

CITY OF CARSON



Tuesday, July 3, 2018

701 East Carson Street

Helen Kawagoe Council Chambers

4:30 PM

"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: CARSON RECLAMATION AUTHORITY

ROLL CALL:

CLOSED SESSION (NONE)

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

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

APPROVAL OF MINUTES:

Item No. 1. [2018-501](#) APPROVAL OF THE APRIL 3, 2018, MAY 1, 2018, AND MAY 8, 2018 CARSON RECLAMATION AUTHORITY MEETING MINUTES

Recommendation: Approve the minutes as listed.

Attachments: [2018 APRIL 3 CRA Reg Mtg \(minutes-unofficial\) - js](#)
[2018 MAY 1 CRA Reg Mtg \(minutes-unofficial\) - js](#)
[2018 MAY 8 CRA Spec Mtg \(minutes-unofficial\) - js](#)

CONSENT: (Items 2-5)

These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. Any item or items may be removed for discussion. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

Item No. 2. [2018-375](#) CONSIDER APPROVAL OF RESOLUTION NO. 18-07-CRJPA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,996,875.87.

Recommendation: 1. WAIVE further reading and APPROVE RESOLUTION NO. 18-07-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$ 1,996,875.87."
2. AUTHORIZE the Authority Chairman to execute Resolution No. 18-07-CRJPA following approval as to form by the Authority Counsel.

Attachments: [Resolution No. 18-07 CRJPA - Claims and Demand for the July 3, 2018 CRA Meeting](#)

Item No. 3. [2018-400](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY AS OF APRIL 30, 2018

Recommendation: RECEIVE and FILE.

Attachments: [craa1](#)
[craa2](#)
[craa3](#)
[craa5](#)

Item No. 4. [2018-511](#) CONSIDER MONTHLY INVESTMENT AND CASH
REPORT FOR THE CARSON RECLAMATION
AUTHORITY AS OF MAY 31, 2018

Recommendation: RECEIVE and FILE.

Attachments: [CRA 1 investments](#)
[CRA 2 investments](#)
[CRA 3 Remediation investments](#)
[CRA 4 Cash](#)
[CRA investment type](#)
[CRA matured investments](#)

Item No. 5. [2018-425](#) REPORT ON THE AUDIT OF THE RECORDS AND
ACCOUNTS OF THE CARSON RECLAMATION JOINT
POWERS AUTHORITY FOR THE FISCAL YEARS
ENDED JUNE 30, 2016 AND 2017

Recommendation: 1. RECEIVE and FILE.
2. AUTHORIZE staff to submit the financial reports to the Auditor-Controller of the County of Los Angeles.

Attachments: [CRA Statement of Position and Activities](#)
[Independent Auditors' Report on Internal Control Over Financial Reporting FYE 6-30-2017](#)
[CAFR FYE June 30, 2016](#)
[CAFR FYE June 30, 2017](#)

SPECIAL ORDERS OF THE DAY: (None)

Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Chair with the approval of the Authority Board.

DISCUSSION: (Items 6-7)

**Item No. 6. [2018-468](#) CONSIDER RESOLUTION NO. 18-08 CRJPA
ADOPTING PROPOSED FISCAL YEAR 2018-19
BUDGET FOR THE CARSON RECLAMATION
AUTHORITY**

Recommendation: Waive further reading and ADOPT RESOLUTION NO. 18-08-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2018-19 BUDGET AND APPROVING APPROPRIATIONS FOR FISCAL YEAR 2018-19.

Sponsors: Community Services

Attachments: [Resolution CRJPA Adopting FY 2018-19 budget](#)

Item No. 7. [2018-488](#) 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 CONSENT TO TRANSFER WHEREBY MACERICH TRANSFERS 50% OF THE DEVELOPMENT ENTITY TO SI-CARSON PROPERTY GROUP OR A SUBSIDIARY; (2) APPROVAL OF AN AGREEMENT TO UNDERTAKE A VALIDATION ACTION OF THE TRANSACTION AND PROVIDE FOR REIMBURSEMENT OF CITY/AUTHORITY EXPENSES; (3) CONDUCT A PUBLIC HEARING PURSUANT TO CODE SECTION 53083; AND (4) 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 consent to transfer whereby Macerich transfers 50% of the development entity to SI-Carson property group or a subsidiary;
2. APPROVE Agreement to Undertake Validation Action and Reimbursement Agreement II Between City of Carson and the Carson Reclamation Authority and CAM-Carson LLC;
3. 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;
4. OPEN the Public Hearing; TAKE public testimony; then CLOSE the Public Hearing; and then APPROVE the Report and economic development subsidy conclusions in Section VG(4) hereof;
5. REAPPROVE the conveyancing agreement approved on April 3, 2018 to provide the option for possession to be transferred via a lease

6. AUTHORIZE Mayor/Chairman to execute all relevant Agreements.

Attachments: [Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Exhibit E](#)

ORDINANCE SECOND READING: (None)

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC)

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

ADJOURNMENT