



**MINUTES**

**REGULAR MEETING OF THE  
CARSON RECLAMATION AUTHORITY**

**CALL TO ORDER:** The meeting was called to order at 4:44 P.M. by Authority Chairman Albert Robles.

**ROLL CALL:** Deputy Authority Secretary Joy Simarago noted the following:

Authority Board Members Present:

Chairman Albert Robles, Authority Vice Chairman Elito Santarina, Board Member Ray Aldridge, Jr., and Board Member Rashina Young

Other Elected Officials Present:

Monica Cooper, Authority Treasurer

Also Present:

Sunny Soltani, Authority Attorney; John Raymond, Executive Director; Kevin Kennedy, Interim IT Manager; Glenn Turner, Computer Systems Support Technician; and Joy Simarago, Deputy Authority Secretary

**CLOSED SESSION (Item 1)**

City/Agency/Authority Attorney Soltani stated she could answer any questions the board members may have regarding the amended Conveyancing Agreement and if they have no questions other than what is in the staff report, then the closed session item is not required.

**RECESS – None.**

**RECONVENE – None.**

**REPORT ON CLOSED SESSION ACTIONS – None.**

**Item No. 1. 2018-684 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with Macerich and Simon and/or Grapevine

Development, LLC,, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C. Farfsing, Executive Director and John Raymond, Assistant City Manager, and Saied Naaseh, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

ACTION: Item No. 1 was not considered.

Urgency Item

Authority Chairman Robles requested to add an item to the agenda as a subsequent need item because it came to the attention to staff subsequent to the posting of the agenda and requires action before the next Carson Reclamation Authority meeting to realize cost savings.

It was moved to add the subsequent need item to the agenda as Item No. 9A to consider a contract with Dirt Master Inc. to crush concrete that may result in cost savings to the Carson Reclamation Authority; and if delayed the city may lose the opportunity on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

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

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

**APPROVAL OF MINUTES:**

**Item No. 2. 2018-676 APPROVAL OF THE JULY 3, 2018 CARSON RECLAMATION AUTHORITY SPECIAL MEETING MINUTES, JULY 3, 2018 REGULAR MEETING MINUTES AND AUGUST 7, 2018 REGULAR MEETING MINUTES**

Recommendation: Approve the minutes as listed.

ACTION: The minutes were approved as listed on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

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

Absent: None

**CONSENT: (ITEMS 3-9)**

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

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

**Item No. 3. 2018-678 FIRST AMENDMENT TO CONVEYANCING AGREEMENT BY AND BETWEEN THE CARSON RECLAMATION AUTHORITY AND CAM-CARSON LLC; AND, AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A RIGHT OF FIRST NEGOTIATION WITH CAM-CARSON, LLC FOR CELLS 1, 3, 4 AND 5 AT THE CONCLUSION OF THE CURRENT DEVELOPER RFQ PROCESS**

Recommendation: TAKE the following actions:  
1. APPROVE a First Amendment to a Conveyancing Agreement by and between the Carson Reclamation Authority and CAM-CARSON, LLC, a Delaware limited liability company, in a form acceptable to Authority Counsel; and  
2. AUTHORIZE Chairman to execute such Agreements;  
3. AUTHORIZE the Executive Director to execute a Right of First Negotiation letter for Cells 1, 3, 4 and 5, in a form acceptable to Authority Counsel.

ACTION: Item No. 3 was approved on the Consent Calendar.

**Item No. 4. 2018-575 CONSIDER APPROVAL OF RESOLUTION NO. 18-09-CRJPA RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,918,253.18.**

Recommendation:  
1. WAIVE further reading and APPROVE RESOLUTION NO. 18-09-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$1,918,253.18."  
2. AUTHORIZE the Authority Chairman to execute Resolution No. 18-09-CRJPA following approval as to form by the Authority Counsel.

ACTION: Item No. 4 was approved on the Consent Calendar.

**Item No. 5. 2018-634 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY AS OF JUNE 30, 2018**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 5 was approved on the Consent Calendar.

**Item No. 6. 2018-679 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY AS OF JULY 31, 2018**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 6 was approved on the Consent Calendar.

