



Carson Reclamation Authority Agenda

THE CARSON RECLAMATION AUTHORITY MEETINGS ARE BROADCAST LIVE VIA TIME WARNER CABLE CHANNEL 35 AND AT&T U-VERSE CHANNEL 99 AS WELL AS VIA THE INTERNET AT: [HTTP://CI.CARSON.CA.US](http://ci.carson.ca.us)

Tuesday, May 2, 2017

4:30 PM

**Helen Kawagoe
Council Chambers**

"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

RECONVENE: OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS

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 or on any items on the agenda of the Carson Reclamation Authority, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once.

APPROVAL OF MINUTES:

CONSENT: (Items 1-2)

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. 1. [2017-320](#) **CONSIDER APPROVAL OF RESOLUTION NO. 17-06-CRJPA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$ 911,335.12.**

Recommendation: TAKE the following actions:
1. WAIVE further reading and APPROVE RESOLUTION NO. 17-06-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$911,335.12."
2. AUTHORIZE the Chairman to execute Resolution No. 17-06-CRJPA following approval as to form by the Authority Counsel.

Attachments: [Resolution No. 17-06 CRJPA - Claims and Demand for the May 2, 2017 CRA Meeting](#)

- Item No. 2. [2017-335](#) **CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY**

Recommendation: RECEIVE and FILE.

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 3-4)

- Item No. 3. [2017-333](#) **CONSIDER A MEMORANDUM OF UNDERSTANDING AND AN AMENDMENT TO AN EXCLUSIVE RIGHT TO NEGOTIATE 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 CELL 2 OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL**

Recommendation: TAKE the following actions:

1. APPROVE a Memorandum of Understanding by and between the Carson Reclamation Authority and CAM-CARSON, LLC, a Delaware limited liability company, an affiliate of The Macerich Company of Santa Monica, California, in a form acceptable to Authority Counsel;
2. APPROVE Amendment No. 1 to the Exclusive Right to Negotiate ("ENA") by and between the Authority, the City of Carson and CAM-CARSON, LLC, a Delaware limited liability company, an affiliate of The Macerich Company of Santa Monica, California in a form acceptable to Authority Counsel; and
3. AUTHORIZE Chairman to execute such Agreements.

Attachments: [Exhibit No. 1 - Amended and Restated ENA.CAM-CARSON LLC.v3 clean](#)

Item No. 4. [2017-338](#) CONSIDERATION OF A TERM SHEET WITH RE|SOLUTIONS, LLC FOR PREDEVELOPMENT SERVICES FOR THE FORMER CAL COMPACT LANDFILL (CCLF) IN ANTICIPATION OF A MASTER DEVELOPER CONTRACT

Recommendation: 1. APPROVE Term Sheet with RE|Solutions, LLC for Horizontal Master Developer Services
2. AUTHORIZE Authority Staff to negotiate a Master Developer Services Contract with RE|Solutions, LLC on substantially the terms described in the Term Sheet, for future Board action

Attachments: [Term Sheet 2017.4.27](#)
[Attachment A to Term Sheet](#)

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