

**CITY OF CARSON
HOUSING AUTHORITY/
SUCCESSOR AGENCY/
CITY COUNCIL AGENDA**



**THURSDAY, JULY 19, 2018
701 East Carson Street
Helen Kawagoe Council Chambers
5:00 P.M.**

Albert Robles, Mayor

Jawane Hilton, Mayor Pro Tem
Lula Davis-Holmes, Councilmember

Elito M. Santarina, Councilmember
Cedric L. Hicks, Councilmember

Donesia L. Gause, City Clerk

Monica Cooper, City Treasurer

**SPECIAL JOINT MEETING OF
CARSON CITY COUNCIL/CARSON SUCCESSOR AGENCY/
AND
CARSON RECLAMATION AUTHORITY**

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/CARSON RECLAMATION AUTHORITY

ROLL CALL:

CLOSED SESSION (Item 1)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

RECESS INTO CLOSED SESSION

Item No. 1. 2018-547**CONFERENCE WITH REAL PROPERTY
NEGOTIATOR (CITY COUNCIL, SUCCESSOR
AGENCY AND CARSON RECLAMATION
AUTHORITY)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Macerich, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C. Farfsing, Executive Director and John Raymond, Assistant City Manager, and Saied Naaseh, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

RECONVENE TO OPEN SESSION :**REPORT ON CLOSED SESSION ACTIONS****ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)****DISCUSSION: (Item 2)**

Item No. 2. [2018-548](#)

CONSIDER IMPLEMENTATION OF PROJECT AGREEMENTS WITH CAM-CARSON, LLC, A DELAWARE LIMITED LIABILITY CORPORATION AND AN AFFILIATED ENTITY OF MACERICH, FOR THE DEVELOPMENT OF A FASHION OUTLET RETAIL CENTER ON THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL, THE FORMER CAL-COMPACT LANDFILL; INCLUDING: (1) APPROVAL OF AN AGREEMENT TO UNDERTAKE A VALIDATION ACTION OF THE TRANSACTION AND PROVIDE FOR REIMBURSEMENT OF CITY/AUTHORITY EXPENSES; (2) REAPPROVE THE CONVEYANCING AGREEMENT APPROVED ON APRIL 3, 2018 TO PROVIDE THE OPTION FOR POSSESSION TO BE TRANSFERRED VIA A LEASE; AND (3) AUTHORIZING MAYOR, CHAIRMAN, CITY MANAGER OR EXECUTIVE DIRECTOR AS THE CASE MAY BE, TO APPROVE CERTAIN IMPLEMENTING AGREEMENTS INCLUDING AN OPERATIONAL AGREEMENT, EASEMENT, DEED OF TRUST, AND OTHER IMPLEMENTING AGREEMENTS

(THIS IS A JOINT ITEM BETWEEN RECLAMATION AUTHORITY, CITY COUNCIL AND SUCCESSOR AGENCY)

Recommendation: TAKE the following actions:

1. APPROVE Agreement to Undertake Validation Action and Reimbursement Agreement II Between City of Carson and the Carson Reclamation Authority and CAM-Carson LLC;
2. AUTHORIZE City Manager and/or Executive Director of the Carson Reclamation Authority to approve and execute certain implementing agreements including an Operational Agreement, Easement, Deed of Trust, and other Implementing Agreements;
3. REAPPROVE the Conveyancing Agreement approved on April 3, 2018 to provide the option for possession to be transferred via a lease; and
4. AUTHORIZE Mayor/Chairman to execute all relevant Agreements.

Attachments: [July 3 2018 Staff Report](#)
[Undertake Validation Action and Reimbursement Agreement II](#)
[Conveyancing Agreement--Macerich](#)
[Macerich-Simon - Easement for Self-Help Rights](#)
[LAPO Lien Agreement 07.17.18](#)
[FOLA Development Agreement.EX but not delivered](#)
[Scanned from LA 10206 \(Xerox 7855\) \(005\)](#)
[Transfer of Entity Interests Agreement](#)
[Transfer of Entity Interests Agreement - Simon](#)

ORAL COMMUNICATIONS (COUNCIL MEMBERS)**ADJOURNMENT**