



# Opportunities For Learning Public Charter Schools

## OFL- BALDWIN PARK, INC.

*A California Nonprofit Public Benefit Corporation*

### BOARD OF DIRECTORS ADJOURNED REGULAR MEETING

#### AGENDA

**March 21, 2022**

**4:30 PM (PT)**

Zoom Meeting Dial-In: 1-669-900-6833

Zoom Meeting ID: 893 9232 6669

**Meeting Location:**

Due to the ongoing COVID-19 pandemic, this meeting will be held via teleconference only. Members of the public may observe the meeting and offer public comment using the dial-in information above.

**Board Members:**

Ms. Jocelyn Finn, President and Board Member  
Ms. Bonnie Lind, Treasurer and Board Member  
Ms. Lauren Hakel, Secretary and Board Member

#### OPEN SESSION

1. Call to Order
2. Welcome and Roll Call
3. Public Comment

*Members of the public may address the Board at regular meetings on agenda or non-agenda items that are within the subject matter jurisdiction of the Board, and at special meetings on agenda items only, by using the call-in information set forth above. 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. The total time for public comment may be limited at the discretion of the Board's presiding officer. 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 OFL-BP Resolution 2122-07**

A.1 OFL-BP Resolution 2122-07 Resolution Finding That the Proclamation State of Emergency Continues to Impact the Ability to Meet Safely in Person and Declaring That the Board of Directors of OFL-Baldwin Park, Inc. Will Continue to Meet Remotely in Order to Ensure the Health and Safety of Attendees (Res. 2122-07)

The Board will receive the OFL-BP Update on The Board will review and consider approval of the OFL-BP Resolution 2122-07 Resolution Finding That the Proclamation State of Emergency Continues to Impact the Ability to Meet Safely in Person and Declaring That the Board of Directors of OFL-Baldwin Park, Inc. Will Continue to Meet Remotely in Order to Ensure the Health and Safety of Attendees (Res. 2122-07).

**B. Consent Agenda**

*All items listed under Consent Agenda are considered by the Board to be routine and consistent with approved policies and practices of the Charter School. The Board will be asked to approve all of the Consent Agenda items by a single vote unless requested by a Board member to be discussed and considered for action separately.*

B.1 Minutes of December 15, 2021

B.2 Minutes of January 5, 2022

B.3 Minutes of January 24, 2022

B.4 OFL-BP Report of Charter Services Agreements

B.5 OFL-BP Consent Log Including Principal’s Time Off Requests, Credit Card Consent Log, and Additional Duties Timecards

B.6 OFL-BP Revised Worker and Student COVID-19 Vaccination and Testing Policy

B.7 OFL-BP Revised Uniform Complaint Procedures Policy

B.8 OFL-BP List of Vendors for Fiscal Year 2020-2021

**C. Information Item(s)**

C.1 OFL-BP Charter Update

The Board will receive the OFL-BP Charter Update.

C.2 OFL-BP Update on Action Taken Under the COVID-19 Resolution (1920-14)

The Board will receive the OFL-BP Update on Action Taken Under the COVID-19 Resolution (1920-14).

C.3 OFL-BP Update Regarding the Status on the Compton Build Out

The Board will receive the OFL-BP Update regarding the Status on the Compton Build Out.

C.4 OFL-BP Financial Update

The Board will review the OFL-BP Financial Update.

C.5 OFL-BP Second Interim Report

The Board will review the OFL-BP Second Interim Report.

5. Announcement for Reason for Closed Session

**CLOSED SESSION**

6. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Gov. Code section 54956.9(d)(2).): ([1]).

7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8.)  
Property: 6604-6612 Cherry Ave. Long Beach, CA 90805  
Agency negotiator: OFL-Baldwin Park, Inc.  
Negotiating parties: Grace Chang, Landlord. Toyoma Shoji, Inc.  
Under negotiation: Assignments and Subleasing requires landlord approval. No Assignments can take place for 15 months. Early termination option requires 6 month’s notice and cannot be exercised within the first 36 months of the commencement date of this lease.

8. PUBLIC EMPLOYEE RELEASE (Gov. Code section 54957(b).)

**OPEN SESSION**

9. Public Report on Action Taken in Closed Session, if any

10. Items for Information and/or Action

**D. Action Item(s)**

D.1 OFL-BP Sixth Modification to the Lease Agreement between OFL-Baldwin Park, Inc. and Regency Center, L.P. for the Arleta Resource Center located at 9700 Woodman Ave., Unit A026 Arleta, CA 91331  
The Board will review and consider approval of the OFL-BP Sixth Modification to the Lease Agreement between OFL-Baldwin Park, Inc. and Regency Center, L.P. for the following property:  
• 9700 Woodman Ave., Unit A026, Arleta, CA 91331

D.2 OFL-BP Sixth Amendment to the Lease Agreement between OFL-Baldwin Park, Inc. and BBL Partnership, for the Ramona Resource Center located at 12731 Ramona Blvd., #201-203, Irwindale, CA 91706  
The Board will review and consider approval of the OFL-BP Sixth Amendment to the Lease Agreement between OFL-Baldwin Park, Inc. and BBL Partnership, for the Ramona Resource Center located at 12731 Ramona Blvd., #201-203, Irwindale, CA 91706.

D.3 OFL-BP Lease for the Resource Center located at 6604-6612 Cherry Ave., Long Beach, CA 90805  
The Board will review and consider approval of the OFL-BP Lease for the Resource Center located at 6604-6612 Cherry Ave., Long Beach, CA 90805.

D.4 OFL-BP Request For Proposal #515 for Construction Services at the Hawthorne Resource Center and recommendation to move forward with selected vendor for OFL-BP  
The Board will review and consider approval of the recommended vendor for Construction Services at the Hawthorne Resource Center for OFL-BP pursuant to RFP #515.

D.5 OFL-BP Approval of Selected Agreement with Lupine Properties, LLC for Construction Services at the Hawthorne Resource Center for OFL-BP pursuant to RFP #515

The Board will review and consider approval of the OFL-BP Approval of Selected Agreement with Lupine Properties, LLC for Construction Services at the Hawthorne Resource Center for OFL-BP pursuant to RFP #515.

## 11. Adjournment

*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 Janel Lee, Board Relations Coordinator at (626) 538-7305 or [janel@hello9dot.com](mailto:janel@hello9dot.com) at least seventy-two (72) hours before the meeting.*