

**CITY OF CARSON
RECLAMATION AUTHORITY**



**MONDAY, November 6, 2023
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers**

MINUTES

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

CALL TO ORDER: The meeting was called to order at 4:00 P.M. by Authority Vice Chair Cedric Hicks in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

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

Authority Board Members Present:

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

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Entered at 4:04 P.M.)

Also Present:

Monica Cooper, Authority Treasurer; John Raymond, Executive Director; and David Aleshire, Assistant Authority Counsel

FLAG SALUTE:

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

INVOCATION:

Board Member Thomas gave the invocation.

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

APPROVAL OF MINUTES:

**Item No. 1. 2023-0831 APPROVAL OF THE FOLLOWING CARSON RECLAMATION
AUTHORITY MEETING MINUTES: OCTOBER 4, 2023
(SPECIAL)**

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 2-3)

It was moved to approve Consent Items No. 2 and 3 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

Item No. 2. 2023-0842 Resolution No. 23-16-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,198,403.49.

ACTION: Item No. 2 was approved on Consent.

Item No. 3. 2023-0797 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING SEPTEMBER 30, 2023

Recommendation: RECEIVE and FILE.

ACTION: Item No. 3 was approved on Consent.

DISCUSSION: (Item 4)

Item No. 4. 2023-0838 CONSIDER FIRST AMENDMENT TO EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH DISTRICT ESSENTIAL HOUSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR A PARCEL COMMONLY KNOWN AS CELL 1 OF THE FORMER CAL COMPACT LANDFILL, 20400 S. MAIN STREET.

Executive Director Raymond gave a report.

Authority Chair Davis-Holmes inquired if it was requested by District Essential Housing, LLC to remove the \$1 million payment or did staff offer it. Assistant Authority Counsel Aleshire stated it was their direct request and discussed the Carson Reclamation Authority finances.

Discussion ensued regarding the term extension of the Exclusive Agreement to Negotiate (ENA).

Recommendation: 1. APPROVE the First Amendment to the ENA with District Essential Housing, LLC.
 2. AUTHORIZE the Chair to execute the First Amendment and all related documents in a form acceptable to the Authority Counsel.

ACTION: It was moved to approve staff recommendations on motion of Davis-Holmes, 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

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Authority Chair Davis-Holmes welcomed Executive Director Raymond back after his hip surgery. She also expressed her gratitude for all the expressions of sympathy during the loss of her grandson. The homegoing for her grandson will be on Thursday, November 9, 2023, at Love and Unity Christian Fellowship.

Board Member Thomas asked about the changes to the ethics code and if she would need to complete the training twice. Executive Director Raymond clarified that the Conflict-of-Interest Code update for the Carson Reclamation Authority is separate from the required ethics training. Assistant Authority Counsel Aleshire clarified that the ethics training is required every two years for a member of a City board or commission.

Board Member Hopson announced the 15th Annual Turkey Giveaway on Sunday, November 19, 2023, at 1:00 P.M. at the SouthBay Pavilion.

Authority Chair Davis-Holmes noted the Turkey Giveaway is for Carson residents only on a first come, first served basis.

Executive Director Raymond shared it is good to be back.

Authority Chair Davis-Holmes and Authority Vice Chair Hicks wished everyone a Happy Thanksgiving.

ADJOURNMENT

The meeting was adjourned at 4:28 P.M. by Authority Vice Chair Hicks.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary