



**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY  
4:00 P.M.**

**CALL TO ORDER:** The meeting was called to order at 4:02 P.M. by Authority Chair Lula Davis-Holmes via Zoom teleconference.

**ROLL CALL:** Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

**Authority Board Members Present via Zoom teleconference:**

Authority Chair Lula Davis-Holmes, Board Member Ray Aldridge, Jr., and Board Member Dianne Thomas

**Authority Board Members Absent:**

Authority Vice Chair Cedric Hicks (Entered at 4:10 P.M.)  
Board Member Lillian Hopson (Entered at 4:40 P.M.)

**Also Present via Zoom teleconference:**

John Raymond, Executive Director; and Danny Aleshire, Assistant Authority Counsel

**FLAG SALUTE:**

Board Member Aldridge, Jr. led the Pledge of Allegiance.

**INVOCATION:**

Board Member Thomas gave the invocation.

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY) – None.**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)**

Assistant Authority Counsel Aleshire announced the Closed Session item.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 4:07 P.M. by Authority Chair Davis-Holmes.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 4:48 P.M. by Authority Chair Davis-Holmes with all members previously noted present including Hicks and Hopson.

**REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**

Assistant Authority Counsel Aleshire gave the Closed Session Report as follows:

**CLOSED SESSION (Item 1)**

**Item No. 1. 2022-913 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Carson Reclamation Authority is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

ACTION: No reportable action was taken.

**ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.**

**APPROVAL OF MINUTES:**

**Item No. 2. 2022-918 APPROVAL OF THE OCTOBER 3, 2022 CARSON RECLAMATION AUTHORITY REGULAR MEETING MINUTES**

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Thomas, seconded by Hopson and unanimously carried by the following vote:

- Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas
- Noes: None
- Abstain: None
- Absent: None

**CONSENT: (Items 3 - 7)**

It was moved to approve the Consent Items on motion of Thomas, seconded by Hopson.

Board Member Hicks requested to remove Item No. 7 for discussion.

The motion to approve Consent Items No. 3-7, except Item No. 7, was unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas  
Noes: None  
Abstain: None  
Absent: None

**Item No. 3. 2022-917 Resolution No. 22-24-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$958,071.33.**

ACTION: Item No. 3 was approved on Consent.

**Item No. 4. 2022-850 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING SEPTEMBER 30, 2022**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

**Item No. 5. 2022-910 CONSIDER RESOLUTION NO. 22-25-CRJPA PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY EXECUTIVE ORDERS N-25-20, N-29-20, AND N-35-20, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF CARSON RECLAMATION AUTHORITY FOR THE PERIOD OF NOVEMBER 7, 2022 THROUGH DECEMBER 6, 2022 PURSUANT TO BROWN ACT PROVISIONS**

Recommendation: 1. WAIVE further reading and approve RESOLUTION NO. 22-25-CRJPA PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY EXECUTIVE ORDERS N-25-20, N-29-20, AND N-35-20, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF CARSON RECLAMATION AUTHORITY FOR THE PERIOD OF NOVEMBER 7, 2022 THROUGH DECEMBER 6, 2022 PURSUANT TO BROWN ACT PROVISIONS.  
2. AUTHORIZE the Chair to execute the resolution.

ACTION: Item No. 5 was approved on Consent.

**Item No. 6. 2022-919 CONSIDER A SETTLEMENT AGREEMENT WITH RE|SOLUTIONS, LLC**

Recommendation: 1. APPROVE a Settlement Agreement with RE|Solutions, LLC.  
2. AUTHORIZE the Chair to execute the document and related

documents in a form acceptable to the Authority Counsel.

ACTION: Item No. 6 was approved on Consent.

**Item No. 7. 2022-920 CONSIDER AN EXCLUSIVE NEGOTIATING AGREEMENT AND ASSOCIATED DEPOSIT AND REIMBURSEMENT AGREEMENT WITH DISTRICT ESSENTIAL HOUSING, LLC FOR CELL 1 OF THE FORMER CAL-COMPACT LANDFILL, 20400 S. MAIN STREET, FOR THE PURPOSE OF DEVELOPING APPROXIMATELY 1,250 UNITS OF RESIDENTIAL UNITS, PURSUANT TO THE PROVISIONS OF THE SURPLUS LAND ACT**

Assistant Authority Counsel Aleshire gave a staff report.

Brendan Kotler, Darren Embry, Judd Ullom, and Taylor Roethle were present for this item.

Recommendation: 1. APPROVE the Exclusive Negotiating Agreement and associated Deposit and Reimbursement Agreement with District Essential Housing, LLC.  
2. AUTHORIZE the Chair to execute the ENA and Deposit and Reimbursement Agreement and all related documents in a form acceptable to the Authority Counsel.

ACTION: It was moved to approve staff recommendations on motion of Hicks, seconded by Davis-Holmes and unanimously carried by the following vote:

During discussion of the motion, Board Member Thomas inquired about the development of Cells 1 and 2 which staff responded.

The motion was unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas  
Noes: None  
Abstain: None  
Absent: None

**ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.**

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

Authority Chair Davis-Holmes offered condolences to Board Member Thomas on the loss of her sister on November 4, 2022.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY) – None.**

**RECESS TO CLOSED SESSION – None.**

**RECONVENE TO OPEN SESSION – None.**

**ADJOURNMENT**

The meeting was adjourned at 5:05 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes  
Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw  
Authority Secretary