APPROVED

Magnolia Public Schools

Minutes

Regular Board Meeting

Date and Time
Wednesday November 20, 2024 at 5:30 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

Student Board Member:
Naim Bayraktar

CEO & Superintendent:
Mr. Alfredo Rubalcava

Directors Present
D. Gonzalez, M. Muhammedov, S. Covarrubias, S. Dikbas (remote), U. Yapanel (remote)

Directors Absent
None

Directors who arrived after the meeting opened

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 Wednesday Nov 20, 2024 at 5:52 PM.

B. Pledge of Allegiance

Board, staff and guests conducted the pledge of allegiance lead by MPS Student Board Member, N. Bayraktar.

C. Record Attendance and Guests

Refer to attendance information recorded above. Naim Bayraktar, Student Board Member, was present.

D. Approval of Agenda

D. Gonzalez made a motion to amend the agenda and remove Action Items IVC and IVD.
S. Covarrubias seconded the motion.
S. Budhraja, Chief Financial Officer, reported on the removal of the items:

- IV C: Approval of Intraorganizational Loan Agreement: Magnolia Science Academy-1 to Magnolia Educational & Research Foundation
- IV D: Approval of Intraorganizational Loan Agreement: Magnolia Science Academy-Bell to Magnolia Educational & Research Foundation

The board **VOTED** to approve the motion.

Roll Call

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

E. Public Comments

No public comments were made.

F. Announcements - CEO & Superintendent, Board, Student Board Member

A. Rubalcava, CEO & Superintendent, reported on the renewals for Magnolia Science Academy (MSA)-1, 2 and 3. He thanked staff for their work on the process and M. Muhammedov and U. Yapanel who joined the capacity interview as the representatives of the Board. He added that the decision dates are on December 10th and December 17th.

G. Serce, Chief Academic Officer, added that various departments worked in collaboration with the Los Angeles County Office of Education (LACOE) as the authorizing agent for the renewal schools. He also added that LACOE site visits were conducted at MSA-1, 2, 3 and 5.

M. Muhammedov, Board Chair, added to sentiment of the team's effort during the renewal process.

G. Approval of Minutes from MPS Regular Board Meeting - October 10, 2024

D. Gonzalez made a motion to approve the minutes from Regular Board Meeting on 10-10-24.
M. Muhammedov seconded the motion.
The board **VOTED** to approve the motion.

Roll Call

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

II. Closed Session

A. Public Announcement of Closed Session

M. Muhammedov, Board Chair, announced that the Board will be going into closed session to discuss conference with legal counsel - anticipated litigation, conference with real property negotiations, and conference with legal counsel - anticipated litigation and would report out any actions that may be taken.
S. Dikbas arrived at 6:42 PM.

B. Conference with Legal Counsel – Anticipated Litigation

This item was discussed in Closed Session.

C. Conference with Real Property Negotiations (§ 54956.8)

This item was discussed in Closed Session.

D. Conference with Legal Counsel – Anticipated Litigation

This item was discussed in Closed Session.

E. Report Out of Closed Session

M. Muhammedov announced in Open Session at 7:33pm that for conference with legal counsel, Board discussed the potential litigation, heard from attorney and no action was taken. For conference with real property negotiations, Board met with negotiating team, provided direction and no action was taken. For conference with legal counsel for anticipated litigation, Board discussed possible litigation and gave direction to staff, and no action was taken.

III. Information/Discussion Items

A. Update on Facilities Projects

P. Ontiveros, General Counsel & Director of Facilities, presented demolition pictures for the Magnolia Science Academy (MSA)- 5, 7111 Winnetka Ave. project. He reported that they are close to finishing the demolition and provided updates on DSA approval and the progress. He discussed the cash flow estimates and the schedule for the project. K. Jimenez, Assistant Project Manager, provided updates for the MSA-1 Gym building completion, bungalows, alley closure. There was a typo on the report where Bank of America Building is for MSA-7. P. Ontiveros, provided updates regarding a possible purchase of the property that will be discussed further on the agenda. K. Jimenez, provided updates for the MSA-2 16600 Vanowen project. M. Sahin, Project Manager, reported that the MSA-Santa Ana digital sign was completed. He also reported on the Measure U bond charter allocation for MSA-San Diego. Board Members questions were addressed by staff.

