



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
JUNE 7, 2011**

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://CI.CARSON.CA.US](http://ci.carson.ca.us)**

AGENDA POSTED: JUNE 3, 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 5:14 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/Vice Chairman Elito Santarina, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Council/Agency Member Lula Davis-Holmes (Entered at 5:22 P.M.)

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

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

Also Present:

Clifford Graves, Interim City Manager/Interim Executive Director, William Wynder, City/Agency Attorney; and staff:

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

CLOSED SESSION

City/Agency Attorney Wynder presented the Closed Session items.

CLOSED SESSION (Item 1) 5:00 P.M. – 5:45 P.M.

ITEM NO. (1) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (ECONOMIC DEVELOPMENT)

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 Todd Olson, Owner, Olson Housing with whom Agency is negotiating, and to give direction to its negotiator Clifford W. Graves regarding that certain real property 2535 East Carson Street. The Agency's real property negotiator will seek direction from the Agency Board regarding the Terms, Price and Conditions.

ACTION: This item was scheduled for Closed Session.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:16 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the items described on this evening's agenda only.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:16 P.M. by Mayor/Chairman Dear with all members previously noted present, including Davis-Holmes.

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

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

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: Clifford Graves, Interim City Manager/Interim Executive Director/Economic Development General Manager; William Wynder, City/Agency Attorney; Deputy City/Deputy Agency Attorney Sunny Soltani; Deputy City/Deputy Agency Attorney Lindsay Tabaian; and staff:

Jackie Acosta, Administrative Services General Manager; Ray Cruz, Public Services General Manager; and Vic Rollinger, Development Services General Manager;

Lisa Berglund, Principal Administrative Analyst; Zarah Cruz, Public Information Manager; Robert Eggleston, IT Manager; Patricia Elkins, Storm Water Quality Program Manager; Uli Feesago, Public Works Superintendent (Consultant); Sheri Repp-Loadsman, Planning Officer; Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

REPORT ON CLOSED SESSION

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

Agency Closed Session Item No. 1

A privileged and confidential status report was provided on ongoing negotiations. The Agency was briefed on facts and circumstances. Questions were asked and answered. No reportable action was taken, nor was any solicited.

Council Closed Session Item No. 1

The City Council was briefed on facts and circumstances. Questions were asked and answered. No reportable action was taken, nor was any solicited. All members participated in the Closed Session.

Council Closed Session Item No. 2

A privileged and confidential status report was provided on ongoing negotiations. The Council was briefed on facts and circumstances. Questions were asked and answered. No reportable action was taken, nor was any solicited. All members participated in the Closed Session.

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

FLAG SALUTE: MAYOR JIM DEAR

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: **PASTOR DAVID BUGGS, CENTRAL BAPTIST CHURCH**

At 6:21 P.M., Mayor/Chairman acknowledged the presence of Gardena Council Member Dan Medina and Mrs. Medina and West Basin Municipal Water District Board Member Don Dear.

APPROVAL OF MINUTES (COUNCIL)

TUESDAY, SEPTEMBER 21, 2010 (REGULAR)

The City Council Minutes, as listed on this evening’s agenda, were Approved as Submitted on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

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

APPROVAL OF MINUTES (AGENCY):

TUESDAY, SEPTEMBER 21, 2010 (REGULAR)

This item was heard after Approval of the Council Minutes at 6:23 P.M.

The Redevelopment Agency Minutes, as listed on this evening’s agenda, were Approved as Submitted on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

This item was heard in joint session after Approval of Agency Minutes at 6:24 P.M.

Dr. Rosita Mendoza, 21425 S. Avalon Boulevard, No. 45, Carson, California 90745, representing UCLA/Rand Center for Adolescent Health Promotion

Provided a status report regarding the meeting on May 26, 2011.

Marvin Clayton, 426 W. Carson Street, No. 6, Carson, California 90745, Executive Director, Apollo West Carson Players

Announced that the Apollo West Carson Players was invited to participate in the South Bay Pavilion's Juneteenth event on June 18, 2011, from 1:00 P.M. to 5:00 P.M., Center Court, and everyone was welcome.

