



MINUTES

SPECIAL GOVERNING BOARD MEETING

CLOSED SESSION

ARARAT CHARTER SCHOOL

November 21, 2024

6:00 pm

Regular Meeting Location:

Ararat Charter School – Campus 1

6555 Sylmar Avenue

Van Nuys, CA 91401

Instructions for Presentations to The Board by Parents and Citizens

The Ararat Charter School (“School”) welcomes your participation at the School’s Board meetings. The purpose of a public meeting of the Governing Board (“Board”) is to conduct the affairs of the School in public. We are pleased that you are in attendance and hope that you will visit these meetings often. Your participation assures us of continuing community interest in our School. To assist you in the ease of speaking/participating in our meetings, the following guidelines are provided.

1. Agendas are available to all audience members at the door to the meeting.
2. “Oral Communications” is set aside for members of the audience to raise issues that are not specifically on the agenda. However, due to public meeting laws, the Board can only listen to your issue, not respond, or take action. Members of the public who wish to comment during the Board meeting may use the "Request to Address the Governing Board" form" available on the School’s website. Individual comments will be limited to three (3) minutes. If an interpreter is needed for comments, they will be translated to English and the time limit shall be six (6) minutes. The Governing Board may limit the total time for public comment to a reasonable time.
3. When addressing the Board, speakers are requested to state their name and address from the podium and adhere to the time limits set forth.
4. Citizens may request that a topic related to school business be placed on a future agenda. Once such an item is properly agendized and publicly noticed, the Board can respond, interact, and act upon the item.
5. The Board reserves the right to mute or remove a member of the public if comments or actions disrupts the Board meeting.
6. Access to Board Materials: A copy of the written materials which will be submitted to the School's Governing Board may be reviewed by any interested persons on Ararat Charter School's website along with this agenda following the posting of the agenda at least 72 hours in advance of this meeting.
7. Disability Access: Requests for disability-related modifications or accommodations to participate in this public meeting should be made 24 hours prior to the meeting by calling (818) 994-2904 or cmenjivar@araratcharterschool.com. All efforts will be made for reasonable accommodations. The agenda and public documents can be modified upon request as required by Section 202 of the Americans with Disabilities Act.

I. OPEN SESSION

a. Call to Order

This meeting was called to order by Board Chairperson, Ms. Avakian at 6:02 pm

b. Roll Call

Ms. Avakian	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ms. Shamieh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dr. Velarde	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ms. Horvat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Merzian	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Shirvastian	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ms. Izakowitz	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Asatryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. COMMUNICATIONS

a. Public Hearing/Oral Communications:

Non-agenda items: no individual presentation shall be for more than three (3) minutes, and the total time for this purpose shall not exceed fifteen (15) minutes. Ordinarily, Board members will not respond to presentations, and no action can be taken. However, the Board may give directions to staff following a presentation.

III. CLOSED SESSION

*Adjourned to Closed Session to consider and/or take action upon any of the following items:
Public Employee Employment (G.C. 54957)*

Title:

- **Real Estate Negotiations**
 - Mission Hills, CA 91345
- **Appointment and Employment of Personnel**

IV. PUBLIC SESSION – REPORT OUT OF CLOSED SESSION

The Governing Board will report out any action taken in the Closed Session if any

The ACS Governing Board reached a unanimous decision to approve up to a \$3.2 million offer for land located in Mission Hills. Additionally, the Board sanctioned the closing and other associated costs related to the acquisition of this property.

The ACS Governing Board unanimously approved the following terms for the proposed property acquisition:

1. Purchase Price:
 - Initial offer of \$3,000,000 in cash
 - Maximum authorized offer of \$3,200,000 in cash
2. Financial Terms:
 - 10% down payment upon acceptance of offer
3. Escrow Period:
 - 30-day escrow timeline
4. Due Diligence Period:
 - 24-day contingency period to conduct the following:
 1. Inspections for environmental assessments:
 1. Phase 1 soil inspection
 2. Phase 2 inspection, if deemed necessary
 2. Surveys to verify:
 1. Easements
 2. Property boundaries
 3. Regulatory and Legal Preparations
 1. Initiation of Phase 1 city connection process in anticipation of:
 1. Zoning approvals
 2. Permit acquisitions (acknowledging potential one-year timeline)
 4. Formation of a dedicated Limited Liability Company (LLC) for this venture

This resolution authorizes the designated representatives to proceed with the acquisition process under these terms and conditions.

V. NEXT BOARD MEETING DATE

December 12, 2024, at 6:30 pm

VI. ADJOURNMENT

The meeting was adjourned at 9:10 pm.