

**CITY OF CARSON
RECLAMATION AUTHORITY**



**WEDNESDAY, June 10, 2020
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers**

MINUTES

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

CALL TO ORDER: The meeting was called to order at 4:07 P.M. by Authority Chairman Albert Robles via Zoom teleconference.

ROLL CALL: Deputy Authority Secretary Simarago noted the roll:

Authority Board Members Present via Zoom teleconference:

Authority Chairman Albert Robles, Authority Vice Chairman Cedric Hicks, Board Member Ray Aldridge, Jr., Board Member Rashina Young, and Board Member Ramona Pimentel

Also Present via Zoom teleconference telephone:

Monica Cooper, Authority Treasurer; Sunny Soltani, Authority Attorney; Danny Aleshire, Assistant Authority Attorney; and John Raymond, Executive Director

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

CLOSED SESSION (Item 1)

ANNOUNCEMENT OF CLOSED SESSION ITEM – None.

RECESS TO CLOSED SESSION – None.

RECONVENE TO OPEN SESSION – None.

REPORT ON CLOSED SESSION ACTIONS – None.

**Item No. 1. 2020-393 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(CARSON RECLAMATION AUTHORITY)**

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, with whom Authority is negotiating, and to give direction to its

negotiator John Raymond, Executive Director, regarding that certain real property described Cells 3, 4, and 5 on property known as Assessor Parcel Numbers 7336-010-903 and 7336-010-904. The Authority's real property negotiator will seek direction from the Authority regarding the price and terms of payment.

ACTION: Authority Attorney Soltani stated there was no need to go into Closed Session. Therefore, Authority Chairman Robles ordered to forego the item with no objection heard.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

Deputy Authority Secretary Simarago noted that a public comment was received from Jaime G. Montecarlo during discussion of Item No. 2.

DISCUSSION: (Item 2)

Item No. 2. 2020-392 RATIFY CLOSED SESSION APPROVAL MADE ON JUNE 5, 2020 FOR A MEMORANDUM OF UNDERSTANDING OUTLINING MAJOR DEAL TERMS FOR OPTION AGREEMENT: CELLS 3, 4 AND 5 OF 157 ACRE SITE IN CARSON WITH FBD CARSON, LLC ("FBD"), AND A CORRESPONDING DEPOSIT AND REIMBURSEMENT AGREEMENT MADE BY FBD IN FAVOR OF THE CITY AND THE CARSON RECLAMATION AUTHORITY

Authority Attorney Soltani thanked the developers for their diligence. She also commended Chair Robles and Board Members for their dedication and commitment to the project.

Assistant Authority Attorney Aleshire gave a staff report.

Authority Attorney Soltani provided additional information.

Executive Director Raymond provided additional information.

Deputy Authority Secretary Simarago noted a public comment.

Authority Chairman Robles stated the public comment will be addressed after staff comments.

Jason Illoulian, President, Faring Capital, thanked and commended staff and attorneys who worked hard with this project.

Brian Wilson, representing Bridge Development, echoed comments made by Jason Illoulian stating that he is looking forward to their partnership with the City.

Authority Chairman Robles and Board Members thanked everyone involved with the project and look forward to the development of the fashion outlet mall.

Authority Attorney Soltani addressed the public comment received from Jaime G. Montecarlo.

Authority Chairman Robles directed Kevin Kennedy, IT Manager, to display the public comment.

Recommendation:

1. RATIFY CLOSED SESSION APPROVAL MADE ON JUNE 5, 2020 OF A MEMORANDUM OF UNDERSTANDING ("MOU") OUTLINING MAJOR DEAL TERMS FOR OPTION AGREEMENT: CELLS 3, 4 AND 5 OF 157 ACRE SITE IN CARSON WITH FBD CARSON, LLC ("FBD"), AND A CORRESPONDING DEPOSIT AND REIMBURSEMENT AGREEMENT ("REIMBURSEMENT AGREEMENT") MADE BY FBD IN FAVOR OF THE CITY AND THE CARSON RECLAMATION AUTHORITY
2. AUTHORIZE the Chairman or his/her designee to execute the MOU and the 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 Robles, seconded by Hicks and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Authority Vice Chairman Hicks, Board Member Aldridge, Jr., Board Member Young and Board Member Pimentel
Noes: None
Abstain: None
Absent: None

ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.

ADJOURNMENT

The meeting was adjourned at 4:47 P.M. by Authority Chairman Robles.

Authority Chairman Albert Robles

ATTEST:

Authority Secretary Donesia Gause-Aldana, MMC