Council/Agency Member Davis-Holmes subsequently announced that citizens of Carson would be hosting a Juneteenth event at Mills Park on June 18, 2011.

Dr. Rita Boggs, 21328 Island Avenue, Carson, California 90745

Referred to previous comments about pollution and discussed things that could be done; expressed concerns regarding Assembly Member Furutani's town hall about the Carousel Tract; and offered comments regarding remarks from Mayor Dear and comments regarding council members.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Reported the following: 1) participated in the tree planting event and commended Shell Oil's program; 2) attended the grand opening of the L.A. Port Park in Wilmington; 3) discussed pollution issues; and 4) attended the meeting regarding the Carousel Tract and felt that it was not the City's problem.

RECESS: After Oral Communications – Members of the Public, the Redevelopment Agency was Recessed at 6:36 P.M. by Mayor/Chairman Dear to the City Council for Introductions.

RECONVENE: After Council Item No. B, the Redevelopment Agency was Reconvened at 6:45 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the City Council New Business Consent Calendar and Redevelopment Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (Items 2-8)

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.

This item was heard in joint session at 6:45 P.M.

It was moved to approve the City Council New Business Consent Calendar Item Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and Redevelopment Agency New Business Consent Calendar Item Nos. 2, 3, 4, 5, 6, 7, and 8 on motion of Dear and seconded by Gipson.

Agency Item No. 4

Tommy Faavae, 605 E. 221st Street, Carson, California 90745

Offered comments in support of the staff recommendation and recommended a PLA agreement for the project.

Council Item No. 5:

Mary Anne O'Neal, 16211 Visalia Avenue, Carson, California 90746

Inquired into the description/function of the Board

During discussion of the motion, the following items were removed for discussion:

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Agency Item No. 4

CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN (DEVELOPMENT SERVICES)

Council/Agency Member Davis-Holmes

Requested that Mayor Dear advance Item No. 33.

Council Item No. 10

CONSIDERATION OF AN INDEPENDENCE DAY EVENT SCHEDULED FOR MONDAY, JULY 4, 2011 (CITY MANAGER)

Council Item No. 27

CONSIDER UPDATE ON IMPLEMENTATION OF MANAGEMENT PARTNERS' RECOMMENDATIONS FOR PHASE I GENERAL EFFICIENCY STUDY (ECONOMIC DEVELOPMENT)

Council/Agency Member Santarina

Council Item No. 5

CONSIDERATION OF RESOLUTION 11-070 ESTABLISHING A COMMUNITY CIVIC ENGAGEMENT BOARD (CITY MANAGER)

Council Item No. 9

CONSIDERATION OF RESOLUTION NO. 11-076 URGING ENACTMENT OF ASSEMBLY BILL NO. 1207 (FURUTANI) DESIGNED TO PROTECT CONSUMERS' RIGHTS WHEN EXPOSED TO A POLLUTANT OR HAZARDOUS SUBSTANCE (CITY MANAGER)

Mayor/Chairman Dear

Council Item No. 8

CONSIDERATION OF RESOLUTION NO. 11-075 URGING THE CALIFORNIA CITIZENS REDISTRICTING COMMISSION NOT TO "SPLIT" CARSON INTO TWO OR MORE STATE ASSEMBLY DISTRICTS (CITY MANAGER)

Council Item No. 18

REQUEST FOR INFORMATION ON COUNCIL SALARIES (ADMINISTRATIVE SERVICES)

City Council New Business Consent Calendar Item Nos. 3, 4, 6, 7, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30 and Redevelopment Agency New Business Consent Calendar Item Nos. 2, 3, 5, 6, 7, and 8 were unanimously approved by the following vote:

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

ITEM NO. (2) CONSIDERATION OF MONTHLY TREASURER'S REPORT (CITY TREASURER)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 3

RECOMMENDATION for the Redevelopment Agency:

1. RECEIVE and FILE.

ACTION: Item No. 2 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (3) CONSIDERATION OF CHANGE TO STATEMENT OF INVESTMENT POLICY (CITY TREASURER)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 4

RECOMMENDATION for the Redevelopment Agency:

1. APPROVE and ADOPT the amended Statement of Investment Policy.

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 vote:

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

RECONVENE: After Council Item No. 33, the Redevelopment Agency was Reconvened at 11:38 P.M. by Chairman Dear, with all members previously noted present, for Agency Item No. 4.

