APPROVED

Magnolia Public Schools

Minutes

Audit/Facilities Committee Meeting

Date and Time
Thursday November 3, 2022 at 5:30 PM

Location
https://zoom.us/j/92205640153?pwd=cHNIWjlnY0dsQmxDTjZFa0pydzR0Zz09

Meeting ID: 922 0564 0153 **Passcode:** 013089
One tap mobile: +16699009128,,92205640153# US (San Jose)

Audit/Facilities Committee Members
Mr. Mekan Muhammedov, Chair
Ms. Diane Gonzalez
Mr. Daniel Sheehan
Dr. Salih Dikbas (alternate)

CEO and Superintendent
Mr. Alfredo Rubalcava

Committee Members Present
D. Gonzalez (remote), D. Sheehan, M. Muhammedov (remote)

Committee Members Absent
None

Committee Members who arrived after the meeting opened

D. Sheehan

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the Audit/Facilities Committee of Magnolia Public Schools to order on Thursday Nov 3, 2022 at 5:34 PM.

B. Record Attendance and Guests

Refer to attendance information recorded above.

C. Approval of Agenda

D. Gonzalez made a motion to approve the agenda as presented.
M. Muhammedov seconded the motion.
The committee **VOTED** to approve the motion.

Roll Call

D. Gonzalez	Aye
M. Muhammedov	Aye

D. Public Comments

No public comments were made at this time.

E. Approval of Minutes from MPS Regular Audit/Facilities Committee Meeting - October 6, 2022

M. Muhammedov made a motion to approve the minutes from Audit/Facilities Committee Meeting on 10-06-22.
D. Gonzalez seconded the motion.
The committee **VOTED** to approve the motion.

Roll Call

M. Muhammedov	Aye
D. Sheehan	Absent
D. Gonzalez	Aye

II. Informational/Discussion Items

A. Update on the Magnolia Science Academy-5 Project at 7111 Winnetka Ave.

P.Ontiveros, General Counsel & Director of Facilities, updated the Committee regarding the preliminary award amount given to MPS from the Office of Public Schools Constructions Charter Schools Facilities Program. MPS had applied with the purposes to use the money for facilities projects. The award is 50% loaned and 50% grant. When

receiving the award, MPS will loose eligibility for SB740 funding. Committee members questions were addressed by staff.
D. Sheehan arrived at 5:39 PM.

III. Recommended Action Items

A. Approval of 16600 Vanowen Street - New Property Acquisition

P.Ontiveros, General Counsel & Director of Facilities, explained to the Committee the urgency of locating a new site for MSA-2. He provided background that the Use Agreement at the Birmingham Community Charter High School will be ending 2023-24 school year. MPS had submitted a Prop 39 application and the offer that was received involved splitting MSA-2 on two separate locations. One remaining at Birmingham and the other 7 miles away. MPS had sought for solutions to maintain the community and staff and were introduced to the 16600 Vanowen Street property. They signed the Purchase & Sale Agreement which they have brought to the Committee and Board for ratification. P.Ontiveros, went over the sizing and pricing of the property. They are in the process on ways to develop the property, entitlement process with the City of Los Angeles, appraisal, soil analysis and phase 1. They are also speaking with the lender used previously in a separate facilities project. Due diligence expiries December 11th. A.Rubalcava, CEO & Superintendent, & D.Garner, Principal at MSA-2, spoke about the growth MSa-2 has had during the pandemic and thoughts their community and educational partners had shared. Committee Members questions were addressed by staff.
M. Muhammedov made a motion to approve and ratify the execution of a purchase and sale agreement and opening of escrow for that certain property located at 16600 Vanowen Street (the “Property”) for the benefit of Magnolia Science Academy —2 (“MSA-2”). Furthermore, for the Committee to move and recommend for the Board to adopt the same.
D. Gonzalez seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye
M. Muhammedov	Aye
D. Sheehan	Aye

B. Approval of the Pacific Charter School Development (PCSD) Contract for the Magnolia Science Academy-1 Feasibility Study

P.Ontiveros, General Counsel & Director of Facilities, presented to the Committee the vision MSA-1 shared to use the space at Sherman Way to expand their arts program. MPS needs to look at the feasibility of this along with construction, how to fit that program to the space, cost and timeline. In addition, they have a vision of creating a gymnasium on the property to offer a robust athletic program to the school community. Before moving

forward, they would need to look at those factors. Committee Members questions were addressed by staff.
M. Muhammedov made a motion to approve Magnolia Public Schools hire Pacific Charter School Development (PCSD) for a total amount not to exceed $30,000 ($24,000 in fees and $6,000 for contingency and reimbursable expenses) to conduct a feasibility study for Magnolia Science Academy (MSA)-1 to examine the budget, timeline and feasibility to renovate the recently purchased 18242 Sherman Way property (aka the “JAM” property) and construct a gymnasium on MSA-1’s parking lot parcels. Furthermore, for the Committee to move and recommend for the Board to adopt the same.
D. Sheehan seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

M. Muhammedov	Aye
D. Sheehan	Aye
D. Gonzalez	Aye

C. Approval of Extension of Pacific Charter School Development (PCSD) Contract for Magnolia Science Academy-7 Expansion

P.Ontiveros, General Counsel & Director of Facilities, stated that MSA-7 has a growing demand and a compelling academic program. MPS submitted a CUP to the city and it was recently approved. MSA-7 can enroll up to 500 students. MPS is currently speaking to the owner of the property MSA-7 is in. P.Ontiveros, also disclosed they are planning to install modular classrooms. They are seeking to extend the contract with PCSD to help with the next phase. The proposed extension is for 6 months. Committee Members questions were addressed by staff.
M. Muhammedov made a motion to to approve Magnolia Public Schools to renew Pacific Charter School Development’s (PCSD) agreement for six months for a total amount not to exceed $75,000 ($69,000 in fees and $6,000 for contingency and reimbursable expenses) to continue assisting with the MSA-7 expansion project consisting of making tenant improvements to the existing pre-school building on the LifeHouse Church, MSA-7’s landlord, and applying for and receiving permits for the installation of modular classrooms. Furthermore, for the Committee to move and recommend for the Board to adopt the same.
D. Gonzalez seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

M. Muhammedov	Aye
D. Gonzalez	Aye
D. Sheehan	Aye

IV. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:45 PM.

Respectfully Submitted,
M. Muhammedov