APPROVED

Magnolia Public Schools

Minutes

Special Board Meeting

Date and Time
Thursday March 21, 2024 at 12:30 PM

Location
Home Office: 250 E. 1st Street, Suite 1500, Los Angeles CA 90012

Board Members:
Mr. Mekan Muhammedov, Chair
Ms. Sandra Covarrubias, Vice-Chair
Dr. Umit Yapanel
Dr. Salih Dikbas
Ms. Diane Gonzalez
Mrs. Esra Eldem Tunc

Student Board Member:
Melissa De La Rosa Aparicio

CEO & Superintendent:
Mr. Alfredo Rubalcava

Directors Present
E. Eldem Tunc (remote), M. Muhammedov, S. Covarrubias, U. Yapanel

Directors Absent
D. Gonzalez, S. Dikbas

Guests Present
J. Lara

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the board of directors of Magnolia Public Schools to order on Thursday Mar 21, 2024 at 12:52 PM.

B. Pledge of Allegiance

Board, staff and guests conducted the pledge of allegiance.

C. Record Attendance and Guests

Refer to attendance information recorded above.

D. Approval of Agenda

U. Yapanel made a motion to approve the agenda as presented.
S. Covarrubias seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

S. Dikbas	Absent
U. Yapanel	Aye
E. Eldem Tunc	Aye
S. Covarrubias	Aye
D. Gonzalez	Absent
M. Muhammedov	Aye

E. Public Comments

No public comments were made at this time.

II. Action Items

A. Approval of Silver Creek Modular as Modular Design Service Provider

P. Ontiveros, General Counsel & Director of Facilities, presented to approve Silver Creek Modular to take the existing design for 7111 Winnetka Ave. and modularize it. Project is being funded by an award proceeds from Office of Public School Construction. He reported that a Request for Qualifications/Proposal (RFQ/P) was issued back in January. Proposals from iMod and Silver Creek Modular were received. A selection committee was established consisting of staff, Board Chair, and representative from Gateway. Staff visited several campuses that were produced by iMod and Silver Creek. Staff is

recommending that Silver Creek is the best option for the project's design services not for construction. In order to get the project to a July occupancy an acceleration premium was included. S. Budhraja, Chief Financial Officer, reported on the budget/cash flow analysis of the project. Board Members questions were addressed by staff.
M. Muhammedov made a motion to approve the selection of Silver Creek Modular ("SCM") to provide modular design services for MSA-5's new construction project at 7111 Winnetka Ave. in Winnetka (the "Project"), and further approve that MPS Staff be authorized to negotiate and sign a professional services contract, in substantially the form of attached Exhibit A, for said services in such form as MPS Staff may deem appropriate and in the best interests of MPS.
U. Yapanel seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

M. Muhammedov	Aye
S. Dikbas	Absent
U. Yapanel	Aye
S. Covarrubias	Aye
D. Gonzalez	Absent
E. Eldem Tunc	Aye

B. Adoption of Resolution #20240321-01 & Initial Study and Negative Declaration for 7111 Winnetka Ave.

P. Ontiveros, General Counsel & Director of Facilities, reported that the Initial Study and Negative Declaration was prepared for the MSA-5 project in order to comply with the California Environmental Quality Act (CEQA). He reported that the property is zoned for schools. He reported on the due diligence analysis and additional studies that is required by California Department of Education that was conducted. Board members questions were addressed by staff.
M. Muhammedov made a motion to , as the Lead Agency and in compliance with the California Environmental Quality Act ("CEQA"), approve and adopt Resolution #20240321-01, which approve the Magnolia Science Academy-5 new construction project located at 7111 Winnetka Avenue (the "Project") and approve the Initial Study and Negative Declaration ("IS/ND") prepared for the Project.
S. Covarrubias seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

D. Gonzalez	Absent
S. Dikbas	Absent
S. Covarrubias	Aye
E. Eldem Tunc	Aye
U. Yapanel	Aye
M. Muhammedov	Aye

III. 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 1:42 PM.

Respectfully Submitted,
M. Muhammedov