

CITY OF CARSON



Wednesday, November 7, 2018  
701 East Carson Street  
Helen Kawagoe Council Chambers  
4:30 PM

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*“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 (Item 1)**

**ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**RECESS INTO CLOSED SESSION**

**Item No. 1. [2018-823](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Reclamation Authority to consider negotiations with James Acevedo, President of Grapevine Development, with whom the Authority is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Assistant City Manager and Saied Naaseh, Director of Community Development, regarding that certain real property known as 20400 South Main Street. The Authority's real property negotiator will seek direction from the Reclamation Authority regarding the price and terms of payment for the property.

**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. 2. [2018-828](#) APPROVAL OF THE OCTOBER 2, 2018 CARSON RECLAMATION AUTHORITY REGULAR MEETING MINUTES**

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

**Attachments:** [2018 OCT 2 Reg Mtg \(minutes-unofficial\) - js](#)

**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. [2018-806](#) CONSIDER APPROVAL OF RESOLUTION NO. 18-10-CRJPA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$5,924,539.98.

**Recommendation:** 1. WAIVE further reading and APPROVE RESOLUTION NO. 18-10-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$5,924,539.98."  
2. AUTHORIZE the Authority Chairman to execute Resolution No. 18-10-CRJPA following approval as to form by the Authority Counsel.

**Attachments:** [Resolution No. 18-10 CRJPA - Claims and Demand for the November 7, 2018 CRA Meeting](#)

Item No. 4. [2018-809](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY AS OF SEPTEMBER 30, 2018

**Recommendation:** RECEIVE and FILE.

**Attachments:** [CRA Sep 2018 1](#)  
[CRA Sept 2018 2](#)  
[CRA Sept 2018 Remediation](#)  
[CRA Sept 2018 Transfer Acct](#)  
[CRA Sept 2018 Purchases](#)

Item No. 5. [2018-752](#) CONSIDER AMENDMENT NUMBER 8 TO A SPECIAL COUNSEL ENGAGEMENT AGREEMENT WITH GREENBERG TRAUIG, LLP FOR LEGAL SERVICES RELATED TO RISK MANAGEMENT AND REGULATORY ISSUES THROUGH DECEMBER 31, 2018, IN A NOT-TO-EXCEED AMOUNT OF UP TO \$312,950

- Recommendation:**
1. APPROVE Amendment No. 8 to a Special Counsel Engagement Agreement ("Amendment") with Greenberg Traurig, LLP for legal services related to placement of insurance, development of regulatory agreements, and other related matters in the amount of \$312,950.
  2. AUTHORIZE the Chairman to execute the Amendment following approval as to form by the Authority Counsel.

**Attachments:** [2018-752 Exhibit 1 Special Counsel engagement; Amendment No. 8](#)

Item No. 6. [2018-759](#) CONSIDER WAIVER OF POTENTIAL CONFLICT OF INTEREST RELATED TO GRAPEVINE DEVELOPMENT (CARSON RECLAMATION AUTHORITY)

**Recommendation:** Consider Waiver of Potential Conflict of Interest.

**Attachments:** [2018-759 Exhibit No. 1 Grapevine Waiver of Potential Conflict of Interest](#)

**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 7)**

Item No. 7. [2018-832](#) CONSIDER AN EXCLUSIVE RIGHT TO NEGOTIATE WITH GRAPEVINE DEVELOPMENT, LLC, FOR THE DEVELOPMENT OF A HOSPITALITY-ENTERTAINMENT CENTER ON CELL 1 OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL, AND A TIME-LIMITED RIGHT TO PROPOSE ON CELLS 3, 4, AND 5; AND, A DEPOSIT AND REIMBURSEMENT AGREEMENT AMONG THE CITY OF CARSON, THE CARSON RECLAMATION AUTHORITY AND GRAPEVINE DEVELOPMENT, LLC

- Recommendation:**
1. APPROVE an Exclusive Negotiating Agreement with Grapevine, LLC
  2. APPROVE a Deposit and Reimbursement Agreement Among the City of Carson, the Carson Reclamation Authority and Grapevine Development, LLC
  3. AUTHORIZE the Chairman and if necessary the City Manager to execute all documents related to the Agreements in a form acceptable to the Authority Counsel and City Attorney

- Attachments:**
- [Carson - Exclusive Right to Negotiate Agreement \(Grapevine\) \(4\)](#)
  - [CRA- Deposit and Reimbursement Agreement \(Grapevine\)](#)

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