

**Los Feliz Charter School for the Arts
Monthly Board Meeting Minutes
April 20, 2009 12:00 pm to 2:00 pm
Paramount School District Office**

BOARD MEMBERS:

Present: Michael Bishop, Karin Newlin, Sharon Sutton, Bob Greenberg (via phone), Elise Buik (via phone), George Abrams, Marta Alcumbrac, Gabrielle Samuels

Absent: Marissa Chibas-Preston, Verna Dauterive, Linda Johannesen

Quorum? Yes.

Also Present: Mary Ann Gallo, Kevin Mulcahy, Florie Savage, Jack Sutton, Jon Perica, Tim ___ (via phone), Doug Econ (via phone), Joe Faulkner (via phone)

PROCEEDINGS:

- George Abrams called the meeting to order at 12:05 pm.
- Abrams asks if there are any questions or comments regarding March 26th's Board Meeting Minutes. Sharon Sutton asks for clarification of the GRASP grant. Marta Alcumbrac gives brief description of the organization and the grant's implementation.
- Abrams moves to approve March 26th's Board Meeting minutes. Sutton seconds. Ayes: Elise Buik, Bob Greenberg, Abrams, Gabrielle Samuels, Alcumbrac, Sutton, Michael Bishop. Motion carries.
- There is a brief discussion on scheduling the upcoming retreat. June 12 is the probable date.
- Abrams opens discussion of lease negotiations for the Media Center Dr. site. Attorney, Tim _____, joins by phone as does Joe Faulkner and Doug Econ of Cressa Partners. Abrams explains that Tim will "walk through" the lease, but they will not be asking for the Board to approve signing it yet. Tim's overall impression is that the lease is straightforward. He points out an important item, the "option to extend" which is an addendum. He also touches on the right to exclusive use of the parking lot. Faulkner adds that he spoke to the owner's broker & that they may wish to exclude an area near a loading dock at the front.
- Kevin Mulcahy notes that the school may need exclusivity there if the back area cannot be used.
- Tim suggests that a map be attached to the lease on which they can designate areas for exclusive usage and those for common usage which will help ensure the security of the school.
- Tim, Econ and Faulkner briefly discuss the option to extend lease.
- Tim points out a "gross negligence" clause in a paragraph dealing with insurance & liability.
- Mulcahy adds that Tim is providing a rough sketch of the lease and that a specialist will be reviewing more extensive documentation. Mulcahy also mentions the conscientiousness of the owner, adding that she will be contributing a great deal of maintenance for the property, such as for the elevator and roof. He further explains that while the owner's proposed maintenance is laid out in the letter of intent, there

may need to be a specific clause in the lease itself. He also clarifies that the tenant improvements, whether interior or exterior, are the LFCSA's responsibility.

- Responding to a question from Greenberg, Tim and Faulkner raise the issue of modifying the lease to address the event of a failure to receive the CUP (Conditional Use Permit). It is estimated that the financial loss due to the "worst case scenario" could be as much as \$450,000.
- In response to a question from Abrams about the lease renewal clause, Faulkner says it is worded in a fairly standard fashion.
- Abrams moves to authorize the Site Committee to complete lease negotiations and produce a final lease document for Board approval. Alcumbrac seconds. Ayes: Buik, Greenberg, Abrams, Samuels, Alcumbrac, Sutton, Bishop. Motion carries.
- Faulkner and Econ mention how limited the options are that could serve the LFCSA's needs and how much money (\$1 -2 million) would be required just to get in. They note that if this is the "right" deal for LFCSA, then it is their opinion it is a great deal.
- Tim ___, Econ and Faulkner sign off at 1pm.
- Following a brief discussion about the function of the Site Committee and its make-up, Abrams moves to authorize that the Site Committee now be comprised of Newlin, Alcumbrac, Mulcahy & Bishop. Samuels seconds. Ayes: Abrams, Samuels, Alcumbrac, Buik, Bishop, Greenberg, Sutton. Motion carries.
- Mulcahy begins a presentation on the CUP process. Giving a little "Zoning 101", he outlines the steps as case prep, filing, environmental assessment form and CUP follow-up. Mulcahy then introduces Jon Perica. Perica worked as a zoning administrator for the Planning Department for 35 years. He is providing counsel to LFCSA on how best to move the process through to a positive outcome. He gives a brief overview of the conditional use process. Schools are looked at on a case by case basis by a 7 person committee. If they do not approve, a school has the option of appealing that decision before the L.A. City Council. He says it is generally a 6 month process. He says that regardless of the outcome, fees will probably total \$7650. He says that making the best case possible at the outset is most important. He believes that the LFCSA proposal should be the gold standard for how a charter school can best protect the health of its students at its site. Should the commission reject the proposal, the school has 15 days to appeal at which time it would go to city council which is where political contacts become most important.
- A brief discussion follows concerning councilman Ed Reyes and the hope that he will support LFCSA's move to the Media Center Drive site. Mulcahy says that Reyes will be touring the site later in the week.
- Buik signed off from the meeting at 1:30pm.
- Responding to a comment from Sutton about the possibility of involving USC in a research project about environmental issues at the school, Perica notes how highly the Planning Department regards USC. He feels having them on board could be quite persuasive.
- Mulcahy notes that the Planning Department is frustrated by not being able to test theories to which Sutton adds that USC could provide a template for testing standards.
- After Samuels asks if Perica's services have been retained, Alcumbrac volunteers that other consultants will also be employed.

- Abrams says that the Site Committee has Board approval to spend up to \$57,000 during this phase.
- Newlin adds that she, Michael Bishop, Bruce Newlin, Kevin Mulcahy and John Vargas (ExED) sit down together to work on budgeting.
- Abrams then asks if Newlin could rough out three different scenarios for student numbers in the coming year: one would be an aggressive approach, which would necessitate a full double program, the next a moderate approach with some growth and finally a conservative approach (no growth).
- Abrams moves to adjourn at 2:15 pm. Greenberg seconds. Ayes: Abrams, Sutton, Bishop, Greenberg, Alcumbrac and Samuels. Motion carries.
- Meeting adjourned at 2:15pm.

Minutes submitted by Mary Ann Gallo.