ITEM NO. (4) CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN (DEVELOPMENT SERVICES)

Item No. 4 was heard at 11:38 P.M.

Development Services General Manager Rollinger summarized the staff report and recommendation and reported that a regular and an alternate bid with a Project Labor Agreement and timeline would be brought back for consideration.

Interim Executive Director/Economic Development General Manager Graves reported that all elements were included with minor design changes. He suggested that when the item is brought back that staff would include a presentation to refresh the elements that would be included in the construction project.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the plans, specifications, and estimates and order the work for Project No. 1223: Carson Park Master Plan.
2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1223: Carson Park Master Plan.

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Dear and seconded by Santarina.

During discussion of the motion, Agency Member Davis-Holmes requested a status report on the timeline for the funding request, and Public Services General Manager Cruz clarified that the funding request was for \$3.5 million, not \$5 million, as recommended by Townsend, and that the timeline was from mid-to-late Fall.

The motion was unanimously carried by the following vote:

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

Chairman Dear referred to the two versions of the bid to be brought back for consideration and requested the inclusion of a compliance officer for local hiring and a compliance officer for the project labor agreement. Whereupon, Interim Executive Director/Economic Development General Manager Graves clarified that pursuant to City Council direction, a separate firm for local hiring would be brought on board to include an active monitoring program for all development projects and was different from a project labor agreement. Further, that a separate report would be brought back on the monitoring program for local hiring.

ITEM NO. (5) CONSIDER APPROVAL OF SECOND AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND RAND RESOURCES, LLC (CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the Second Amendment to the Exclusive Negotiating Agreement between the Carson Redevelopment Agency and Rand Resources, LLC.
2. AUTHORIZE the Agency Chairman to execute the Second Amendment following approval as to form by the Agency Counsel

ACTION: Item No. 5 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (6) CONSIDER AUTHORIZATION TO RENEW CONSULTANT CONTRACTS TO PROVIDE REDEVELOPMENT SERVICES ON AN AS-NEEDED BASIS FOR FISCAL YEARS 2011/12 AND 2012/2013 (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the attached list of consultants.
2. AUTHORIZE the consultant retainer agreements listed on the following pages, in the amounts recommended.
3. AUTHORIZE the Agency Chairman to sign the consultant retainer agreements following approval as to form by the Agency Counsel.
4. AUTHORIZE the Interim Executive Director to execute the necessary documentation to implement the work orders as required.

ACTION: Item No. 6 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

**ITEM NO. (7) CONSIDER ACQUISITION OF REAL PROPERTY LOCATED AT 407-409
EAST CARSON STREET BY THE CARSON REDEVELOPMENT AGENCY
(CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC
DEVELOPMENT)**

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the acquisition of the property located at 407-409 East Carson Street.
2. AUTHORIZE the Agency Chairman to execute the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions following approval as to form by the Agency Counsel.

ACTION: Item No. 7 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

**ITEM NO. (8) CONSIDER AN AWARD OF AN AGREEMENT BETWEEN THE CARSON
REDEVELOPMENT AGENCY AND PIMA CORPORATION FOR
CONSTRUCTION OF THE NEIGHBORHOOD PASSIVE PARK ON CITY-
OWNED PROPERTY LOCATED AT 21208 SHEARER AVENUE (CARSON
CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)**

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. AWARD the construction agreement for the neighborhood passive park at 21208 Shearer Avenue to the lowest responsive and responsible bidder, Pima Corporation in the amount of \$569,500.00.
2. AUTHORIZE the Agency Chairman to execute the construction agreement following approval as to form by the Agency Counsel.