IV. Action Items

A. Approval of Board Resolution for Creation of Position(s) for Magnolia Science Academy-1 for the Improvement of Educational Programs for Students

F. Del Carpio, Chief People Officer, reported on the resolution for the creation of a substitute teacher position and a school coach position for Magnolia Science Academy (MSA)-1. She reported that they are requesting the addition of a substitute teacher to help provide consistent classroom instructional support and stability with the unforeseen circumstances of teachers that are calling out and for different purposes. She reported that this would allow continuity to happen within the classrooms and having someone who is a permanent substitute that knows the culture, students and staff and is part of the instructional conversations would be able to support in that capacity in a greater way. She also reported that the school coach position would be to provide MSA-1 with a proper athletic coach for the growing sports program. She presented MSA-1 organizational chart. B. Plonka, Principal at MSA-1, added on to the the benefit of these positions to the school. Board Members questions were addressed by staff.

D. Gonzalez made a motion to approve Board Resolution #20241120-01 for creation of position(s) for Magnolia Science Academy-1 to add the Substitute Teacher and School Coach positions to improve the school's educational programs for students.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
S. Dikbas	Aye
S. Covarrubias	Aye

B. Approval of the Execution of a Purchase and Sale Agreement for the Purchase of 18120 Sherman Way and the Payment of a Non-Refundable Good Faith Deposit

P. Ontiveros, General Counsel & Director of Facilities, reported on the request to authorize staff to move forward with signing a purchase and sale agreement for 18120 Sherman Way and making a non-refundable good faith deposit of $225,000. He reported that Magnolia Science Academy (MSA)-7 current lease expires after the 2026-27 school year, in which locating a site for the school was of top of mind. He reported that after locating the property, they deemed it better to own the property than to have a lease transaction. After informing the owner it triggered the negotiations. He reported that they have done due diligence of the property. In addition, he added that an architect reviewed the property and provided a schematic design of accommodating different amounts of students on the property. He added that the site is one block away from MSA-1, in which MSA-7 could be a feeder for MSA-1 Middle School. He added that there was some mitigation measures in which they incorporated into the preliminary budget and created a schedule for the project. He added that the goal is to open the school in time for the 2026-27 school year, and are proceeding cautiously. S. Budhraja, Chief Financial Officer, reported that the Finance Department did an analysis on the budget implications in addition to Afton providing a secondary analysis. Board Members questions were addressed by staff.
M. Muhammedov made a motion to approve (1) the execution by MPS Staff of a purchase and sale agreement for the property located 18120 Sherman Way (the “Property”) by and between HH Sherman, LLC, as seller (the “Owner”), and Magnolia Educational & Research Foundation, as buyer, for the Benefit of Magnolia Science Academy-7, a draft copy of which is attached Exhibit A with such changes as MPS Staff may deem necessary, appropriate and in the best interests of MPS and (2) the non-refundable deposit of Two Hundred Twenty Five Thousand Dollars ($225,000) as a good faith deposit but applicable to the purchase price at the close of escrow.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye

Roll Call

S. Covarrubias	Aye
S. Dikbas	Aye
U. Yapanel	Aye
M. Muhammedov	Aye

C. Approval of Intraorganizational Loan Agreement: Magnolia Science Academy-1 to Magnolia Educational & Research Foundation

Item was removed during the Approval of Agenda.

D. Approval of Intraorganizational Loan Agreement: Magnolia Science Academy-Bell to Magnolia Educational & Research Foundation

Item was removed during the Approval of Agenda.

V. 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 8:30 PM.

Respectfully Submitted,
M. Muhammedov