



MINUTES
CARSON CITY COUNCIL / CARSON REDEVELOPMENT AGENCY
SPECIAL JOINT MEETING
MARCH 8, 2011

7:30 P.M.

AGENDA POSTED: MARCH 7, 2011

“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 7:30 P.M., by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: Interim City Manager/Interim Executive Director/Economic Development General Manager Graves/Acting City Clerk/Agency Secretary called the roll:

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

Council/Agency Members Absent: None

Other Elected Officials Present: None

Other Elected Officials Absent: Helen Kawagoe, City Clerk/Agency Secretary, and Karen Avilla, City/Agency Treasurer (Entered at 7:40 P.M.)

Also Present: William Wynder, City/Agency Attorney

NEW BUSINESS DISCUSSION (Items 1-10)

- ITEM NO. (1) CONSIDER RESOLUTION NO. 11-13, "A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE AGENCY TO THE CITY OF CARSON FOR USE FOR PUBLIC PURPOSES AND FOR THE CITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW." (CARSON CONSOLIDATED PROJECT AREA)**

Public Comments

Zeke Vidauri

Jim Boyer

RECOMMENDATION for Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 11-13, "A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE AGENCY TO THE CITY OF CARSON FOR USE FOR PUBLIC PURPOSES AND FOR CITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW."

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-13 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Ruiz-Raber

Noes: None

Abstain: None

Absent: None

- ITEM NO. (2) CONSIDER RESOLUTION NO. 11-038, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACCEPTING THE TRANSFER OF AND APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY FOR USE FOR PUBLIC PURPOSES AND FOR CITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW." (CARSON CONSOLIDATED PROJECT AREA)**

RECOMMENDATION for City Council:

1. WAIVE further reading and ADOPT Resolution No. 11-038, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACCEPTING THE TRANSFER OF AND APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY FOR USE FOR PUBLIC PURPOSES AND FOR CITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW."

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-038 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Santarina, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

ITEM NO. (3) CONSIDER MAKING A DETERMINATION BY THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SITTING AS THE PLANNING AGENCY OF THE CITY OF CARSON, CALIFORNIA, PURSUANT TO GOVERNMENT CODE SECTION 65402, THAT THE PROPOSED ACQUISITION BY THE CITY OF CARSON OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY, IS CONSISTENT WITH THE CITY'S GENERAL PLAN, IN THAT NO CHANGE OF GENERAL PLAN DESIGNATION SHALL OCCUR WITH THE CONVEYANCE OF THE PROPERTY. (ECONOMIC DEVELOPMENT)

RECOMMENDATION for City Council:

1. DETERMINE, pursuant to Government Code Section 65402, that the proposed acquisition by the City of Carson, California, of certain properties owned by the Carson Redevelopment Agency, is consistent with the City's General Plan, in that no change of General Plan designation shall occur with the conveyance of the property.

ACTION: It was moved to approve the staff recommendation on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

**ITEM NO. (4) CONSIDER ENTERING INTO A "TRANSFER AGREEMENT FOR THE
TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON
REDEVELOPMENT AGENCY TO THE CITY OF CARSON." (CARSON
CONSOLIDATED PROJECT AREA)**

RECOMMENDATION for City Council/Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the City of Carson to enter into that certain "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON;" and
2. AUTHORIZE the Mayor to execute the same following approval as to form by the City Attorney; and
3. AUTHORIZE the Carson Redevelopment Agency to enter into that certain "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON;" and
4. AUTHORIZE the Agency Chair to execute the same following approval as to form by the Agency Counsel.

ACTION: It was moved to approve the staff recommendation on motion of Gipson, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

**ITEM NO. (5) CONSIDER ENTERING INTO THAT CERTAIN "CONTRACT TO
PERFORM ECONOMIC DEVELOPMENT SERVICES BY AND BETWEEN
THE CARSON REDEVELOPMENT AGENCY THE CITY OF CARSON."
(CARSON CONSOLIDATED PROJECT AREA)**

RECOMMENDATION for City Council/Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the Carson Redevelopment Agency to enter into that certain "CONTRACT TO PERFORM ECONOMIC DEVELOPMENT SERVICES BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND THE CITY OF CARSON;" and

2. AUTHORIZE the Agency Chair to execute the same following approval as to form by the Agency Counsel; and
3. AUTHORIZE the City of Carson to enter into that certain "CONTRACT TO PERFORM ECONOMIC DEVELOPMENT SERVICES BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND THE CITY OF CARSON;" and
4. AUTHORIZE the Mayor to execute the same following approval as to form by the City Attorney.

ACTION: It was moved to approve the staff recommendation Nos. 1, 2, 3, and 4, as amended by City/Agency Attorney Wynder, on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (6) CONSIDER RESOLUTION NO. 11-035 ESTABLISHING A CARSON HOUSING AUTHORITY IN ACCORDANCE WITH THE CALIFORNIA HOUSING AUTHORITY LAW. (ECONOMIC DEVELOPMENT)

RECOMMENDATION for City Council:

1. WAIVE further reading and ADOPT Resolution No. 11-035, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ESTABLISHING A HOUSING AUTHORITY IN ACCORDANCE WITH THE CALIFORNIA HOUSING AUTHORITY LAW."

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-035 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Davis-Holmes, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (7) CONSIDER RESOLUTION NO. 11-14 "A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE AGENCY TO THE CARSON HOUSING AUTHORITY FOR USE FOR PUBLIC PURPOSES AND FOR THE HOUSING AUTHORITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW AND IN ACCORDANCE WITH THE CALIFORNIA HOUSING AUTHORITY LAW." (ECONOMIC DEVELOPMENT)

RECOMMENDATION for Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 11-14, "A RESOLUTION OF THE CARSON REDEVELOPMENT AGENCY APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE AGENCY TO THE CARSON HOUSING AUTHORITY FOR USE FOR PUBLIC PURPOSES AND FOR THE HOUSING AUTHORITY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW AND IN ACCORDANCE WITH THE CALIFORNIA HOUSING AUTHORITY LAW."

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-14 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (8) CONSIDER ENTERING INTO A "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY." (ECONOMIC DEVELOPMENT)

RECOMMENDATION for Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the Carson Redevelopment Agency to enter into that certain "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY;" and

2. AUTHORIZE the Agency Chair to execute the same following approval as to form by the Agency Counsel.

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Gipson, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

ITEM NO. (9) CONSIDER ACQUISITION OF REAL PROPERTY LOCATED AT 2671 EAST TYLER STREET, ASSESSOR'S PARCEL NUMBER 7308-002-034 (CARSON CONSOLIDATED PROJECT AREA)

RECOMMENDATION for Redevelopment Agency:

TAKE the following actions:

1. APPROVE the acquisition of the property located at 2671 East Tyler Street; and
2. AUTHORIZE the Agency Chairman to execute the Agreement for Purchase and Sale after approval as to form by Agency Counsel.

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Davis-Holmes, seconded by Santarina and unanimously carried by the following vote:

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

ITEM NO. (10) CONSIDER ACQUISITION OF REAL PROPERTY LOCATED AT 20630 SOUTH FIGUEROA STREET, ASSESSOR'S PARCEL NUMBER 7336-003-030 (CARSON CONSOLIDATED PROJECT AREA)

RECOMMENDATION for City Council/Redevelopment Agency:

TAKE the following actions:

1. APPROVE the acquisition of the property located at 20630 South Figueroa Street; and

2. AUTHORIZE the Agency Chairman to execute the Agreement for Purchase and Sale after approval as to form by Agency Counsel.

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

ADJOURNMENT

The meeting was adjourned at 8:40 P.M., by Mayor/Chairman Dear.

Mayor/Chairman Jim Dear

ATTEST:

City Clerk/Agency Secretary Helen Kawagoe