ACTION: Item No. 8 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

DEMANDS (Item 9)

ITEM NO. (9) RESOLUTION NO. 11-27 ALLOWING CLAIMS AND DEMANDS AGAINST CARSON CONSOLIDATED CAPITAL PROJECT AREA FUND IN THE AMOUNT OF \$688,677.78, DEMAND NUMBERS 1-005526 THROUGH 1-005557; AND LOW/MODERATE INCOME HOUSING FUND IN THE AMOUNT OF \$150,665.97, DEMAND NUMBERS 3-000585 THROUGH 3-000605

Item No. 9 was heard after Item No. 4

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-27 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

RECONVENE: After Agency Item No. 9, the City Council was Reconvened at 11:53 P.M. by Mayor/Chairman Dear with all members previously noted present for Council Item No. 32 / Agency Item No. 10.

SPECIAL ORDERS OF THE DAY (Item 10)

Any person wishing to testify is requested to complete a speaker card, available on the podium in the Council Chambers. **TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON.** Any subject of controversy will be limited to a total of fifteen minutes of testimony per side; those wishing to address the Agency/Council are requested to select three speakers to represent your opinion.

ITEM NO. (10) JOINT PUBLIC HEARING TO CONSIDER RESOLUTION NO. 11-26 APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND OLSON URBAN HOUSING, LLC, FOR THE SALE AND DEVELOPMENT OF A 0.92-ACRE PARCEL OF AGENCY-OWNED PROPERTY LOCATED AT 2535-2569 EAST CARSON STREET (CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 32

Joint Public Hearing

Mayor/Chairman Dear declared the joint Public Hearing open **TO CONSIDER RESOLUTION NO. 11-071 APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND OLSON URBAN HOUSING, LLC, FOR THE SALE AND DEVELOPMENT OF A 0.92-ACRE PARCEL OF AGENCY-OWNED PROPERTY LOCATED AT 2535-2569 EAST CARSON STREET (CARSON CONSOLIDATED PROJECT AREA).**

City Clerk's/Agency Secretary's Report

City Clerk/Agency Secretary Kawagoe reported that notice of the Joint Public Hearing had been given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk/Agency Secretary; notice to the applicant, The Olson Company, Attention: Todd Olson, 3010 Old Ranch Parkway, Suite 100, Seal Beach, California 90740; postings as required by law; and other mailings as requested by individuals and organizations. The affidavits attesting to mailing and publishing such notice were on file in the Office of the City Clerk/Agency Secretary. No written communications were received.

Mayor/Chairman Dear directed that all affidavits of notice be made part of the record.

Staff Report

Interim City Manager/Interim Executive Director/Economic Development General Manager Graves summarized the staff report and recommendation.

Administration of Oath

Mayor/Chairman Dear requested that all persons wishing to testify to stand and take the Oath.

There being no persons wishing to testify, Mayor/Chairman Dear declared the Joint Public Hearing Closed.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. OPEN the Joint Public Hearing, TAKE public testimony, and CLOSE the Joint Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 11-26, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, MAKING CERTAIN FINDINGS AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND OLSON URBAN HOUSING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION, RELATING TO THE DEVELOPMENT OF 2535-2569 EAST CARSON STREET."
3. AUTHORIZE the Agency Chairman to execute the Disposition and Development Agreement following approval as to form by the Agency Counsel.

ACTION: WITH FURTHER READINGS WAIVED, it was moved to PASS, APPROVE and ADOPT Council Resolution No. 11-071 and Agency Resolution No. 11-26 as read by titles only, and to approve Council/Agency staff recommendation No. 3 on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

RECESS: After Council Item No. 32/Agency Item No. 10, the Agency was recessed to the City Council at 12:01 A.M., on Wednesday, June 8, 2011, by Mayor/Chairman Dear for Council Item No. 5.

