



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
AUGUST 3, 2010**

5:00 P.M.

**THE CARSON REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS
ARE BROADCAST LIVE VIA TIME WARNER CABLE CHANNEL 35
AS WELL AS VIA THE INTERNET AT: [HTTP://CL.CARSON.CA.US](http://cl.carson.ca.us)**

AGENDA POSTED: JULY 30, 2010

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

CALL TO ORDER: The meeting was called to order at 5:04 P.M. P.M., by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: City Clerk/Agency Secretary Kawagoe called the roll:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Chairman Pro Tem Elito Santarina, Council/Agency Member Mike Gipson, Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Council/Agency Member Lula Davis-Holmes (Entered at 5:09 P.M.)

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary

Other Elected Officials Absent: Karen Avilla, City/Agency Treasurer

Also Present:

Jerome Groomes, City Manager/Executive
Director (Entered at 5:05 P.M.)

William Wynder, City/Agency Attorney; and
staff:

Glenn Turner, Computer Systems Support
Technician; and Wanda Higaki, Chief Deputy
City Clerk/Chief Deputy Agency Secretary

APPROVAL OF CLOSED SESSION AGENDA:

City Manager/Executive Director Groomes presented the Closed Session items.

The Agenda was Approved as Submitted on motion of ES, seconded by RR and unanimously carried by the following voice vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Chairman Pro Tem Santarina, Council/Agency
Member Gipson, and Council/Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: Council/Agency Member Davis Holmes

(Council/Agency Member Davis-Holmes entered the meeting at 5:09 P.M.)

CLOSED SESSION (Items 1-2) 5:00 P.M. – 5:45 P.M.

ITEM NO. (1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

RECOMMENDATION for the Redevelopment Agency:

1. A closed session will be held, pursuant to Government Code § 54956.8, to enable the Agency Board to consider negotiations with John Reischl/Olson Urban Housing, LLC with whom Agency is negotiating, and to give direction to its negotiator(s) Jerome G. Groomes and Clifford W. Graves regarding that certain real property 2535-2569 East Carson Street. The Agency's real property negotiator(s) will seek direction from the Agency Board regarding the price and terms of payment for the property.

ACTION: This item was scheduled for Closed Session.

ITEM NO. (2) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

RECOMMENDATION for the Redevelopment Agency:

1. A closed session will be held, pursuant to Government Code § 54956.8, to enable the Agency Board to consider negotiations with Loren Bloch, President/Community Dynamics with

whom Agency is negotiating, and to give direction to its negotiator(s) Jerome G. Groomes and Clifford W. Graves regarding that certain real property 616 East Carson Street. The Agency's real property negotiator(s) will seek direction from the Agency Board regarding the price and terms of payment for the property.

ACTION: This item was scheduled for Closed Session.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:10 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the items identified on the agenda.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 7:00 P.M. by Mayor/Chairman Dear, with all members previously noted present, including Davis-Holmes. He announced that roll call votes would be taken this evening.

REPORT ON CLOSED SESSION

City/Agency Attorney Wynder provided the Closed Session report as follows:

Agency Item No. 1

There was a privileged and confidential briefing on ongoing negotiations; questions were asked and answered; and there was no reportable action.

Agency Item No. 2

There was a privileged and confidential briefing on ongoing negotiations; questions were asked and answered; and there was no reportable action.

Council Item No. 1

There was a briefing on facts and circumstances; a litigation avoidance strategy was recommended; and there was no reportable action.

Council Item No. 2

There was a privileged and confidential briefing on ongoing negotiations; questions were asked and answered; and there was no reportable action.

