



MINUTES

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

CALL TO ORDER: The meeting was called to order at 4:04 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:

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

FLAG SALUTE:

Board Member Hopson 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 4:09 P.M to Closed Session by Authority Chair Davis-Holmes.

RECONVENE: OPEN SESSION

The meeting was reconvened at 5:12 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. 2022-688 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)

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 City is a party. The titles of such litigation are 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 and CAM-Carson, LLC v. City of Carson and Successor Agency to the Carson Redevelopment Agency, Second District Court of Appeal Case No. B312729.

ACTION: The legal counsel gave a status report about the litigation and the Board authorized a settlement of the litigation pursuant to release and settlement documentation that will be available in the City Clerk’s Office.

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

APPROVAL OF MINUTES:

Item No. 2. 2022-658 APPROVAL OF THE JULY 5, 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 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 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

Item No. 3. 2022-674 Resolution No. 22-18-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$30,827.59.

ACTION: Item No. 3 was approved on Consent.

Item No. 4. 2022-630 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JUNE 2022

Recommendation: RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

Item No. 5. 2022-682 CONSIDER RESOLUTION NO. 22-19-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 AB361, AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF CARSON RECLAMATION AUTHORITY FOR THE PERIOD OF AUGUST 7, 2022 THROUGH SEPTEMBER 6, 2022 PURSUANT TO BROWN ACT PROVISIONS

Recommendation: 1. WAIVE further reading and approve RESOLUTION NO. 22-19-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 AUGUST 7, 2022 THROUGH SEPTEMBER 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. 2022-610 CONSIDER RATIFYING RESOLUTION NO. 22-11-CRJPA "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY APPROVING A COOPERATION AGREEMENT WITH THE CITY OF CARSON FOR THE CONSTRUCTION OF INFRASTRUCTURE ON THE FORMER CAL-COMPACT LANDFILL"

Recommendation: 1. WAIVE FURTHER READING AND APPROVE RESOLUTION NO. 22-11-CRJPA "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY APPROVING A COOPERATION AGREEMENT WITH THE CITY OF CARSON FOR THE CONSTRUCTION OF INFRASTRUCTURE ON THE FORMER CAL-COMPACT LANDFILL"
2. AUTHORIZE the Chair to execute the resolution and the Agreement and any related documents.

ACTION: Item No. 6 was approved on Consent.

Item No. 7. 2022-451 CONSIDER AGREEMENT WITH DAVID TAUSSIG AND ASSOCIATES, INC. D/B/A DTA, A CALIFORNIA CORPORATION, TO RESTRUCTURE COMMUNITY FACILITIES DISTRICTS 2012-1 AND 2012-2 ON THE 157-ACRE SITE, THE FORMER CAL-COMPACT LANDFILL, IN AN AMOUNT NOT TO EXCEED \$61,000.00

Recommendation: TAKE the following actions:
1. APPROVE AN AGREEMENT BETWEEN THE CARSON RECLAMATION AUTHORITY AND DAVID TAUSSIG AND ASSOCIATES, INC. D/B/A DTA, A CALIFORNIA CORPORATION TO RESTRUCTURE COMMUNITY FACILITIES DISTRICTS 2012-1 AND 2012-2 ON THE 157-ACRE SITE, THE FORMER CAL-COMPACT LANDFILL, IN AN AMOUNT NOT TO EXCEED \$61,000.00
2. AUTHORIZE the Chair to execute the Agreement in a form acceptable to the Authority Counsel.

ACTION: Item No. 7 was approved on Consent.

DISCUSSION: (Item 8)

Item No. 8. 2022-453 CONSIDER AMENDMENT NO. 2 TO A CONVEYANCING AGREEMENT WITH CAM-CARSON, LLC; AMENDMENT NO. 1 TO A COOPERATION AGREEMENT BETWEEN THE CITY OF CARSON AND THE CARSON RECLAMATION AUTHORITY FOR THE REIMBURSEMENT OF SALES TAXES TO FUND PUBLIC INFRASTRUCTURE AND SITE DEVELOPMENT COSTS; AND RATIFICATION OF AMENDMENT NO. 1 TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CARSON AND CAM-CARSON, LLC FOR THE DEVELOPMENT OF A FASHION OUTLET RETAIL CENTER ON THE CELL 2 SURFACE LOT OF THE 157-ACRE SITE OWNED BY THE CARSON RECLAMATION AUTHORITY, KNOWN AS THE FORMER CAL-COMPACT LANDFILL

Executive Director Raymond gave a staff report.

Board Member Thomas expressed her concern about the level of commitment from CAM-Carson and inquired about the start date of the due diligence period. Authority Counsel Soltani responded to her inquiry.

Maria Hoyer, representing Latham and Watkins, for CAM-Carson, elaborated on the due diligence period.

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 2 to the Conveyancing Agreement with CAM-Carson, LLC, for the development of a fashion outlet retail center on the Cell 2 surface lot of the 157-Acre Site owned by the Carson Reclamation Authority, the former Cal-Compact Landfill, in a form acceptable to Authority Counsel; and
2. APPROVE Amendment No. 1 to the Conveyancing Agreement between the City of Carson and the Carson Reclamation Authority, in a form acceptable to the Authority Counsel; and
3. RATIFY the DA Amendment between the City of Carson and the Developer
4. AUTHORIZE Chair to execute such agreements.

ACTION: It was moved to approve staff recommendations on motion of Hicks, seconded by Thomas and 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 Vice Chair Hicks encouraged everyone to stay safe.

Board Member Thomas stated she was happy to be back home from vacation.

Authority Chair Davis-Holmes requested Board Member Thomas to adjourn the next Planning Commission meeting in memory of Del Huff's brother.

Authority Counsel Soltani thanked the Board Members and Assistant Authority Counsel Aleshire for all his work regarding Item No. 8. She thanked Executive Director Raymond for his hard work as well.

Authority Chair Davis-Holmes thanked the Board Members, attorneys and staff who were involved with Item No. 8 and for educating everyone.

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 5:37 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary