CITY OF CARSON
RECLAMATION AUTHORITY

TUESDAY, January 14, 2020
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers

MINUTES

REGULAR MEETING OF THE CARSON RECLAMATION AUTHORITY 4:30 P.M.

CALL TO ORDER: The meeting was called to order at 4:43 P.M by Authority Secretary Gause-Aldana.

ROLL CALL: Authority Secretary Donesia Gause-Aldana noted the roll:

Authority Board Members Present:
Authority Chairman Albert Robles, Authority Vice Chairman Elito Santarina, Board Member Ray Aldridge, Jr., and Board Member Ramona Pimentel

Authority Board Member Absent:
Board Member Rashina Young

Other Elected Officials Present:
Donesia Gause-Aldana, Authority Secretary and Monica Cooper, Authority Treasurer

Also Present:
John Raymond, Executive Director and Sunny Soltani, Authority Attorney

CLOSED SESSION (Items 1-8)

ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY – None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS:
Authority Attorney Soltani announced the Closed Session items.

RECESS INTO CLOSED SESSION
The meeting was recessed at 4:45 P.M. by Authority Chairman Robles to Closed Session.

RECONVENE: OPEN SESSION
The meeting was reconvened at 5:32 P.M. by Authority Chairman Robles.

REPORT ON CLOSED SESSION ACTIONS
Executive Director Raymond provided the Closed Session Report as follows:

Item No. 1. 2020-015 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) & (e) (1), because there is a significant exposure to litigation in one case.

ACTION: No reportable action was taken.

Item No. 2. 2019-1162 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 Mark Payne, Partner, Panattoni Development Company, Inc. with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 3. 2019-1163 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 Chad Meyer, President, NorthPoint Development, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 4. 2019-1164 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 Jason Illoulian, President, Faring Capital Company, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the

Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 5. 2019-1165 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 Jack Morris and Joe Marino, Principals, M&M Realty Partners, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 6. 2019-1166 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 Richard Rand, John Killen, and Bill Larson, Partners, Rand Resources International, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 7. 2019-1167 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 William Shopoff, President, and John Santry, Vice President, Shopoff Realty Investments, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 8. 2019-1168 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 Ed Matevosian, Partner, Great Broadway Investment, LLC, with whom Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director regarding that certain real property located on Cells 3, 4 and 5 of 20400 South Main Street, the Former Cal Compact Landfill. The Authority's real property negotiator will seek direction from the Authority Board regarding the 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. 9. 2020-001 APPROVAL OF THE DECEMBER 3, 2019 CARSON RECLAMATION AUTHORITY REGULAR MEETING MINUTES, DECEMBER 17, 2019 SPECIAL MEETING MINUTES, AND JANUARY 8, 2020 SPECIAL MEETING MINUTES

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve the minutes as listed on motion of Robles, seconded by Pimentel and unanimously carried by the following vote:

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

CONSENT: (Items 10-11)

It was moved to approve the Consent items on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

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

Item No. 10. 2019-1170 CONSIDER THE MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING NOVEMBER 2019

Recommendation: RECEIVE and FILE.

ACTION: Item No. 10 was approved on Consent.

Item No. 11. 2019-1144 RATIFY THE EXTENSION OF COVERAGE THROUGH SEPTEMBER 12, 2020 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH AMERICAN INTERNATIONAL GROUP UK IN THE AMOUNT OF $77,111.29 PLUS $2,467.56 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH MARSH UK SPECIALTY INSURANCE SERVICES

Recommendation: 1. RATIFY THE EXTENSION OF COVERAGE THROUGH SEPTEMBER 12, 2020 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH AMERICAN INTERNATIONAL GROUP UK IN THE AMOUNT OF $77,111.29 PLUS $2,467.56 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH MARSH UK SPECIALTY INSURANCE SERVICES

ACTION: Item No. 11 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (None)

DISCUSSION: (None)

ORDINANCE SECOND READING: (None)

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Authority Chairman Robles wished everyone a Happy New Year.

ADJOURNMENT
The meeting was adjourned at 5:35 P.M. to February 3, 2020 at 3:00 P.M. by Authority Chairman Robles.

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Authority Chairman Albert Robles

ATTEST:

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Authority Secretary Donesia Gause-Aldana, MMC