ROLL CALL: City Clerk/Agency Secretary Kawagoe noted the following:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary,
and Karen Avilla, City/Agency Treasurer

Other Elected Officials Absent: None

Also Present: Jerome Groomes, City Manager/Executive
Director; William Wynder, City/ Agency
Attorney; and staff:

Jackie Acosta, Administrative Services General
Manager; Ray Cruz, Public Services General
Manager (Entered at 7:05 P.M.); Clifford
Graves, Economic Development General
Manager; and Vic Rollinger, Development
Services General Manager;

Lisa Berglund, Senior Administrative Analyst;
Zarah Cruz, Public Information Manager;
Patricia Elkins, Storm Water Quality Program
Manager; Robert Eggleston, IT Manager; Cedric
Hicks, Recreation Superintendent; Duane
Munson, Human Resources Officer; Sheri
Repp-Loadsman, Planning Officer; Ky Truong,
Public Safety and Community Services
Manager; Glenn Turner, Computer Systems
Support Technician; and Wanda Higaki, Chief
Deputy City Clerk/Chief Deputy Agency
Secretary

**REDEVELOPMENT AGENCY
REGULAR BUSINESS MEETING
6:00 P.M.**

FLAG SALUTE: HONORABLE HELEN KAWAGOE, CITY CLERK

INVOCATION: On May 16, 2006, the City Council unanimously approved the offering of a brief invocation at the commencement of all meetings of the City Council or Redevelopment Agency. In doing so, the City Council is cognizant of its legal obligation to assure that such invocations are "legislative prayers," and that they do not purport to advance any particular religion or religious denomination.

Consistent with the so-called “Burbank” prayer decision, the City Council hereby admonishes those who offer invocations to do so consistent with the current state of the law – meaning that an invocation must not be used to identify, advance, or urge a particular religious denomination, or identify a specific religion’s deity. This evening we are pleased that our invocation will be offered by: **PETER WATTS, REVOLUTION CHURCH OF CARSON**

APPROVAL OF MINUTES: NONE

NOTICE TO THE PUBLIC

Public testimony may be given on any agenda item as it is called and will be LIMITED TO THREE MINUTES PER SPEAKER. Please fill out a Speaker Form in order to be identified correctly in the minutes. The forms are provided on the podium in the Council Chambers. All Speaker Forms must be given to the Agency Secretary/City Clerk at the beginning of the meeting.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address the **Council/Agency on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the Council/Agency.** Any person wishing to speak at this time is requested to complete a Speaker Form, available on the podium or by the Public Agenda Binder in the Council Chamber. **ORAL COMMENTS WILL BE LIMITED TO THREE (3) MINUTES PER SPEAKER. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no dialogue or discussion of the items with the Council/Agency other than to place it on the Agenda for a future meeting if appropriate.**

RECESS: After Council Item No. 4, the Redevelopment Agency was Recessed at 7:36 P.M. by Mayor/Chairman Dear to the City Council for Item No. 3.

RECONVENE: The Redevelopment Agency was Reconvened at 7:37 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for Oral Communications – Members of the Public.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address the **Council/Agency on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the Council/Agency.** Any person wishing to speak at this time is requested to complete a Speaker Form, available on the podium or by the Public Agenda Binder in the Council Chamber. **ORAL COMMENTS WILL BE LIMITED TO THREE (3) MINUTES PER SPEAKER. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no dialogue or discussion of the items with the Council/Agency other than to place it on the Agenda for a future meeting if appropriate.**

This item was heard at 7:37 P.M.

The following members of the public offered oral communications:

Brian Raber, 1843 E. Abbottson Street, Carson, California 90746

Announced that Julie and he would be celebrating their Silver Wedding Anniversary on August 17, 2010.
Reported that their car was vandalized in the City Hall parking lot several weeks ago.
Commented that Julie was awarded the Woman of the Year award (Oropeza), and he gave her a license frame that read "2002 Woman of the Year;" and he was proud of her.

Brenda Ramirez, 1246 E. 222nd Street, Carson, California 90745

Stated that she was upset with the City Council, especially one person.
Acknowledged City Treasurer Karen Avilla and her request to bring more money into the City.
Inquired into the status of boat and RV parking in residential areas that inhibit visibility and the Wilmington interchange at 220th Street.

