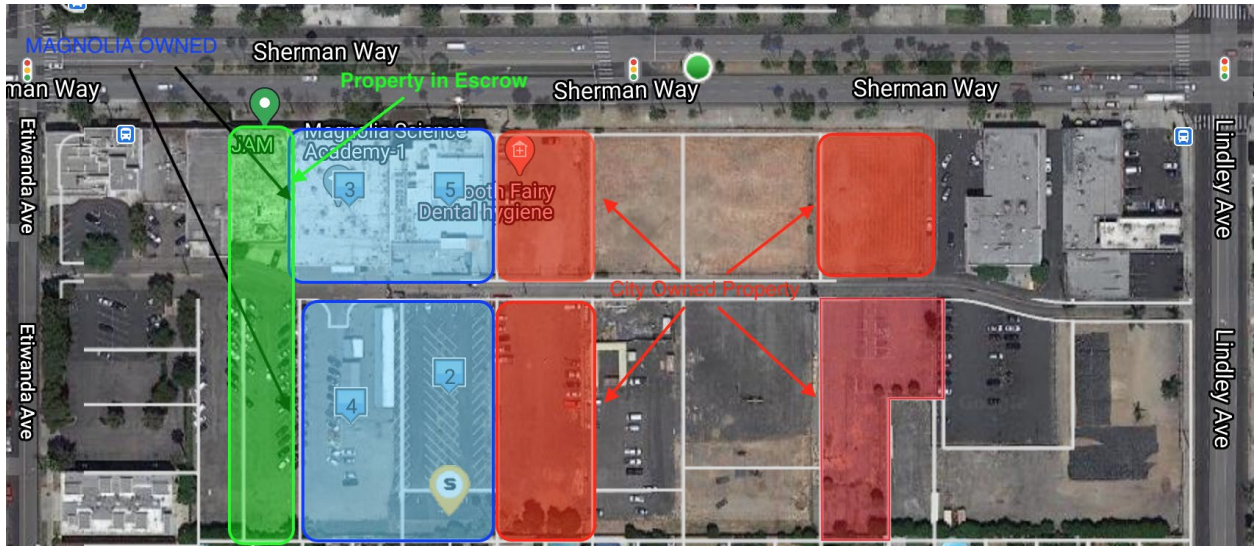
In 2020, MPS obtained an appraisal valuing the land at \$1,000,000. In March 2022, MPS obtained an updated appraisal that values the land at \$1,360,000. RAP also obtained an appraisal which will also serve as the basis for a negotiation.

MPS Staff expects to ask the MPS Board at its May meeting to approve the sale of the strip of land to RAP. MPS Staff believes that such transaction is in the best interests of MSA—1 and MPS as MPS Staff, as part of the transaction, will negotiate use of the new ice hockey rink by MSA—1 allowing MSA—1 to host



an ice hockey team. MSA—1 will need to follow the requirements in its 2014 and 2017 bond documents that govern the sale of land that is encumbered by the lien in favor of the bonds.

**Exhibit A**



**EXHIBIT B**

