



Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

SPECIAL MEETING OF THE CARSON RECLAMATION AUTHORITY

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 12:00 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 12:00 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 (2:00 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. [2023-0679](#) 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 Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property described as Cells 3, 4, and 5 of the former Cal Compact Landfill, located at 20400 South Main Street, Carson, California. The Authority's real property negotiator will discuss with the Board proposed changes regarding the price and terms for payment for the property.

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. [2023-0608](#) **APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: AUGUST 7, 2023 (REGULAR)**

Recommendation: Approve the minutes as listed.

Attachments: [2023 AUG 7 CRA Reg Mtg minutes \(FINAL\).pdf](#)

CONSENT: (Items 3-6)

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. [2023-0660](#) **Resolution No. 23-14-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$10,970.10.**

Attachments: [Exhibit 1 CRA Demand Register 23-14-CRJPA](#)

Item No. 4. [2023-0628](#) **CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JULY 31, 2023**

Recommendation: RECEIVE and FILE.

Attachments: [CRA ReporJuly 2023](#)
[CRA ReporJuly 2023](#)

- Item No. 5. [2023-0680](#) AUTHORIZE EXECUTIVE DIRECTOR TO APPROVE AND BIND COVERAGE ON A COMMERCIAL GENERAL LIABILITY POLICY FROM UNITED SPECIALTY INSURANCE COMPANY (PRIMARY) AND ENDURANCE AMERICAN SPECIALTY INSURANCE COMPANY AND AMBRIDGE (LLOYD'S), EXCESS CARRIERS, PROCURED THROUGH MARSH RISK & INSURANCE SERVICES IN AN AGGREGATE LIMIT OF \$10,000,000 (\$1,000,000 PRIMARY/\$4,000,000 PLUS \$5,000,000 EXCESS) AT A PREMIUM AND SURPLUS LINES TAX AMOUNT NOT TO EXCEED \$109,887.00

Recommendation: TAKE the following action:

AUTHORIZE the Executive Director to bind coverage on behalf of the Carson Reclamation Authority on a Commercial General Liability Policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate/\$2,000,000 products-completed operations basis; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Ambridge (Lloyds) for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage, procured through Marsh Risk & Insurance Services, with a total cost of \$109,887 including broker commission and surplus lines taxes.

Attachments: [CRA COI - GL and Excess DRAFT](#)

- Item No. 6. [2023-0677](#) CONSIDER THIRD AMENDMENT TO OPTION AGREEMENT WITH CARSON GOOSE OWNER, LLC FOR THE DEVELOPMENT OF CELLS 3, 4, AND 5 ON THE FORMER CAL COMPACT LANDFILL

- Recommendation:** 1. APPROVE the Third Amendment to Option Agreement and Joint Escrow Instructions ("Third Amendment") between the Carson Reclamation Authority and Carson Goose Owner, LLC; and
2. AUTHORIZE the Board Chair to execute the Third Amendment and all related documents.

Attachments: [Carson Goose - Third Amendment to Option Agreement \(AW- 9-7\)](#)
[DIF Termination Agreement](#)
[Insurance Administration Agreement](#)

DISCUSSION: (Item 7)

Item No. 7. [2023-0678](#) **CONSIDER A DRAFT LAND USE COVENANT AND ENVIRONMENTAL RESTRICTIONS FOR THE FORMER CAL COMPACT LANDFILL (APN 7336-010-903 AND 7336-010-905) WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

- Recommendation:** 1. REVIEW AND APPROVE THE DRAFT LAND USE COVENANT AND ENVIRONMENTAL RESTRICTIONS FOR THE FORMER CAL COMPACT LANDFILL (APN 7336-010-903 AND 7336-010-905) WITH THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL; and
2. AUTHORIZE the Executive Director to execute the Covenant, with the allowance for any further minor changes to the Covenant in a form acceptable to the Authority Counsel.
- 1.

Attachments: [64953204 v 8 Carson - DTSC Land Use Covenant \(LUC\) - GT Edits](#)

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC)

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT