

**CITY OF CARSON  
RECLAMATION AUTHORITY**



**TUESDAY, October 6, 2020  
701 East Carson Street  
Carson, CA 90745  
Helen Kawagoe Council Chambers  
10:00 A.M.**

**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY  
4:30 P.M.**

**CALL TO ORDER:** The meeting was called to order at 4:33 P.M. by Authority Chairman Albert Robles via Zoom teleconference.

**ROLL CALL:** Authority Secretary Donesia Gause-Aldana noted the roll:

**Authority Board Members Present via Zoom teleconference:**

Authority Chairman Albert Robles, Vice Chairman Cedric Hicks, Board Member Ray Aldridge, Jr., and Board Member Ramona Pimentel

Authority Board Members Absent:

Board Member Rashina Young

**Also Present via Zoom teleconference telephone:**

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

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

**ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY – None.**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Authority Attorney Soltani announced the Closed Session item.

**RECESS TO CLOSED SESSION**

The meeting was recessed at 4:36 P.M. by Authority Chairman Robles.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 5:07 P.M. by Authority Chairman Robles.

**REPORT ON CLOSED SESSION ACTIONS**

Authority Attorney Soltani provided the Closed Session Report as follows:

**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 Illouliau 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.

ACTION:            No reportable action was taken.

**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.

ACTION:            A settlement was authorized by the Carson Reclamation Authority (CRA) Board. A copy of the Settlement Agreement will be agendaized on the Consent Calendar at a subsequent CRA Board meeting.

**ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) – None.**

**APPROVAL OF MINUTES:**

**Item No. 3.    2020-638            APPROVAL OF CARSON RECLAMATION AUTHORITY  
MEETING MINUTES**

Item No. 3 was heard after Item No. 8.

Recommendation:            Approve the minutes as listed.

ACTION:            It was moved to approve the minutes as listed on motion of Robles, seconded by Aldridge, Jr. and unanimously carried by the following vote:

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

**CONSENT: (Items 4-7)**

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

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

**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.

ACTION: Item No. 4 was approved on Consent.

**Item No. 5. 2020-619 CONSIDER 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**

Recommendation: 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

ACTION: Item No. 5 was approved on Consent.

**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.

ACTION: Item No. 6 was approved on Consent.

**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.

ACTION: Item No. 7 was approved on Consent.

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

**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.

ACTION: No action was taken.

**ORDINANCE SECOND READING: (None)**

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

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

Vice Chairman Hicks encouraged the residents to stay safe.

Authority Chairman Robles thanked the Board Members for their diligence and hard work.

**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 5:11 P.M. by Authority Chairman Robles.

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Authority Chairman Albert Robles

ATTEST:

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Authority Secretary Donesia Gause-Aldana, MMC