

**CITY OF CARSON  
RECLAMATION AUTHORITY**



**TUESDAY, May 2, 2017  
701 East Carson Street  
Helen Kawagoe Council Chambers  
4:30 P.M. – Regular Session**

**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY**

**CALL TO ORDER: CARSON RECLAMATION AUTHORITY**

The meeting was called to order at 4:36 P.M. by Authority Chairman Albert Robles in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL:** Authority Secretary Gause called the roll:

Authority Board Members Present:

Authority Chairman Albert Robles, Vice Chairman Elito Santarina, Board Member Ray Aldridge, Jr., Board Member Louie Diaz, and Board Member Rashina Young

Authority Board Members Absent: None.

Other Elected Officials Present:

Donesia L. Gause, Authority Secretary and Monica Cooper, Authority Treasurer

Other Elected Officials Absent: None.

Also Present:

John Raymond, Executive Director; and Sunny Soltani, Authority Attorney

**CLOSED SESSION (None)**

**RECONVENE: OPEN SESSION – None.**

**REPORT ON CLOSED SESSION ACTIONS – None.**

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

Bill Smalley

Referred to the new construction in front of City Hall and requested better visibility such as bigger letters advertising City Hall.

**APPROVAL OF MINUTES:** None.

### **CONSENT: (Items 1-2)**

It was moved to approve Consent Calendar Item Nos. 1 and 2 on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Vice Chairman Santarina, Board Member Aldridge, Jr.,  
Board Member Diaz, and Board Member Young  
Noes: None  
Abstain: None  
Absent: None

**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.

ACTION: Item No. 1 was approved on the Consent Calendar.

**Item No. 2. 2017-335 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR  
THE CARSON RECLAMATION AUTHORITY**

#### ***Recommendation:***

RECEIVE and FILE.

ACTION: Item No. 2 was approved on the Consent Calendar.

**SPECIAL ORDERS OF THE DAY: (None)**

**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**

Executive Director Raymond provided a presentation and introduced Tom Leanse and Tom Muller, representatives from Macerich.

Tom Leanse, 2<sup>nd</sup> Executive Vice President, Macerich  
Offered comments in support of project.

***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.

ACTION: It was moved to approve staff recommendation item nos. 1, 2, and 3 on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Vice Chairman Santarina, Board Member Aldridge, Jr., Board Member Diaz, and Board Member Young  
Noes: None  
Abstain: None  
Absent: None

- Item No. 4. 2017-338 CONSIDERATION OF A TERM SHEET WITH RESOLUTIONS, 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

ACTION: It was moved to approve staff recommendation nos. 1 and 2 on motion of Robles, seconded by Diaz and unanimously carried by the following vote:

Ayes: Authority Chairman Robles, Vice Chairman Santarina, Board Member Aldridge, Jr., Board Member Diaz, and Board Member Young  
Noes: None  
Abstain: None  
Absent: None

**ORDINANCE SECOND READING: (None)**

**ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.**

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.**

**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 5:07 P.M. by Authority Chairman Robles.

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Authority Chairman Albert Robles

ATTEST:

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Authority Secretary Donesia L. Gause, MMC

Prepared by Joy Simarago, Deputy City Clerk