**Item No. 7. 2018-560 CONSIDER AMENDMENT NO. 3 TO ENVIRONMENTAL REMEDIATION AND DEVELOPMENT MANAGEMENT AGREEMENT TO ADJUST THE MONTHLY FEE STRUCTURE**

Recommendation:

1. APPROVE Amendment No. 3 to the Environmental Remediation and Development Management Agreement with RE|Solutions, LLC; and
2. AUTHORIZE the Chairman to execute all documents related to this Amendment.

ACTION: Item No. 7 was approved on the Consent Calendar.

**Item No. 8. 2018-635 CONSIDER AMENDMENT NO. 3 TO THE AGREEMENT WITH SEG ADVISORS, LLC, TO CONTINUE TO PROVIDE PROJECT MANAGEMENT AND REAL ESTATE ADVISORY SERVICES TO THE AUTHORITY THROUGH JUNE 30, 2019**

Recommendation: TAKE the following actions:

1. APPROVE Amendment No. 1 to the agreement between the Carson Reclamation Authority and SEG Advisors, LLC through June 30, 2019.
2. AUTHORIZE the Chairman to execute the amendment, after approval as to form by the Authority Counsel.

ACTION: Item No. 8 was approved on the Consent Calendar.

Item No. 9. 2018-636

**RATIFY THE EXTENSION OF COVERAGE FOR THE PERIOD JUNE 1, 2018 THROUGH JULY 31, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$4,530.48 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,322.02 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES; AND, RATIFY THE EXTENSION OF COVERAGE FOR THE PERIOD AUGUST 1, 2018 THROUGH SEPTEMBER 30, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$4,530.48 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,322.02 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, ALSO PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES**

Recommendation:

1. RATIFY THE EXTENSION OF COVERAGE FOR THE PERIOD JUNE 1, 2018 THROUGH JULY 31, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$4,530.48 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,322.02 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES; AND,
2. RATIFY THE EXTENSION OF COVERAGE FOR THE PERIOD AUGUST 1, 2018 THROUGH SEPTEMBER 30, 2018 AND APPROVE PAYMENT FOR A BUILDER'S RISK POLICY THROUGH LEXINGTON INSURANCE COMPANY IN THE AMOUNT OF \$4,530.48 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, AND A GENERAL LIABILITY POLICY THROUGH FIRST SPECIALTY INSURANCE COMPANY IN THE AMOUNT OF \$4,322.02 FOR PREMIUMS, SURPLUS LINES TAXES, AND STAMPING FEES, ALSO PROCURED THROUGH JLT SPECIALTY INSURANCE SERVICES
3. Authorize the Executive Director to execute all documents related to the policies

ACTION: Item No. 9 was approved on the Consent Calendar.

**Item No. 9A.**

**CONSIDER CONTRACT WITH DIRT MASTER INC. (ROBERT SHAFER)**

Chairman Robles noted an opportunity for the Carson Reclamation Authority to purchase and process concrete as needed at the 157 acre site in an effort to save cost.

Executive Director Raymond stated he was approached by Robert Shafer from Dirt Master Inc., the contractor who imported most of the dirt and concrete at the site. He described the use of crush concrete and will work with RE|Solutions contractor who is the manager of the site and Robert Shafer with the particulars. All materials tested by Department of Toxic Substances Control (DTSC) to ensure no contamination. All imports must be insured for no environmental problems.

Board Member Aldridge, Jr. inquired about the savings. Executive Director Raymond noted it was \$9.00 to \$10.00 a ton versus going to a rock yard at \$35 a ton, about half what would pay, including the products,

Vice Chairman Santarina inquired if materials are DTSC approved. Executive Director confirmed materials are clean source which has to be lab tested.

**ACTION:** It was moved to approve the contract with Dirt Master Inc. (Robert Shafer) contingent upon the following: 1) approval as to form by general counsel's office; 2) certification or approval by DTSC for the 157 acre site; 3) up to the amount Executive Director Raymond and consultant determine is necessary subject to verifying that it is going to result in a savings on motion of Robles and seconded by Santarina.

During discussion of the motion, Executive Director Raymond identified the contract will be with Robert Shafer of Dirt Master, Inc.

The motion was unanimously carried by the following vote:

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

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

**DISCUSSION: (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 4:58 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

APPROVED BY CARSON RECLAMATION AUTHORITY		
<u>10-02-2018</u>		
Approved as Submitted.	RY/AR	3/0/0/1-ES