



MINUTES

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

CALL TO ORDER: The meeting was called to order at 4:01 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, Board Member Ray Aldridge, Jr., Board Member Lillian Hopson, and Board Member Dianne Thomas

Authority Board Members Absent:

Authority Vice Chair Cedric Hicks (Entered at 4:15 P.M.)

Also Present:

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

FLAG SALUTE:

Board Member Aldridge, Jr. led the Pledge of Allegiance.

INVOCATION:

Board Member Thomas gave the invocation.

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

Assistant Authority Counsel Aleshire noted it is technically required for a board member to make a motion and another board member to second the motion and vote to move the order of agenda items.

It was moved to change the order of the agenda items to move up an item on motion of Thomas, seconded by Hopson and unanimously carried by the following vote:

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

Authority Chair Davis-Holmes moved up Item No. 4 at this time.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

This item was heard after Item No. 4.

Assistant Authority Counsel Aleshire announced the Closed Session item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 4:54 P.M. by Authority Chair Davis-Holmes to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 5:48 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

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. 2023-0522 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. 2023-0486 APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: JUNE 5, 2023 (REGULAR)

Recommendation: Approve the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Hicks, seconded by Thomas 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: (Item 3)

It was moved to approve Consent Item No. 3 on motion of Hicks, seconded by Thomas 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. 3. 2023-0508 Resolution No. 23-12-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$520,345.36.

ACTION: Item No. 3 was approved on Consent.

DISCUSSION: (Items 4)

Item No. 4. 2023-0523 CONSIDER PRESENTATION BY CARSON GOOSE OWNER, LLC ON THE PROGRESS AND STATUS OF THE DISTRICT AT SOUTH BAY/CARSON COUNTRY MART PROJECT ON CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

Item No. 4 was heard after vote to move this item forward on the agenda.

Executive Director Raymond introduced Brendan Kotler, Carson Goose Owner, LLC (Developer of Cells 3, 4, and 5) who will make a presentation and provide updates to The District at South Bay/Carson Country Mart Project. He noted Darren Embry (General Partner from Faring Capital and Carson Goose Owner, LLC) is also present.

Recommendation: 1. RECEIVE presentation by Carson Goose Owner, LLC.
2. PROVIDE Staff direction on future actions.

ACTION: Brendan Kotler gave a PowerPoint presentation and updates of The District at South Bay/Carson Country Mart Project and discussion was held as follows:

(Authority Vice Chair Hicks entered the meeting at 4:15 P.M.)

Authority Chair Davis-Holmes noted she liked the vendor OJB Landscape Architecture, as opposed to the current vendor handling the landscape at City Hall.

Board Member Thomas inquired if the warehouses will be viewable. Brendan Kotler stated they will be visible but the sight lines are being designed away from viewing them.

Authority Vice Chair Hicks inquired why there were no water features. Brendan Kotler shared it is a California Department of Toxic Substances Control (DTSC) requirement. No water on a landfill.

Board Member Thomas inquired what is going to mark the spot, iconic art, and make it worldwide known. Brendan Kotler shared the next presentation will focus more of the kids play, events space, and artwork but he believes the "infinity sign", properly lit will be the significant showcase of the entire project.

Board Member Thomas wanted to make sure Carson's name is largely placed to draw attention to the public to know that it is Carson.

Board Member Aldridge, Jr. asked if there is a connection to their other project to the south connecting the Torrance lateral. Brendan Kotler stated the bridge creates significant challenges esthetically and is working with CalTrans to expand the existing infrastructure that connects the spaces. The intent is that the two projects are connected which is a huge component.

The goal is to be fully permitted by the end of the year 2023 and by end of 2026 to middle of 2027 for full project delivery timeline.

ORAL COMMUNICATIONS (MEMBERS OF THE PUBLIC) – None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

This item was heard after Item No. 3.

Board Member Thomas announced the Job Fair on July 15, 2023, at the Congresswoman Juanita Millender-McDonald Community Center, sponsored by Mayor Davis-Holmes, Carson Citizens Cultural Arts Foundation, and other organizations.

Board Member Aldridge, Jr. announced the Tour de Carson on August 12, 2023, which is the last event of the City of Carson's 55th Anniversary Celebration. Two rides are scheduled (9-mile for family and 20-mile for the adventurous cyclist); rides starting and ending at California State University Dominguez Hills (CSUDH); free event; must sign up on ActiveNet.

Authority Vice Chair Hicks announced the following:

- City of Carson Street Fair on July 29, 2023, shut down of Carson Street between Bonita Street and Civic Center Plaza, from 12:00 P.M. to 8:00 P.M.
- Food Giveaway on July 14, 2023, at Dominguez Park, from 10:00 A.M. to 12:00 P.M. in conjunction with Venice Clinic who will be providing fresh fruits and vegetables to Carson residents.
- Public Safety Town Hall Meeting on July 15, 2023, at Anderson Park, 10:00 A.M.

- Stay tuned for future announcements of Public Safety Town Hall Meetings to be held at six parks before end of summer in District 3.

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 5:55 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary

<p>APPROVED BY CARSON RECLAMATION AUTHORITY</p> <p style="text-align: right;"><u>08-07-2023</u></p>
Approved as Submitted. DT/LH 4/0/0/CH