



**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 Lillian Hopson, and Board Member Dianne Thomas

**Authority Board Members Absent:**

Board Member Ray Aldridge, Jr. (Entered at 4:06 P.M.)

**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 4:07 P.M. by Authority Chair Davis-Holmes to Closed Session.

(Authority Chair Davis-Holmes exited the meeting during Closed Session.)

**RECONVENE: OPEN SESSION**

The meeting was reconvened at 5:06 P.M. by Authority Vice Chair Hicks with all members previously noted present except Davis-Holmes absent.

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

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

**CLOSED SESSION (Item 1)**

**Item No. 1. 2023-0436 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.

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

**APPROVAL OF MINUTES:**

**Item No. 2. 2023-0421 APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MAY 1, 2023 (REGULAR)**

Recommendation: Approve the minutes as listed.

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

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

**CONSENT: (Items 3-8)**

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 Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas
- Noes: None

Abstain: None  
Absent: Authority Chair Davis-Holmes

**Item No. 3. 2023-0426 Resolution No. 23-10-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$477,651.67**

ACTION: Item No. 3 was approved on Consent.

**Item No. 4. 2023-0364 CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING APRIL 30, 2023**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

**Item No. 5. 2023-0384 AUTHORIZE EXECUTIVE DIRECTOR TO APPROVE AND BIND COVERAGE ON A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$180,490.00**

Recommendation: TAKE the following action:  
AUTHORIZE the Executive Director to bind coverage under the ACE American Insurance Company Public Entity Liability Policy on behalf of the CRA, procured from Chubb Companies USA through Marsh USA, Inc., which has an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$180,490.00.

ACTION: Item No. 5 was approved on Consent.

**Item No. 6. 2023-0386 CONSIDER MUTUAL TERMINATION OF REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS; RELEASE OF ALL REFERENCES TO SETTLEMENT, RELEASE AND INDEMNITY AGREEMENT; MUTUAL TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AND GRANT OF EASEMENTS; AND TERMINATION OF DEVELOPMENT AGREEMENT RELATED TO AND AS SUCCESSOR IN INTEREST TO PRIOR TRANSACTIONS MADE BY CARSON MARKETPLACE, LLC BY AND BETWEEN CM AND THE CITY OF CARSON**

Recommendation: 1. APPROVE the Release of Regulatory Agreement and Declaration of Covenants and Restrictions dated September 29,

2006, which was recorded on November 28, 2006 as Instrument No. 2006-2621524 and modified by Instrument No. 20150585320 in the Official Records of Los Angeles County.

2. APPROVE the Release of All References to the Settlement, Release, and Indemnity Agreement in the form of the Grant Deed.
3. APPROVE the Mutual Termination of Declaration of CC&Rs and Grant of Easements set forth in that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated December 13, 2013 which was recorded on January 3, 2014 as Instrument No. 20140004197 in the Official Records of Los Angeles County.
4. APPROVE the termination of the Development Agreement dated March 21, 2006 which was recorded on October 3, 2006 as Instrument No. 20062201898 in the Official Records of Los Angeles County as amended by: (i) the First Amendment recorded on November 14, 2012 as Instrument No. 20121727624; (ii) the Second Amendment recorded on September 4, 2014 as Instrument No. 20140920683; and (iii) Partial Assignment and Assumption Agreement recorded on May 20, 2015 as Instrument No. 20150585319 (collectively, the "Development Agreement").
5. AUTHORIZE the Chair to execute all documents related to these terminations and direct staff to cause the recordation.

ACTION: Item No. 6 was approved on Consent.

**Item No. 7. 2023-0414 CONSIDER AMENDMENT TO THE CARSON RECLAMATION AUTHORITY'S CONFLICT OF INTEREST CODE AS REQUIRED BY THE CALIFORNIA POLITICAL REFORM ACT**

Recommendation: 1. APPROVE the Amendment to the Carson Reclamation Authority's Conflict of Interest Code, renaming the Assistant Executive Director to Development Manager.

ACTION: Item No. 7 was approved on Consent.

**Item No. 8. 2023-0383 CONSIDER THE VESTING TENTATIVE TRACT MAP FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL, SUBMITTED BY CARSON GOOSE OWNER, LLC AND APPROVED BY THE CITY COUNCIL ON MAY 22, 2022 AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SUBMIT THE FINAL SUBDIVISION MAP TO THE CITY COUNCIL FOR APPROVAL AND SIGN THE APPROVED MAP ON BEHALF OF THE AUTHORITY**

Recommendation: 1. REVIEW Vesting Tentative Tract Map (VTTM No. 83481) for Planning Area 3 (PA3) of the Former Cal Compact Landfill located at 20400 South Main Street.  
2. APPROVE the submittal of the Final Subdivision Map for approval by the Carson City Council.

3. AUTHORIZE the Executive Director to sign the Final Subdivision Map as Owner after it is approved by the City Council and ready for recordation.

ACTION: Item No. 8 was approved on Consent.

**DISCUSSION: (Item 9)**

**Item No. 9. 2023-0413 CONSIDER RESOLUTION NO. 23-11-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2023/24 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2023/24 FISCAL YEAR**

Executive Director Raymond gave a staff report.

(Board Member Aldridge, Jr. exited the meeting at 5:18 P.M. and reentered the meeting at 5:21 P.M.)

Board Member Thomas asked for clarification about whether or not the budget was trending down. Executive Director Raymond responded to her inquiry.

Authority Vice Chair Hicks asked that the font be larger on staff reports for the Board to read the details better.

Recommendation: 1. WAIVE FURTHER READING AND APPROVE Resolution No. 23-11-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2023/24 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2023/24 FISCAL YEAR

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

Ayes: Authority Vice Chair Hicks, Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: Authority Chair Davis-Holmes

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

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

Board Member Thomas announced the Juneteenth Celebration on Saturday, June 17, 2023. at Mills Park located at 1340 Dimondale Drive, Carson, CA 90746. The park opens for guests at 10:30 A.M.

Board Member Hopson wished all the fathers a Happy Father's Day.

Executive Director Raymond noted Brandon Cotler, Developer with Carson Goose / Faring, has offered a new video of the Carson Country Mart and would like to share the video at a future meeting and give an update on the project.

Discussion ensued among the Board Members and staff about moving the next meeting to Wednesday, July 5, 2023, in light of the 4th of July holiday.

**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 5:34 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

APPROVED BY CARSON RECLAMATION AUTHORITY	
07-06-2023	
Approved as Submitted.	CH/DT 5/0