



OPTIONS FOR YOUTH-DUARTE, INC.
A California Nonprofit Public Benefit Corporation

**BOARD OF DIRECTORS
REGULAR MEETING**

AGENDA

**June 2, 2022
3:45 PM (PT)**

Zoom Meeting Dial-In: 1-669-900-6833
Zoom Meeting ID: 844 8763 6079

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. Bonnie Lind, President, and Board Member
Mr. Peter Russell, Secretary, Treasurer, 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]).

OPEN SESSION

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

A. Action Item(s)

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| A.1 OFY-D Resolution 2122-12 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 Options For Youth-Duarte, Inc. Will Continue to Meet Remotely in Order to Ensure the Health and Safety of Attendees (Res. 2122-12) | The Board will receive the OFY-D Update on The Board will review and consider approval of the OFY-D Resolution 2122-12 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 Options For Youth-Duarte, Inc. Will Continue to Meet Remotely in Order to Ensure the Health and Safety of Attendees (Res. 2122-12). |
| A.2 OFY-D Promissory Note Between OFL-Baldwin Park, Inc. and Options For Youth-Duarte, Inc. | The Board will review and consider approval of the OFY-D Promissory Note Between OFL-Baldwin Park, Inc. and Options For Youth-Duarte, Inc. |
| A.3 OFY-D Omnibus Assignment Between OFL-Baldwin Park, Inc. and Options For Youth-Duarte, Inc. | The Board will review and consider approval of the OFY-D Omnibus Assignment Between OFL-Baldwin Park, Inc. and Options For Youth-Duarte, Inc. |
| A.4 OFY-D Assignment and Assumption and Seventh Modification to Lease Agreement Between OFL-Baldwin Park, Inc., Regency Center, L.P., and Options For Youth-Duarte, 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 OFY-D Assignment and Assumption and Seventh Modification to Lease Agreement Between OFL-Baldwin Park, Inc., Regency Center, L.P., and Options For Youth-Duarte, Inc. for the following Property: <ul style="list-style-type: none">• 9700 Woodman Ave. Unit A026, Arleta, CA 91331 |
| A.5 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between | The Board will review and consider approval of the OFY-D Assignment and Assumption to Lease |

OFL-Baldwin Park, Inc., Bristol Central, LP, and Options For Youth-Duarte, Inc. for the Bellflower Learning Center Located at 10058-64 Rosecrans Ave., Bellflower, CA 90706

Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Bristol Central, LP, and Options For Youth-Duarte, Inc. for the following Property:

- 10058-64 Rosecrans Ave., Bellflower, CA 90706

A.6 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Educational Development Services, LLC, and Options For Youth-Duarte, Inc. for the Bixby Learning Center Located at 3501 Atlantic Ave., Long Beach, CA 90807

The Board will review and consider approval of the OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Educational Development Services, LLC, and Options For Youth-Duarte, Inc. for the following Property:

- 3501 Atlantic Ave., Long Beach, CA 90807

A.7 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Mama Moti, LLC, YHK 18, LLC, and Options For Youth-Duarte, 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 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Mama Moti, LLC, YHK 18, LLC, and Options For Youth-Duarte, Inc. for the following Property:

- 2001-2007 N. Long Beach Blvd., Compton, CA 90221

A.8 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Encino Equity, LLC, and Options For Youth-Duarte, Inc. for the Encino Learning Center Located at 17953 Ventura Blvd, Encino, CA 91316

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

- 17953 Ventura Blvd, Encino, CA 91316

A.9 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Yasam LLC, and Options For Youth-Duarte, Inc. for the Hawthorne Learning Center Located at 13613 Hawthorne Blvd, Hawthorne, CA 90250

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

- 13613 Hawthorne Blvd, Hawthorne, CA 90250

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| <p>A.10 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Northridge Centre LLC, and Options For Youth-Duarte, Inc. for the Reseda Learning Center Located at 8911 Reseda Blvd, Northridge, CA 91324</p> | <p>The Board will review and consider approval of the OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Northridge Centre LLC, and Options For Youth-Duarte, Inc. for the following property:</p> <ul style="list-style-type: none"> • 8911 Reseda Blvd, Northridge, CA 91324 |
| <p>A.11 OFY-D Third Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Two Willow Partners LLC, and Options For Youth-Duarte, Inc. for the Signal Hill Learning Center Located at 400 East Willow St., Long Beach, CA 90806</p> | <p>The Board will review and consider approval of the OFY-D Third Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Two Willow Partners LLC, and Options For Youth-Duarte, Inc. for following property:</p> <ul style="list-style-type: none"> • 400 East Willow St., Long Beach, CA 90806 |
| <p>A.12 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Southwestern Investments, LLC, and Options For Youth-Duarte, Inc. for the Simi Valley Learning Center Located at 2585 Cochran St., Suite H, Simi Valley, CA 93065</p> | <p>The Board will review and consider approval of the OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., Southwestern Investments, LLC, and Options For Youth-Duarte, Inc. for the following property:</p> <ul style="list-style-type: none"> • 2585 Cochran St., Suite H, Simi Valley, CA 93065 |
| <p>A.13 OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., C.B.S. Rentals, and Options For Youth-Duarte, Inc. for the Watts Learning Center Located at 638 East El Segundo Blvd., Los Angeles, CA 90059</p> | <p>The Board will review and consider approval of the OFY-D Assignment and Assumption to Lease Agreement and Consent of Lessor Between OFL-Baldwin Park, Inc., C.B.S. Rentals, and Options For Youth-Duarte, Inc. for the following property:</p> <ul style="list-style-type: none"> • 638 East El Segundo Blvd., Los Angeles, CA 90059 |
| <p>A.14 OFY-D EmpowerU Stipend for All Staff</p> | <p>The Board will review and consider approval of the OFY-D EmpowerU Stipend for All Staff.</p> |
| <p>A.15 OFY-D EmpowerU Stipend for Principals</p> | <p>The Board will review and consider approval of the OFY-D EmpowerU Stipend for Principals.</p> |
| <p>A.16 OFY-D Procurement of Furniture for the Vermont Site from Office and Ergonomics Solutions, Inc.</p> | <p>The Board will review and consider approval and/or ratification of the OFY-D Procurement of Furniture for the Vermont Site from Office and Ergonomics Solutions, Inc.</p> |

9. 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 Gary Gonzalez, Board Relations Coordinator at 626-590-2435 or garyg@hello9dot.com at least seventy-two (72) hours before the meeting.