



Albert Robles, Authority Chairman

Cedric Hicks, Authority Vice Chairman

Ray Aldridge, Jr., Board Member

Ramona Pimentel, Board Member

Rashina Young, Board Member

“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)

****ORAL COMMUNICATIONS****

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Reclamation Authority or on any items on the agenda of the Reclamation Authority, other than closed session matters, prior to any action taken on the agenda. Because of the threat of COVID-19 (aka the “Coronavirus”) you are urged to take all appropriate health safety precautions.

DUE TO CORONAVIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO THE COUNCIL CHAMBERS DURING CARSON RECLAMATION AUTHORITY MEETINGS.

TO FACILITATE PUBLIC PARTICIPATION OUR CARSON RECLAMATION AUTHORITY MEETINGS WILL BE AVAILABLE TO YOU BY:

- *Livestream on the City’s website: The meeting will be conducted live over the internet via <http://ci.carson.ca.us>*
- *Cable Channel 35 (Spectrum) and Channel 99 (AT&T)*

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. *Email: You can email comments to cityclerk@carson.ca.us or through the home page of our city’s website at ci.carson.ca.us, up until the meeting’s*

published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

2. Telephone: You can record your comments at (310) 952-1720, up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

3. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street), up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

CALL TO ORDER: CARSON RECLAMATION AUTHORITY

ROLL CALL:

CLOSED SESSION (Items 1-2)

ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

RECESS TO CLOSED SESSION

Item No. 1. [2020-702](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CARSON RECLAMATION AUTHORITY)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Jason Illouljian and Brian Wilson, principals of FBD Carson, LLC, with whom Authority is negotiating, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property described Cells 3, 4, and 5 on property known as Assessor Parcel Numbers 7336-010-903 and 7336-010-904. The Authority's real property negotiator will seek direction from the Authority regarding the price and terms of payment.

Item No. 2. [2020-703](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CARSON RECLAMATION AUTHORITY)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with Authority legal counsel regarding pending litigation to which the Authority is a party. The title of such litigation is as follows:
Pacific Steel Group v. SL Carson Builders et al, Case No. 20STCV23042, Largo Concrete v. SL Carson Builders et al, Case No. 20STCV23064, Keller North America, Inc. v. SL Carson Builders et al, Case No. 20CMCV0187, Keller North America, Inc. v. SL Carson Builders et al, Case No. 20CMCV0188.

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. 3. [2020-638](#) APPROVAL OF CARSON RECLAMATION AUTHORITY MEETING MINUTES**

Recommendation: Approve the minutes as listed.

Attachments: [2020 July 16 CRA Spec Mtg minutes \(FINAL\) dgedits.pdf](#)
[2020 July 23 CRA Spec Mtg minutes \(FINAL\) dgedits.pdf](#)
[2020 July 28 CRA Adj Spec Mtg \(FINAL\).pdf](#)
[2020 Sept 1 CRA Reg Mtg minutes \(FINAL\) dgedits.pdf](#)

CONSENT: (Items 4-7)

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. 4. [2020-642](#) CONSIDER THE MONTHLY RESERVES AND CASH

**REPORT FOR THE CARSON RECLAMATION
AUTHORITY FOR MONTH ENDING AUGUST 31, 2020**

Recommendation: RECEIVE and FILE.

Attachments: [CRA Agust 2020](#)
[cra august 2020 2](#)
[CRA August 2020 3](#)
[CRA August 2020 4](#)

Item No. 5. [2020-619](#) **CONSIDER ON-CALL SPECIAL COUNSEL
ENGAGEMENT AGREEMENT WITH GREENBERG
TRAURIG, LLP FOR LEGAL SERVICES RELATED TO
P L A C E M E N T , R E P L A C E M E N T A N D
RESTRUCTURING OF INSURANCE, DEVELOPMENT
OF REGULATORY AGREEMENTS, TRANSACTION
SUPPORT FOR ENVIRONMENTAL, RISK
MANAGEMENT, AND OTHER RELATED MATTERS
WITH RESPECT TO THE 157 ACRE SITE**

Recommendation: 1. APPROVE ON-CALL SPECIAL COUNSEL
ENGAGEMENT AGREEMENT WITH GREENBERG
TRAURIG, LLP FOR LEGAL SERVICES RELATED TO
PLACEMENT, REPLACEMENT AND RESTRUCTURING
OF INSURANCE, DEVELOPMENT OF REGULATORY
AGREEMENTS, TRANSACTION SUPPORT FOR
ENVIRONMENTAL, RISK MANAGEMENT AND OTHER
RELATED MATTERS WITH RESPECT TO THE 157
ACRE SITE

Attachments: [GT On-Call Engagement Letter](#)

Item No. 6. [2020-695](#) **CONSIDER THE RENEWAL OF A BUILDER'S RISK
POLICY THROUGH AMERICAN INTERNATIONAL
GROUP UK LIMITED, PROCURED THROUGH
MARSH/JLT SPECIALTY INSURANCE SERVICES,
INC., AT A PREMIUM AMOUNT NOT TO EXCEED
\$82,611.30**

- Recommendation:** 1. APPROVE THE RENEWAL OF A BUILDER'S RISK POLICY THROUGH AMERICAN INTERNATIONAL GROUP UK LIMITED, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES, INC., AT A PREMIUM AMOUNT NOT TO EXCEED \$82,611.30
2. DIRECT the Executive Director to bind the policy.

Attachments: [AIG Endorsement Agreement](#)

- Item No. 7. [2020-696](#) **CONSIDER CHANGING THE DATE AND TIME OF THE NOVEMBER, 2020 REGULAR MEETING OF THE CARSON RECLAMATION AUTHORITY BOARD TO WEDNESDAY, NOVEMBER 4, 2020 DUE TO THE LOCAL AND FEDERAL ELECTION ON NOVEMBER 3**

- Recommendation:** 1. APPROVE CHANGING THE DATE AND TIME OF THE NOVEMBER, 2020 REGULAR MEETING OF THE CARSON RECLAMATION AUTHORITY BOARD TO WEDNESDAY, NOVEMBER 4, 2020 DUE TO THE LOCAL AND FEDERAL ELECTION ON NOVEMBER 3
2. DIRECT the Board Secretary to post the notice of changed meeting time.

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 8)

- Item No. 8. [2020-700](#) **CONSIDER OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS WITH FBD CARSON, LLC FOR CELLS 3, 4 AND 5 OF THE 157 ACRE SITE**

Recommendation: 1. APPROVE OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS AND RELATED DOCUMENTS FOR CELLS 3, 4 AND 5 OF 157 ACRE SITE WITH FBD CARSON, LLC; AND

2. AUTHORIZE the Chairman or his/her designee to execute the Option Agreement and all related documents in a form acceptable to the Authority Counsel, with any minor modifications approved by the Authority Counsel.

1.

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