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
- 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)

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.

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

## **Recommendation:**

TAKE the following actions:

- 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;
- 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 RE|SOLUTIONS, 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<br/>Aldridge, Jr., Board Member Diaz, and Board Member YoungNoes:NoneAbstain:NoneAbsent: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.** 

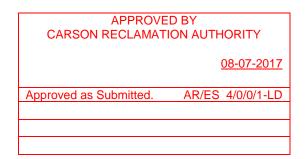
# ADJOURNMENT

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

Authority Chairman Albert Robles

ATTEST:

Authority Secretary Donesia L. Gause, MMC



Prepared by Joy Simarago, Deputy City Clerk