Ray Winbush

Felt that vandalizing the car of Council Member Ruiz-Raber was a wrongful act.
Referred to the issue regarding trucks on Wilmington Avenue and reported that, according to the California Highway Patrol, the City of Carson could request the installation of a truck weigh station.
Reported that a council member was receiving food free of charge and that he would be reporting this issue to the United States Attorney General.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Displayed a coin item commemorating President John Fitzgerald Kennedy and his famous words, "Ask not what your country can do for you, but what you can do for your country, and the words, "In God We Trust," and wanted the City Council to examine the coin.
Proposed a coin toss to settle the council seating issue.

Ronald Shimokaji, 1512 E. Carson Street, Sp. 135, Carson, California 90745

Placed the City Council on notice about the unwarranted attacks and that he will write letters.

Sabrina Hamilton, 14412 Eadbrook Drive, Hacienda Heights, California 91745

Thanked the City Council for the resolution regarding the Mitrice Richardson case.

Michael Richardson

Thanked the City Council for the resolution regarding the Mitrice Richardson case.
Urged everyone to settle down because he felt that people who were here were blessed to have the City Council and that the City Council should be thanked.

Paul Randall, 17701 S. Avalon Boulevard, No. 318, Carson, California 90746

Reported that on July 22, a resident meeting was held.
Expressed concern with the meeting that was held at the home with Mr. Goldstein.
Expressed concern with a proposed 48% rent increase.
Reminded the City Council that the residents were concerned and that they vote.

Wayne C. Johnson, 27760 Palos Verdes Drive East, Rancho Palos Verdes, California 90275

Referred to his proposal presented to the City Council at the last meeting for Gardena High School and reiterated his request to be placed on the next agenda for the City Council to consider his request for funds.

Whereupon, Mayor/Chairman Dear requested that Mr. Johnson provide program information to City Manager/Executive Director Groomes.

Rick Pulido, 22106 Gulf Avenue, Carson, California 90745.

Announced upcoming events at St. Philomena Church, Victoria Park, and Carson High School.

Thanked Congresswoman Richardson for doing a great job.

Expressed his support for the parolee program.

Nate Riddick

Discussed the success of the Parks and Recreation Free Lunch Program for children and wanted it to continue.

Announced that the VIP Club was celebrating its 25th Anniversary, and he serves as President.

Latrice Carter

Reported that she has watched council meetings and thanked certain members for being thorough with the staff reports.

Expressed her support of the resolution for Mitrice Richardson and noted that it had a typographical error to be corrected before the resolution was mailed.

Exhibited a flyer regarding Mayor Pro Tem Santarina that was issued by Mayor Jim Dear and discussed the importance for a council member to do what's right.

Requested that the item relative to seating assignments be brought back for consideration.

RECESS: After Oral Communications – Members of the Public, the City Council was Recessed at 8:10 P.M. to the Redevelopment Agency by Mayor/Chairman Dear for New Business Consent Item No. 3.

NEW BUSINESS CONSENT (Item 3)

These items are considered to be routine items of Agency/Council business and have, therefore, been placed on the CONSENT CALENDAR. If Agency/Council wishes to discuss any item or items, then such item or items should be removed from the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

ITEM NO. (3) CONSIDER ENTERING INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH OLSON URBAN HOUSING, LLC, FOR THE AGENCY-OWNED PROPERTY LOCATED AT 2535-2569 EAST CARSON STREET (MERGED AND AMENDED PROJECT AREA) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the Exclusive Negotiating Agreement between the Carson Redevelopment Agency and Olson Urban Housing, LLC.
2. AUTHORIZE the Agency Chairman to execute the Exclusive Negotiating Agreement following approval as to form by Agency Counsel.

