APPROVED

Magnolia Public Schools

Minutes

Regular Board Meeting

Date and Time
Thursday March 13, 2025 at 6:30 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, U. Yapanel

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 Thursday Mar 13, 2025 at 6:33 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

D. Gonzalez made a motion to amend the agenda and remove Action Item IV.H.
U. Yapanel seconded the motion.
P. Ontiveros, General Counsel & Director of Facilities, provided context to the removal of IV.H: Approval of Authorization for MPS Staff to Select a Design-Build Contractor for the Magnolia Science Academy-5 Project.
The board **VOTED** to approve the motion.

Roll Call

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

E. Public Comments

No public comments were made at this time.

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

G. Serce, Chief Academic Officer, reported and highloighted event last week Spring Symposium all staff participated and joined with many different sessions and connected. Over 30 sessions for our internal staff with tyhe focus of building connections with students and families, social emotional learning and mental health support for students, student needs, understanding how LCAP supports the schools, effective behavior intervention, cybersecurity fundamentals, leadership development, updated Academic

initiatives presented to leaders. MPS alumni joined and lead an alumni panel and staff were able to ask questions to the alumni speakers. Still finalizing the survey responses and goal is to imrpove it.

All HO staff members part ofmaking this a success.

G. Approval of Minutes from MPS Regular Board Meeting - February 13, 2025

D. Gonzalez made a motion to approve the minutes from Regular Board Meeting on 02-13-25.
U. Yapanel seconded the motion.
The board **VOTED** to approve the motion.

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

II. Consent Items

A. Approval of Charter School Annual Report to the Los Angeles County Office of Education for Magnolia Science Academy (MSA)-1, 2, 3, and 5

S. Covarrubias made a motion to approve the Charter School Annual Report to the Los Angeles County Office of Education (LACOE) for Magnolia Science Academy (MSA)-1, 2, 3, and 5.
D. Gonzalez seconded the motion.
The board **VOTED** to approve the motion.

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

III. 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 real property negotiations and public employee performance evaluation for CEO & Superintendent.

B. Conference with Real Property Negotiations (§ 54956.8)

Item was discussed in Closed Session.

C. Public Employee Performance Evaluation (§ 54957) - Title: CEO & Superintendent

S. Dikbas arrived at 6:52 PM.
Item was discussed in Closed Session.

D. Report Out of Closed Session

M. Muhammedov announced in Open Session at 8:05pm that the Board discussed conference with real properties negotiations and took no action and informed staff to take next steps. Furthermore, for public employee evaluation for CEO & Superintendent, Board directed staff for further actions.

IV. Action Items

A. Approval of Resolutions Related to the Acquisition and Lease of 412 W Carl Karcher Way, Anaheim, CA 92801 (Including Acquisition Loan)

P. Ontiveros, General Counsel & Director of Facilities, presented that the approvals they are seeking are related to the acquisition for the 412 W Carl Karcher Way property. He stated that the Board had previously authorized to sign a purchase and sale agreement, open escrow, and make a good faith deposit. The current action is to move forward to close escrow. He stated that this would be paid using funds from MERF and through financing. He added that due diligence was taken and worked with legal counsel. Board Members questions were addressed by staff.
M. Muhammedov made a motion to approve the following actions: (1) closing of the escrow for the purchase of the property located at 412 W Carl Karcher Way, Anaheim, CA 92801 (APN: 267-131-04) aka 1180 N La Palma Parkway (the “Anaheim Property”) from Anaheim Facilities LLC (“Seller”) for a purchase price of Three Million Five Hundred Thousand Dollars ($3,500,000) plus closing costs and expenses; (2) using financing in the form of a carryback note in the amount of Two Million Dollars ($2,000,000) (the “Loan”) from the Seller for a portion of the purchase price pursuant to the terms and conditions set forth in the promissory note attached as Exhibit A; (3) using approximately One Million Seven Hundred Fifty Thousand Dollars ($1,750,000) of MPS funds to apply to the purchase price and closing costs and expenses; (4) execution by the MPS CEO, CFO or their designees, of such documents and instruments as may be necessary for MPS to close the Loan, including but not limited to a Promissory Note, Deed of Trust, and such other documents as shall be necessary to secure the Loan (the “Loan Documents”); (5) adoption of the reimbursement resolution attached as Exhibit B; and (6) the execution by the MPS CEO and Superintendent, CFO, or their designees, of such documents and instruments as may be necessary to undertake and complete the foregoing actions.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez Aye

Roll Call

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

B. Approval of Intracompany Loan Between Magnolia Science Academy-8 to Magnolia Educational & Research Foundation

S. Budhraja, Chief Financial Officer, reported that this is related to the acquisition of the agenda item above for 412 W Carl Karcher Way. He added they will borrow money from Magnolia Science Academy (MSA) - 8 to MERF to support the acquisition. He noted the repayment provisions and will repay MSA-8 within one (1) year at a 4% interest rate to use the existing funds. Board Members questions were addressed by staff.
M. Muhammedov made a motion to approve the Resolution for Intra Company Loans between Magnolia Science Academy Bell & Magnolia Educational & Research Foundation (MERF).
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

C. Approval of Second Interim Reports for the 2024-25 Fiscal Year

S. Budhraja, Chief Financial Officer, reported that in December 2024 the Board was presented the first interim report. He went over the changes on the second interim report. He provided an overview of each school sites financial standing inclusive of the Home Office. Board Members questions were addressed by staff.
U. Yapanel made a motion to approve the Second Interim Reports for 2024-25 for all MSA schools and the Home Office.
M. Muhammedov seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

D. Approval of the Provisions of the Memorandum of Understanding for Magnolia Science Academy-1, 2 and 3

B. Olivares, Chief Impact Officer, announced that this is part of the renewal process with the Los Angeles County Office of Eduction (LACOE) in which after Board approval and CEO & Superintendent signature, it would be submitted to LACOE. A. Zarnich, Director of Charter Petitions and Reporting, reported that most of updates on the MOU are mostly procedural. Board Members questions were addressed by staff.
D. Gonzalez made a motion to read, understand, and agree to the provisions of the Memorandum of Understanding (MOU) for each Magnolia Science Academy-1, ("MSA-1"), Magnolia Science Academy-2, ("MSA-2"), and Magnolia Science Academy-3 ("MSA-3").
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

E. Approval of Memorandum of Agreement Between the County of Los Angeles and Magnolia Science Academy-3 for School-Sponsored Recreation

Z. Ocel, Principal at Magnolia Science Academy (MSA)- 3, reported that the MOA would help MSA-3 access the facilities at Victoria Park which is in close proximity to the school. He reported that they are experiencing issues with accessing the field at their school due to Prop 39 restrictions and the agreement would allow the school to utilize the facilities at Victoria Park as needed for their students CIF sports teams and training. He added that this was reviewed by Finance. Board Members questions were addressed by staff.
U. Yapanel made a motion to approve the Memorandum of Agreement between Magnolia Science Academy-3 and the County of Los Angeles for school-sponsored recreation.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

F. Approval of Magnolia Public Schools Field Trips & Cultural Excursions Policy

M. Wittek, Director of Student Services, reported that as a request from the Board, a section was added that memorializes guidance for volunteers and chaperones. She went over the policy and added the documentation that all schools will receive which includes a checklist, field trip request form, permission slip for students, and waiver for adults who are not staff members. She added this will start next school year so they can train the

office and administration staff accordingly. Board Members questions were addressed by staff.
D. Gonzalez made a motion to approve Magnolia Public Schools (MPS) School Sponsored Field Trips and Cultural Excursions Policy effective August 1, 2025 and for staff to proceed with updating the 2025-26 MPS Student/Parent Handbook with that policy.
S. Covarrubias seconded the motion.
The board **VOTED** unanimously to approve the motion.

