



# Opportunities For Learning Public Charter Schools

## OFL-BALDWIN PARK, INC.

*A California Nonprofit Public Benefit Corporation*

### BOARD OF DIRECTORS REGULAR MEETING

#### AGENDA

**June 1, 2022  
10:00 AM (PT)**

Zoom Meeting Dial-In: 1-669-900-6833  
Zoom Meeting ID: 827 7649 6886

**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. 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. Announcement for Reason for Closed Session

**CLOSED SESSION**

- 5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8.)  
Property: 1301 E Rosecrans Avenue, Suite 105, Compton, CA, 90221  
Agency negotiator: BlankRome LLP  
Negotiating parties: Options For Youth-Duarte, Inc. and OFL-Baldwin Park, Inc.  
Under negotiation: Real Estate Agreement
- 6. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Gov. Code section 54956.9(d)(2).): ([1]).
- 7. PUBLIC EMPLOYEE RELEASE (Gov. Code section 54957(b).)

**OPEN SESSION**

- 8. Public Report on Action Taken in Closed Session, if any
- 9. Items for Information and/or Action

**A. Action Item(s)**

- A.1 OFL-BP Resolution 2122-10 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. 2122-10)  
The Board will receive the OFL-BP Update on The Board will review and consider approval of the OFL-BP Resolution 2122-10 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. 2122-10).
- A.2 OFL-BP Promissory Note Between Options For Youth-Duarte, Inc. and OFL-Baldwin Park, Inc.  
The Board will review and consider approval of the OFL-BP Promissory Note Between Options For Youth-Duarte, Inc. and OFL-Baldwin Park, Inc.
- A.3 OFL-BP Omnibus Assignment Between Options For Youth-Duarte, Inc. and OFL-Baldwin Park, Inc.  
The Board will review and consider approval of the OFL-BP Omnibus Assignment Between Options For Youth-Duarte, Inc. and OFL-Baldwin Park, Inc.
- A.4 OFL-BP Assignment and Assumption and Seventh Modification to Lease Agreement Between Options For Youth-Duarte, Inc., Regency Center, L.P., and OFL-Baldwin Park, Inc. for the Arleta Learning Center located at 9700 Woodman Ave., Unit A026 Arleta, CA 91331  
The Board will review and consider approval of the OFL-BP Assignment and Assumption and seventh modification to Lease Agreement between Options For Youth-Duarte, Inc., Regency Center, L.P., and OFL-Baldwin Park, Inc. for the following Property:
  - 9700 Woodman Ave. Unit A026, Arleta, CA 91331

- A.5 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Bristol Central, LP, and OFL-Baldwin Park, Inc. for the Bellflower Learning Center Located at 10058-64 Rosecrans Ave., Bellflower, CA 90706
- The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Bristol Central, LP, and OFL-Baldwin Park, Inc. for the following Property:
- 10058-64 Rosecrans Ave., Bellflower, CA 90706
- A.6 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Educational Development Services, LLC, and OFL-Baldwin Park, Inc. for the Bixby Learning Center Located at 3501 Atlantic Ave., Long Beach, CA 90807
- The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Educational Development Services, LLC, and OFL-Baldwin Park, Inc. for the following Property:
- 3501 Atlantic Ave., Long Beach, CA 90807
- A.7 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Mama Moti, LLC, YHK 18, LLC, and OFL-Baldwin Park, Inc. for the Compton Learning Center Located at 2001-2007 N. Long Beach Blvd., Compton, CA 90221
- The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Mama Moti, LLC, YHK 18, LLC, and OFL-Baldwin Park, Inc. for the following Property:
- 2001-2007 N. Long Beach Blvd., Compton, CA 90221
- A.8 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Encino Equity, LLC, and OFL-Baldwin Park, Inc. for the Encino Learning Center Located at 17953 Ventura Blvd, Encino, CA 91316
- The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Encino Equity, LLC, and OFL-Baldwin Park, Inc. for the following property:
- 17953 Ventura Blvd, Encino, CA 91316
- A.9 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Yasam LLC, and OFL-Baldwin Park, Inc. for the Hawthorne Learning Center Located at 13613 Hawthorne Blvd, Hawthorne, CA 90250
- The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Yasam LLC, and OFL-Baldwin Park, Inc. for the following property:
- 13613 Hawthorne Blvd, Hawthorne, CA 90250

A.10 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Northridge Centre LLC, and OFL-Baldwin Park, Inc. for the Reseda Learning Center Located at 8911 Reseda Blvd, Northridge, CA 91324

The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Northridge Centre LLC, and OFL-Baldwin Park, Inc. for the following property:

- 8911 Reseda Blvd, Northridge, CA 91324

A.11 OFL-BP Third Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Two Willow Partners LLC, and OFL-Baldwin Park, Inc. for the Signal Hill Learning Center Located at 400 East Willow St., Long Beach, CA 90806

The Board will review and consider approval of the OFL-BP Third Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Two Willow Partners LLC, and OFL-Baldwin Park, Inc. for the following property:

- 400 East Willow St., Long Beach, CA 90806

A.12 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Southwestern Investments, LLC, and OFL-Baldwin Park, Inc. for the Simi Valley Learning Center Located at 2585 Cochran St., Suite H, Simi Valley, CA 93065

The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., Southwestern Investments, LLC, and OFL-Baldwin Park, Inc. for the following property:

- 2585 Cochran St., Suite H, Simi Valley, CA 93065

A.13 OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., C.B.S. Rentals, and OFL-Baldwin Park, Inc. for the Watts Learning Center Located at 638 East El Segundo Blvd., Los Angeles, CA 90059

The Board will review and consider approval of the OFL-BP Assignment and Assumption to Lease Agreement and Consent of Lessor Between Options For Youth-Duarte, Inc., C.B.S. Rentals, and OFL-Baldwin Park, Inc. for the following property:

- 638 East El Segundo Blvd., Los Angeles, CA 90059

## 10. 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.*