ACTION: Item No. 3 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following roll call vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

DEMANDS (Item 4)

ITEM NO. (4) RESOLUTION NO. 10-28 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$26,815.06, DEMAND NUMBERS 1-005190 THROUGH 1-005201; PROJECT 2 FUND IN THE AMOUNT OF \$88,068.84, DEMAND NUMBERS 2-004535 THROUGH 2-004546; PROJECT 3 FUND IN THE AMOUNT OF \$961.58, DEMAND NUMBER 3-000523; AND PROJECT 4 FUND IN THE AMOUNT OF \$8,319.09, DEMAND NUMBERS 4-000523 THROUGH 4-000530

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-28 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Gipson and unanimously carried by the following roll call vote:

Ayes: Chairman Dear, Chairman Pro Tem Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECESS: After Item No. 4, the Redevelopment Agency was Recessed at 8:14 P.M. by Mayor/Chairman Dear to the City Council for Ordinance Second Reading.

RECONVENE: After Council Item No. 10, the Redevelopment Agency was Reconvened with the City Council at 2:09 A.M., on Wednesday, August 4, 2010, for a joint session by Mayor/Chairman Dear for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

City Clerk/Agency Secretary Kawagoe requested that this evening's meetings be adjourned in memory of the following persons:

Mayor/Chairman Dear

Dorothy Elizabeth Watson

Council/Agency Member Davis-Holmes

Louis Hopkins

Myron Jones

Council/Agency Member Gipson

Scott Lee Regberg
Dwight Radcliff

Council/Agency Member Ruiz-Raber

David Cortez Salcido

(Council Member Gipson exited the meeting at 2:10 A.M., on Wednesday, August 4, 2010, and reentered the meeting at 2:12 A.M., on Wednesday, August 4, 2010.)

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Davis-Holmes

Inquired into the status of tablecloths for senior events.

Inquired into the status of motor home parking on streets.

Requested that the City Council revisit Ordinance No. 10-1445 regarding presentations and adding of agenda items.

Inquired into the status of the installation of Christmas Lights.

Reported that she may be late or may not be able to attend the meeting tomorrow regarding Carson Park Renovation.

Council/Agency Member Ruiz-Raber

Discussed the Relay for Life event and acknowledged attendees.

Congratulated Mayor Dear on receiving the "Good Guys Award," from the National Women's Caucus.

Extended birthday wishes to Gladys Wall on her 80th Birthday.

Reported that she had attended a surprise birthday party for Frances Cottrell.

Announced that the 25th Anniversary event for the VIP Senior Club would be held on August 17.

Reported that she and City Manager/Executive Director Groomes had discussed having a presentation by Animal Control as a result of the recent attack on a terrier dog by two pit bull dogs.

Subsequently, extended birthday wishes to her son Brian II on his 49th birthday on Sunday.

Council/Agency Member Gipson

Extended birthday wishes to his son Devon on his 23rd birthday on August 3.

Reported on his attendance at the event honoring living legends at the New Philadelphia AME Church; commended Pastor Dr. Sherman Gordon; and acknowledged attendees.

Reported on his attendance at the First Annual Picnic crusade at Cerritos Park in memory of Kevin Koz, a victim of teen-age suicide.

Reported on his participation in the L. A. AIDS Walk event and encouraged anyone wishing to join Team Carson and raise money to contact his office.

Extended his condolences to the family of the late Carl Washington.

Requested that City Manager/Executive Director Groomes add the following items for placement on a future agenda: 1) placement of the photograph of the late Congresswoman Juanita Millender-McDonald at the Community Center; 2) to require a super majority vote by the City Council to expend general fund money, not in the budget; and 3) to post the City Council salaries on the City's website for transparency in government.

Mayor Pro Tem/Vice Chairman Santarina

Reported that his son Neil had returned home from Kuwait after his third tour of duty and thanked his council colleagues for accommodating his presentations in his absence.

Acknowledged and thanked Recreation Assistant II Ortega and Landscape and Building Maintenance Superintendent Escamilla for their participation in the Cyber Café.

Acknowledged and thanked Larry Grant for the photograph taken of Nathaniel Riddick and him when they traveled to Seoul, Korea.

Acknowledged and thanked Cindy Sandoval with the Relay for Life.

Acknowledged and thanked City staff.

Mayor/Chairman Dear

Reported that he had represented the City of Carson at numerous events.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 2:36 A.M., on Wednesday, August 4, 2010, by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe