



Opportunities For Learning Public Charter Schools

OPPORTUNITIES FOR LEARNING – BALDWIN PARK CHARTER SCHOOL

OFL-BP, LLC BOARD OF MANAGERS SPECIAL MEETING

AGENDA

**June 12, 2019
4:00 p.m. PT**

Dial-in Number (515) 603-3160
Participant Access Code: 914204*

Meeting Location: 320 N. Halstead Street, Pasadena, CA 91107

Teleconference Location: 3312 Hermosa Avenue, Hermosa Beach, CA 90254

Board Members: Mr. Herrold Egger
Mr. William Rivera
Ms. Bobbi Newman

OPEN SESSION

1. Call to Order
2. Welcome and Roll Call
3. Public Comment on Items Not on the Agenda

Members of the public may address the Board on non-agenda items that are within the subject matter jurisdiction of the Board. Speakers may be called in the order that requests are received, or grouped by subject area. We ask that comments are limited to two (2) minutes with no more than 15 minutes per single topic so that as many people as possible may be heard. By law, the Board is allowed to take action only on items on the agenda. The Board may, at its discretion, refer a matter to School staff or calendar the issue for future discussion.

4. Items for Information and/or Action

A. Approval of Board Minutes

A.1 Minutes of May 15, 2019

The Board will review and consider approval of the Board of Managers' meeting minutes.

B. Action Items

B.1 Resolution of the Board of Managers of OFL-BP, LLC Approving Transfer of the Assets, Debts, and Liabilities of the Opportunities For Learning – Baldwin Park Charter School to OFL-Baldwin Park, Inc.

The Board will review and consider approval of a resolution approving transfer of the assets, debts, and liabilities of the Opportunities for Learning – Baldwin Park charter school to OFL-Baldwin Park, Inc., subject to approval of a material revision to the charter by the Baldwin Park Unified School District.

B.2 Assignment of Lease Agreements from OFL-BP, LLC to OFL-Baldwin Park, Inc.

The Board will review and consider approval of the following agreements in connection with the assignment of the leases for the charter school's resource centers contingent upon the approval of a material revision to the charter by the Baldwin Park Unified School District, approval of the assignment by the landlord of the property, and acceptance of the assignments by OFL-Baldwin Park, Inc.:

- A. Assignment and Amendment of Lease between Bristol Central, LP, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Bellflower Center located at 10058-64 Rosecrans Ave., Bellflower, CA 90706
- B. Assignment and Assumption of Lease and Consent of Lessor between Educational Development Services, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Bixby Center located at 3501 Atlantic Ave., Long Beach, CA 90807
- C. Assignment and Assumption of Lease and Consent of Lessor between 1301 E. Rosecrans Plaza, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Compton Center located at 1301 E. Rosecrans Ave. #105 & #113, Compton, 90221
- D. Assignment and Assumption of Lease and Consent of Lessor between Encino Equity, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Encino Center located at 17953 Ventura Blvd., Encino, CA 91316
- E. Amendment, Assignment and Assumption of Lease and Consent of Lessor between YASAM, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Hawthorne Center located at 13613 Hawthorne Blvd., Hawthorne, CA 90250
- F. Fifth Amendment, Assignment and Assumption of Lease and Consent of Lessor between Cherry Artesia, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the North Long Beach Center located at 6608 Cherry Ave., Long Beach, CA 90805

- G. Assignment and Assumption of Lease and Consent of Lessor between BBL Partnership, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Ramona Center located at 12731 Ramona Blvd. #201-203, Irwindale, CA 91706
- H. Assignment and Assumption and Consent of Lessor between Northridge Centre LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Reseda Center located at 8911 Reseda Blvd., Northridge, CA 91324
- I. Assignment and Assumption of Lease and Consent of Lessor between Southwestern Investments, LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Simi Valley Center located at 2585 Cochran St., Suite H, Simi Valley, CA 93065
- J. Third Amendment to Lease, Assignment and Extension between C.B.S. Rentals, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Watts Center located at 638 El Segundo Blvd., Los Angeles, CA 90059
- K. Second Amendment, Assignment and Assumption of Lease and Consent of Lessor between Eastside Apts 2018 LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Wilson Center located at 3842, 3844, 3850 E. Anaheim St., Long Beach, CA 90804
- L. Assignment and Assumption & Fifth Modification to Lease Agreement between Regency Centers, L.P., OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Arleta Center located at 9700 Woodman Ave., #A-23, Arleta, CA 91331
- M. Assignment and Assumption of Lease and Consent of Lessor between Two Willow Partners LLC, OFL-BP, LLC and OFL-Baldwin Park, Inc. for the Signal Hill Center located at 400 E. Willow St., Long Beach, CA 90806

B.3 Assignment, Assumption, and Consent of Exclusive Partnership Agreements

The Board will review and consider approval of the following Assignment, Assumption, and Consent of Exclusive Partnership Agreements, contingent upon the approval of a material revision to the charter by the Baldwin Park Unified School District:

- A. Assignment, Assumption, and Consent of Exclusive Partnership Agreement between OFL-BP, LLC, OFL-Baldwin Park, Inc. and Boys and Girls Club of Oxnard & Port Hueneme
- B. Assignment, Assumption, and Consent of Exclusive Partnership Agreement between OFL-BP, LLC, OFL-Baldwin Park, Inc. and Goodwill Southern California
- C. Assignment, Assumption, and Consent of Exclusive Partnership Agreement between OFL-BP, LLC, OFL-Baldwin Park, Inc. and Community Career Development, Inc.

A request for disability-related modifications or accommodations in order to participate in the public meeting, including auxiliary aids or services, may be made to Joclyn Goss, Board Relations Specialist at (626) 204-2520 or joclyngoss@pathwaysmq.org at least twelve (12) hours before the meeting.

