



CITY OF CARSON

Tuesday, January 14, 2020

701 East Carson Street

Helen Kawagoe Council Chambers

4:30 PM

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*"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)*

**CALL TO ORDER: CARSON RECLAMATION AUTHORITY**

**ROLL CALL:**

**CLOSED SESSION (Items 1-8)**

**ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS:**

**RECESS INTO CLOSED SESSION**

**Item No. 1. 2020-015 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) & (e) (1), because there is a significant exposure to litigation in one case.

**Item No. 2. 2019-1162 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Mark Payne, Partner, Panattoni Development Company, Inc. with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 3. 2019-1163 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Chad Meyer, President, NorthPoint Development, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 4. 2019-1164 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Jason Illoulian, President, Faring Capital Company, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 5. 2019-1165 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Jack Morris and Joe Marino, Principals, M&M Realty Partners, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 6. 2019-1166 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Richard Rand, John Killen, and Bill Larson, Partners, Rand Resources International, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 7. 2019-1167 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with William Shopoff, President, and John Santry, Vice President, Shopoff Realty Investments, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**Item No. 8. 2019-1168 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Ed Matevosian, Partner, Great Broadway Investment, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**RECONVENE: OPEN SESSION****REPORT ON CLOSED SESSION ACTIONS****ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

*The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.*

**APPROVAL OF MINUTES:****Item No. 9. 2020-001 APPROVAL OF THE DECEMBER 3, 2019 CARSON RECLAMATION AUTHORITY REGULAR MEETING MINUTES, DECEMBER 17, 2019 SPECIAL MEETING MINUTES, AND JANUARY 8, 2020 SPECIAL MEETING MINUTES**

**Recommendation:** Approve the minutes as listed.

**Attachments:** [2019 Dec 3 CRA Reg Mtg minutes \(FINAL\)](#)  
[2019 DEC 17 CRA Spec Mtg minutes \(FINAL\)](#)  
[2020 Jan 8 CRA Spec Mtg minutes \(FINAL\)](#)

**CONSENT: (Items 10-11)**

These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. Any item or items may be removed for discussion. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

**Item No. 10. [2019-1170](#)      CONSIDER THE MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING NOVEMBER 2019**

**Recommendation:** RECEIVE and FILE.

**Attachments:** [CRA Nov 2019 1](#)

[CRA Nov 2019 2](#)

[CRA Nov 2019 3](#)

[CRA Nov 2019 4](#)

**Item No. 11. [2019-1144](#)      RATIFY THE EXTENSION OF COVERAGE THROUGH SEPTEMBER 12, 2020 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH AMERICAN INTERNATIONAL GROUP UK IN THE AMOUNT OF \$77,111.29 PLUS \$2,467.56 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH MARSH UK SPECIALTY INSURANCE SERVICES**

**Recommendation:** 1. RATIFY THE EXTENSION OF COVERAGE THROUGH SEPTEMBER 12, 2020 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH AMERICAN INTERNATIONAL GROUP UK IN THE AMOUNT OF \$77,111.29 PLUS \$2,467.56 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH MARSH UK SPECIALTY INSURANCE SERVICES

**Attachments:** [Carson Reclamation Authority Builders Risk Project Extension - Confirmation of Binding](#)

**SPECIAL ORDERS OF THE DAY: (None)**

*Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Chair with the approval of the Authority Board.*

**DISCUSSION: (None)**

**ORDINANCE SECOND READING: (None)**

**ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC)**

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)**

**RECESS TO CLOSED SESSION**

**RECONVENE TO OPEN SESSION**

**ADJOURNMENT**