

CITY OF CARSON



Tuesday, April 3, 2018  
701 East Carson Street  
Helen Kawagoe Council Chambers  
7:00 PM

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**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. 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. [2018-148](#)      **DECEMBER 12, 2017 SPECIAL MEETING  
DECEMBER 19, 2017 REGULAR MEETING  
JANUARY 9, 2018 REGULAR MEETING  
FEBRUARY 6, 2018 REGULAR MEETING**

**Recommendation:** Approve the minutes as listed.

**Attachments:**    [2017 DEC 12 CRA Spec Mtg \(minutes-unofficial\) - js](#)  
[2017 DEC 19 CRA Reg Mtg \(minutes-unofficial\) - js](#)  
[2018 JAN 9 CRA Reg Mtg \(minutes-unofficial\) - js](#)  
[2018 FEB 6 CRA Reg 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.    [2018-135](#)        CONSIDER    APPROVAL    OF    RESOLUTION    NO.  
18-03-CRJPA   RATIFYING   CLAIMS   AND   DEMANDS   IN  
THE AMOUNT OF \$10,415,848.97**

**Recommendation:**    1. WAIVE further reading and APPROVE RESOLUTION  
NO. 18-03-CRJPA, "A RESOLUTION OF THE CARSON  
RECLAMATION AUTHORITY RATIFYING CLAIMS AND  
DEMANDS IN THE AMOUNT OF \$10,415,848.97."  
2.    AUTHORIZE the Authority Chairman to execute  
Resolution No. 18-03-CRJPA following approval as to  
form by the Authority Counsel.

**Attachments:**    [Resolution No. 18-03 CRJPA - Claims and Demand for  
the April 3, 2018 CRA Meeting6](#)

**Item No. 3.    [2018-223](#)        CONSIDER    MONTHLY    INVESTMENT    AND    CASH  
REPORT    FOR    THE    CARSON    RECLAMATION  
AUTHORITY AS OF FEBRUARY 28, 2018**

**Recommendation:**    RECEIVE and FILE.

**Attachments:**    [cra 1](#)  
[cra 2](#)  
[cra 3](#)

- Item No. 4. [2018-216](#)      **CONSIDER A SPECIAL COUNSEL ENGAGEMENT LETTER WITH ORRICK, HERRINGTON & SUTCLIFFE LLP, WITH REGARDS TO THE TRANSACTIONAL AGREEMENTS BETWEEN THE CARSON RECLAMATION AUTHORITY AND THE CITY OF CARSON AND CAM-CARSON LLC FOR THE DEVELOPMENT OF CELL 2 OF THE 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE THE FORMER CAL-COMPACT LANDFILL**

**Recommendation:** 1. APPROVE a Special Counsel Engagement Letter between the City of Carson, the Carson Reclamation Authority and Orrick, Herrington & Sutcliffe LLP, with regards to the transactional agreements between the Carson Reclamation Authority, the City of Carson and CAM-Carson LLC for the development of Cell 2 of the 157-acre parcel owned by the Carson Reclamation Authority, the former CAL-Compact landfill, in a form acceptable to Authority Counsel; and

2. Authorize the Chairman to execute all documents related to this agreement subject to approval by the Authority Counsel.

1.

**Attachments:** [Orrick Exhibit - CC](#)

- Item No. 5. [2018-231](#) RATIFY THE EXTENSION OF COVERAGE THROUGH JUNE 1, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$2,549.00 PLUS \$81.57 IN SURPLUS LINES TAXES AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,174.00 PLUS \$133.57 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES

**Recommendation:** RATIFY THE EXTENSION OF COVERAGE THROUGH JUNE 1, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$2,549.00 PLUS \$81.57 IN SURPLUS LINES TAXES AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,174.00 PLUS \$133.47 IN SURPLUS LINES TAXES AND STAMPING FEES, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES

**Attachments:** [CRA - GL extension endorsement to 060118](#)  
[JLT invoice #27209 - endt 2 GL extension to 6-1-18](#)

**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: (Item 6)**

- Item No. 6. [2018-238](#)      CONSIDER A CONVEYANCING AGREEMENT 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 OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL; CONSIDER A COOPERATION AGREEMENT WITH THE CITY OF CARSON FOR THE REIMBURSEMENT OF SALES TAXES TO FUND PUBLIC INFRASTRUCTURE AND SITE DEVELOPMENTCOSTS OF THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL

**Recommendation:** TAKE the following actions:

1. APPROVE a Conveyancing Agreement 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 for the development of a high end fashion outlet mall on approximately 41 net acres of the Surface Lot of Cell 2 and certain easement areas therein legally described in Exhibit "C-1" of the Agreement, in a form acceptable to Authority Counsel; and
2. APPROVE a Cooperation Agreement by and between Carson Reclamation Authority and the City of Carson for the Authority to install public infrastructure and Authority Improvements and perform other site work for City and to receive funds from City therefore calculated based on sales taxes received by City, in a form acceptable to Authority Counsel, and
3. APPROVE Resolution 18-04-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY APPROVING A CONVEYANCING AGREEMENT TO SELL THAT CERTAIN CELL 2 SURFACE LOT OF THE 157 ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY AND APPROVING A COOPERATION AGREEMENT WITH THE CITY OF CARSON FOR THE REIMBURSEMENT OF SALES TAXES TO FUND PUBLIC INFRASTRUCTURE AND SITE DEVELOPMENT COSTS OF THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL" and
4. AUTHORIZE the Chairman to execute several agreements in a final form approved by Authority Counsel and authorizing the Executive Director to take other actions necessary to implement the Agreements.

**Attachments:**    [Reso 18-04-CRJPA](#)  
                              [Conveyancing Agreement](#)  
                              [Cooperation Agreement](#)

**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**