



Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Lillian Hopson, Board Member

Ray Aldridge, Jr., Board Member

Dianne Thomas, Board Member

This Agenda and corresponding staff reports can be found on the City of Carson website at <https://carson.legistar.com/Calendar.aspx>

“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)

PUBLIC INFORMATION

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority or on any items on the agenda of the Carson Reclamation Authority during the designated public comment period.

Because of the threat of COVID-19 (the “Coronavirus”) you are urged to take all appropriate health safety precautions. Wearing masks is not required but is highly recommended while inside Carson City Hall and members of the public providing live comments. Temperatures will be checked for those experiencing any symptoms of COVID-19, prior to entering the City Hall.

PUBLIC VIEWING of MEETINGS WILL ALSO BE AVAILABLE TO YOU BY:

- Livestream on the City’s website: The meeting will be streamed live over the internet via www.carsonca.gov.
- Cable Channel 35 (Spectrum) and Channel 99 (AT&T)

PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

- **Email:** Public comments can be emailed to cityclerk@carsonca.gov. The cut-off time to submit any email communications is 3:00 p.m. on the day of the meeting.

- **Written:** Written comments can be dropped off at the City Clerk's Office or in the white box outside City Hall. The cut-off time to submit any written communications is 2:00 p.m. on the day of the meeting. Written comments dropped off at the City Clerk's Office or at the white box or any email received will not be read aloud at Carson Reclamation Authority Meeting but will be circulated to the Board and incorporated into the record.

CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00 pm)

ROLL CALL: (AUTHORITY SECRETARY)

FLAG SALUTE:

INVOCATION:

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)

CLOSED SESSION (Item 1)

Item No. 1. [2023-0436](#) **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Carson Reclamation Authority is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

RECESS INTO CLOSED SESSION

RECONVENE: OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**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. 2. [2023-0421](#) **APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MAY 1, 2023 (REGULAR)**

Recommendation: Approve the minutes as listed.

Attachments: [2023 MAY 1 CRA Reg Mtng Minutes](#)

CONSENT: (Items 3-8)

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. 3. [2023-0426](#) **Resolution No. 23-10-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$477,651.67.**

Attachments: [CRA Demand Register 23-10-CRJPA](#)

Item No. 4. [2023-0364](#) **CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING APRIL 30, 2023**

Recommendation: RECEIVE and FILE.

Attachments: [CRA Report April 2023](#)

Item No. 5. [2023-0384](#) **AUTHORIZE EXECUTIVE DIRECTOR TO APPROVE AND BIND COVERAGE ON A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE**

COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$180,490.00

Recommendation: TAKE the following action:

AUTHORIZE the Executive Director to bind coverage under the ACE American Insurance Company Public Entity Liability Policy on behalf of the CRA, procured from Chubb Companies USA through Marsh USA, Inc., which has an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$180,490.00.

Attachments: [2023-2024 FCC CARSON RECLAMATION AUTHORITY \(5.25.23\)](#)

Item No. 6. [2023-0386](#) CONSIDER MUTUAL TERMINATION OF REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS; RELEASE OF ALL REFERENCES TO SETTLEMENT, RELEASE AND INDEMNITY AGREEMENT; MUTUAL TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AND GRANT OF EASEMENTS; AND TERMINATION OF DEVELOPMENT AGREEMENT RELATED TO AND AS SUCCESSOR IN INTEREST TO PRIOR TRANSACTIONS MADE BY CARSON MARKETPLACE, LLC BY AND BETWEEN CM AND THE CITY OF CARSON

- Recommendation:**
1. APPROVE the Release of Regulatory Agreement and Declaration of Covenants and Restrictions dated September 29, 2006, which was recorded on November 28, 2006 as Instrument No. 2006-2621524 and modified by Instrument No. 20150585320 in the Official Records of Los Angeles County.

 2. APPROVE the Release of All References to the Settlement, Release, and Indemnity Agreement in the form of the Grant Deed.

 3. APPROVE the Mutual Termination of Declaration of CC&Rs and Grant of Easements set forth in that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated December 13, 2013 which was recorded on January 3, 2014 as Instrument No. 20140004197 in the Official Records of Los Angeles County.

 4. APPROVE the termination of the Development Agreement dated March 21, 2006 which was recorded on October 3, 2006 as Instrument No. 20062201898 in the Official Records of Los Angeles County as amended by: (i) the First Amendment recorded on November 14, 2012 as Instrument No. 20121727624; (ii) the Second Amendment recorded on September 4, 2014 as Instrument No. 20140920683; and (iii) Partial Assignment and Assumption Agreement recorded on May 20, 2015 as Instrument No. 20150585319 (collectively, the "Development Agreement").

 5. AUTHORIZE the Chair to execute all documents related to these terminations and direct Staff to cause the recordation.
 - 1.

Attachments: [Mutual Termination of Regulatory Agreement and Declaration of Covenants and Restrictions](#)
[Release of Deed References to Settlement Agreement](#)
[Mutual Termination of Declaration of Covenants, Conditions & Restrictions and Grant of Easements](#)
[Termination of Development Agreement](#)

Item No. 7. [2023-0414](#) **CONSIDER AMENDMENT TO THE CARSON RECLAMATION AUTHORITY'S CONFLICT OF INTEREST CODE AS REQUIRED BY THE CALIFORNIA POLITICAL REFORM ACT**

Recommendation: 1. APPROVE the Amendment to the Carson Reclamation Authority's Conflict of Interest Code, renaming the Assistant Executive Director to Development Manager.
1.

Attachments: [CRJPA - Conflict of Interest Code Panel - Memo](#)
[CRJPA - Conflict of Interest Code Amended - Proposed](#)
[CRA Development Manager Job Description - Revised](#)

Item No. 8. [2023-0383](#) **CONSIDER THE VESTING TENTATIVE TRACT MAP FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL, SUBMITTED BY CARSON GOOSE OWNER, LLC AND APPROVED BY THE CITY COUNCIL ON MAY 22, 2022 AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SUBMIT THE FINAL SUBDIVISION MAP TO THE CITY COUNCIL FOR APPROVAL AND SIGN THE APPROVED MAP ON BEHALF OF THE AUTHORITY**

Recommendation: 1. REVIEW Vesting Tentative Tract Map (VTTM No. 83481) for Planning Area 3 (PA3) of the Former Cal Compact Landfill located at 20400 South Main Street.
2. APPROVE the submittal of the Final Subdivision Map for approval by the Carson City Council.
3. AUTHORIZE the Executive Director to sign the Final Subdivision Map as Owner after it is approved by the City Council and ready for recordation.
1.

Attachments: [District VTTM 83481](#)

DISCUSSION: (Item 9)

Item No. 9. [2023-0413](#) **CONSIDER RESOLUTION NO. 23-11-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2023/24 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2023/24 FISCAL YEAR**

Recommendation: 1. WAIVE FURTHER READING AND APPROVE Resolution No. 23-11-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2023/24 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2023/24 FISCAL YEAR

Attachments: [Resolution No 23-11-CRJPA Adopting FY 2023-24 Budget](#)
[FY23-24 CRA Expense Budget as of 5-31-23](#)
[FY23-24 CRA Revenue Budget as of 5-30-23](#)

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