



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, 2nd 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.

Authority Chairman Albert Robles

ATTEST:

Authority Secretary Donesia L. Gause, MMC

APPROVED BY CARSON RECLAMATION AUTHORITY	
<u>08-07-2017</u>	
Approved as Submitted.	AR/ES 4/0/0/1-LD

Prepared by Joy Simarago, Deputy City Clerk