



**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, Authority Vice Chair Cedric Hicks, Board Member Ray Aldridge, Jr., Board Member Lillian Hopson, and Board Member Dianne Thomas

**Also Present via Zoom teleconference telephone:**

John Raymond, Executive Director; Sunny Soltani, Authority Counsel; 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 to Closed Session by Authority Chair Davis-Holmes.

**RECONVENE: OPEN SESSION**

The meeting was reconvened at 4:41 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

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

Assistant Authority Counsel Aleshire provided the Closed Session report as follows:

**CLOSED SESSION (Item 1)**

**Item No. 1. 2022-768 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 Christopher Cruz, Managing Director, Essential Housing, Standard Companies pursuant to Surplus Land Act with whom Authority is negotiating, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as Cell 1 of the Former Cal Compact Landfill, 20400 South Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding price and terms of payment for the property.

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. 2022-762 APPROVAL OF THE AUGUST 1, 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 Hicks 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.

Assistant Authority Counsel Aleshire requested to remove Item No. 7 for discussion.

The motion to approve the Consent items 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. 2022-744 Resolution No. 22-20-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$71,607.57.**

ACTION: Item No. 3 was approved on Consent.

**Item No. 4. 2022-711 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JULY 31, 2022**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

**Item No. 5. 2022-758 CONSIDER RESOLUTION NO. 22-21-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, MAKING FINDINGS AS REQUIRED BY AB 361, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF THE CARSON RECLAMATION AUTHORITY FOR THE PERIOD OF SEPTEMBER 7, 2022 THROUGH OCTOBER 6, 2022 PURSUANT TO BROWN ACT PROVISIONS**

Recommendation: 1. WAIVE further reading and approve RESOLUTION NO. 22-21-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, MAKING FINDINGS AS REQUIRED BY AB 361, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF CARSON RECLAMATION AUTHORITY FOR THE PERIOD OF SEPTEMBER 7, 2022 THROUGH OCTOBER 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. 2022-763 PARTIAL ROSTER OF CONTRACTORS, SUBCONTRACTORS, ENGINEERS, AND CONSULTANTS ON THE 157 ACRE PROJECT**

Recommendation: RECEIVE AND FILE.

ACTION: Item No. 6 was approved on Consent.

**Item No. 7. 2022-769 CONSIDER AN AGREEMENT FOR LEGAL SERVICES WITH ORRICK, HERRINGTON & SUTCLIFFE LLP ("ORRICK"), REGARDING CERTAIN TRANSACTIONAL AGREEMENTS AMONG THE CARSON RECLAMATION AUTHORITY, THE CITY OF CARSON, AND CAM-CARSON, LLC (RECLAMATION AUTHORITY)**

Assistant Authority Counsel Aleshire noted the item should be conditionally approved pending additional information from the opinion letter, pending written confirmation that CAM-Carson will be paying for the cost of the opinion letter.

Recommendation: 1. APPROVE an engagement letter for the performance of legal services by Orrick pursuant to the attached Letter Agreement for Legal Services ("Letter Agreement") in a form acceptable to Authority Counsel;

ACTION: It was moved to approve staff recommendation with conditional approval subject to confirmation from CAM-Carson, or their attorneys, with written email confirmation that they will be paying for the cost of the opinion letter that is the subject of the engagement letter on motion of Davis-Holmes, seconded by Aldridge, Jr. 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

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

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.**

**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 4:45 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

APPROVED BY CARSON RECLAMATION AUTHORITY	
<u>10-03-2022</u>	
Approved as Submitted.	DT/RA 5/0