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

G. Approval of Magnolia Public Schools Title IX Policy

M. Wittek, Director of Student Services, reported that MPS would go back to the 2020 regulations on the Title IX policy based on federal changes. The last time this was brought to the Board was in October. She reported that in January 2025 there was a judicial ruling that invalidated the regulations from the previous presidential administrations scope of expanding Title IX protections. She went over those changes. Board Members questions were addressed by staff.
D. Gonzalez made a motion to approve the updated Magnolia Public Schools (MPS) Title IX Policy Prohibiting Discrimination on the Basis of Sex and for staff to proceed with updating Handbooks, School Safety Plans, and school websites to reflect the newly updated policy.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

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

H. Approval of Authorization for MPS Staff to Select a Design-Build Contractor for the Magnolia Science Academt-5 Project

This item was removed during the approval of agenda.

I. Approval of Agreement with Eide Bailey for Annual Audit Services for the 2024-25 Fiscal Year

S. Budhraja, Chief Financial Officer, reported that Eide Bailey supports MPS internal auditing processes. He reported that MPS is seeking to renew the agreement with them.

Board Members questions were addressed by staff. S. Budhraja added that staff are evaluating fees but the agreement is only for 2024-25.
M. Muhammedov made a motion to approve the extension of agreement with Eide Bailey for the 2024-25 Fiscal Year.
U. Yapanel seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

J. Approval of Bond and Notes Financing

E. Acar, Deputy Superintendent, reported that MPS was seeking to refinance existing debt for 2014 and 2017 bonds and to benefit financing for the Magnolia Science Academy (MSA)-5 project through grant anticipation notes. He reported on the progress so far with Stifel, staff, and financial advisor John Buck. The purpose would be to strengthen MPS financial position by reducing debt, supporting continued educational excellence and stability and enhance creditworthiness and financial flexibility for future funding opportunities. Board Members questions were addressed by staff.
M. Muhammedov made a motion to approve of bond financing, to refinance the outstanding Series 2014 and Series 2017 Bonds and refinance an existing acquisition loan, repayment of existing debt, and securing credit enhancement support for upcoming projects. Approval of note financing to provide bridge financing to continue the Magnolia Science Academy-5 construction project.
D. Gonzalez seconded the motion.
The board **VOTED** unanimously to approve the motion.

Roll Call

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

V. Information/Discussion Items

A. Data Presentation: MPS’ Performance on the CA School Dashboard

D. Yilmaz, Chief Accountability Officer, went detailed each data piece for each state indicators on the 2024 CA School Dashboard. G. Serce, Chief Academic Officer, spoke about the programs and action steps the schools have taken. They went over how a performance color is determined and MPS's performance on English Language Arts, Math, Science, English Learners Progress, College/Career Indicator, Graduation Rates,

Chronic Absenteeism Rate, Suspension Rate with various data sets. Board Members questions were addressed by staff.

B. Enrollment Update and Year to Year Comparison (2025-26 compared to 2026-27)

B. Olivares, Chief Impact Officer, updated on the enrollment status so far. She acknowledged the Family Success Coordinators (FSC) for their enrollment work in recruitment and retention. She compared where the schools stood last year to this year and presented all school sites enrollment and completed registrations and total applications. Board Members questions were addressed by staff.

C. Magnolia Public Schools Electronic Devices/Cell Phone Use Policy

M. Wittek, Director of Student Services, reported on the development and adotpiton of electronic devices/cell phone policy which will be brought to the Board for adoption in June. . She added that MPS currently does have a cell phone procedure outlined in the Student/Parent Handbook, but will adopt this as a stand alone policy and include "electronic devices" as it only states cell phones. She went over the policy and provided an overview of the timeline which would include presenting this to school leaders and administrators.

D. Updates on Facilities Projects

P. Ontiveros, General Counsel & Director of Facilities, M. Sahin, Project Manager, and K. Jimenez, Assistant Project Manager, provided updates on various facilities projects across MPS including: Magnolia Science Academy (MSA)-1 gym building, bungalows, and alley closure/permit; MSA-2 16600 Vanowen Project; MSA-5 7111 Winnetka Ave. Project; MSA-7 Bank of America Building; MSA-Santa Ana shade structure and backyard; and MSA-San Diego Measure U Bond Charter Allocation. Board Members questions were addressed by staff.

VI. 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 11:28 PM.

Respectfully Submitted,
M. Muhammedov