



**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY  
4:00 P.M.**

**CALL TO ORDER:** The meeting was called to order at 4:03 P.M. by Authority Chair Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL:** Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

**Authority Board Members Present:**

Authority Chair Lula Davis-Holmes, Authority Vice Chair Cedric Hicks, Board Member Ray Aldridge, Jr., Board Member Lillian Hopson, and Board Member Dianne Thomas

**Also Present:**

Monica Cooper, Authority Treasurer; John Raymond, Executive Director; and Danny Aleshire, Assistant Authority Counsel

**FLAG SALUTE:**

Board Member Hopson led the Pledge of Allegiance.

**INVOCATION:**

Board Member Thomas gave the invocation.

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)** – None.

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)**

Assistant Authority Counsel Aleshire announced the Closed Session items.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 4:08 P.M. by Authority Chair Davis-Holmes to Closed Session.

**RECONVENE: OPEN SESSION**

The meeting was reconvened at 5:23 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

## **REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**

Assistant Authority Counsel Aleshire gave the Closed Session report as follows:

### **CLOSED SESSION (Items 1 - 2)**

#### **Item No. 1. 2023-0340 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Carson Reclamation Authority is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

ACTION: No reportable action was taken.

#### **Item No. 2. 2023-0338 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 ("Authority") to consider negotiations with Carson Goose Owner, LLC, with whom Authority is negotiating, 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, 20400 South Main Street, Carson, California. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: No reportable action was taken.

## **ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

Brendan Kotler, Chief Investment Officer for Faring, serving as the Development Manager for Carson Goose Owner (option holder for Cells 3, 4, and 5) – Item No. 6

Gave an update on the site. He stated the short-term extension is the matter before the Carson Reclamation Authority Board and does not change the closing date. It allows more time to complete the closing conditions. There are three dozen conditions that need to be handled before the closing date.

He further stated the extension has nothing to do with Cell 2 and the project is not contingent on Cell 2. He noted that one of the items that was not considered from an overall development plan was how to stage the site in a way that allows for development of all the cells at the same time. It is not anyone's fault because at that time, there was only Cell 2 being actively developed. He explained the development process.

(Authority Chair Davis-Holmes exited the meeting at 5:36 P.M. and reentered the meeting at 5:38 P.M.)

## **APPROVAL OF MINUTES:**

### **Item No. 3. 2023-0334 APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: APRIL 3, 2023 (REGULAR)**

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Hicks, seconded by Hopson and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas  
Noes: None  
Abstain: None  
Absent: None

## **CONSENT: (Items 4 - 6)**

It was moved to approve the Consent Items on motion of Thomas, seconded by Aldridge, Jr. and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas  
Noes: None  
Abstain: None  
Absent: None

### **Item No. 4. 2023-0329 Resolution No. 23-09-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$399,408.76.**

ACTION: Item No. 4 was approved on Consent.

### **Item No. 5. 2023-0285 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING MARCH 31, 2023**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 5 was approved on Consent.

### **Item No. 6. 2023-0339 CONSIDER SECOND AMENDMENT TO OPTION AGREEMENT BETWEEN THE CARSON RECLAMATION AUTHORITY AND CARSON GOOSE OWNER, LLC FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL, 20400 SOUTH**

## **MAIN STREET, CARSON**

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

ACTION:       Item No. 6 was approved on Consent.

**ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) - None**

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

Authority Vice Chair Hicks acknowledged his daughter Brittney's birthday.

Board Member Hopson wished Authority Chair Davis-Holmes a Happy Birthday and wished all the mothers a Happy Mother's Day.

Board Member Aldridge, Jr. wished all the mothers a Happy Mother's Day.

Board Member Thomas congratulated Vice Chair Hicks' daughter Nia who will be graduating from California State University Dominguez Hills.

Authority Chair Davis-Holmes acknowledged her fourth grandson who received a scholarship to Tennessee State and her second grandson will be attending Dentistry School.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY) – None.**

**RECESS TO CLOSED SESSION – None.**

**RECONVENE TO OPEN SESSION – None.**

### **ADJOURNMENT**

The meeting was adjourned at 5:47 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes  
Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw  
Authority Secretary