UNFINISHED BUSINESS (None)

NEW BUSINESS DISCUSSION (None)

RECONVENE: After Item No. 35, the Redevelopment Agency was Reconvened at 1:01 A.M., on Wednesday, June 8, 2011 for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

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

Mayor/Chairman Dear

Michael D. Williams, brother of former Council Member Harold Williams
Betty Cofield
George Davis

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Clifford W. Smith, member, Oil, Chemical and Atomic Workers Union

Council/Agency Member Davis-Holmes

Robert Tagadar, part-time employee, Veterans Park

Council/Agency Member Gipson

Ana Camacho
Matt Fong, former California State Treasurer
Jermaine Nahshon Collins

Council/Agency Member Santarina

Feliza Dailey
Crestituta Coloma Polendey

City/Agency Treasurer Avilla

Mary Esther Castillo, sister of Alicia Tapia, City Treasurer's Office

City Clerk/Agency Secretary Kawagoe

Etsu Mineta Masaoka, wife of Mike Masaoka, founder of the Japanese American Citizen League (JACL), and sister of Norman Mineta, former Secretary of Transportation.

(Council/Agency Member Gipson entered the meeting at 1:02 A.M., on Wednesday, June 8, 2011.)

City/Agency Treasurer Avilla

Reported that she had attended the spring meeting of the National League of Cities' Finance, Administration and Intergovernmental Relations (FAIR) Steering Committee in Gadsden, Alabama.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Davis-Holmes

Issued a public reminder about the Juneteenth Celebration at Mills Park, June 18, 2011, from 12 Noon to 5:00 PM., and thanked the committee.

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Reported the following: 1) attended the Women in Municipal Government (WIMG) last week in Kansas City, Missouri; 2) she and husband Brian had completed AB 1234 training; 3) expressed her regrets to attend the Juneteenth Celebrations due to out-of-town commitments; and 4) her attendance at community events.

Council/Agency Member Santarina

Reported on his attendance at community events and extended his welcome to the Ohana Wellness Center; announced upcoming events of community interest and acknowledged the event planners; congratulated the recipients of the Banning High School scholarships from the Filipino Community of Carson; extended birthday greetings to his wife Anita and his sister-in-law, the Honorable Amelia “Beth” Aves-Gamilla, Mayor, Bongabon, Nueva Ecija, Republic of the Philippines, both of whom share the same birthdate of June 7; and bade bon voyage to Mayor Beth on her return home.

Council/Agency Member Gipson

Thanked City/Agency Attorney Wynder for his guidance and leadership through the re-hearing process this evening, along with his entire team and Interim City Manager/Interim Executive Director/Economic Development General Manager Graves; Reported on his attendance at community events; acknowledged those who were in attendance; announced upcoming events of community interest; reported that he spoke in support of a project labor agreement arrangement for the MLK Project before the Los Angeles County Board of Supervisors; attended the Young Elected Officials Network in Washington, D.C.; fulfilled his AB 1234 requirements; reported that the Compton Municipal Election took place this evening and congratulated Janna Zurita on her election victory for District 1 and commended Barbara Calhoun for doing a good job; announced that a town hall meeting would be held at 6:30 P.M., on June 9, 2011, at Stevenson Park; and extended birthday wishes to his baby sister.

Mayor/Chairman Dear

Reported on his attendance at community events and acknowledged those who were in attendance; announced that he was organizing a free bus trip to tour the Cerritos Sculpture Garden and extended a public invitation; reported that he had attended the ICSC Conference in Las Vegas, Nevada, and discussed the prospect of having another sit-down restaurant in front of Sears; and attended the Los Angeles County Chapter of the League of California Cities and other personal events.

(Mayor Pro Tem/Vice Chairman Ruiz-Raber exited the meeting at 1:21 A.M., on Wednesday, June 8, 2011.)

(Mayor Pro Tem/Vice Chairman Ruiz-Raber reentered and exited the meeting at 1:23 A.M., on Wednesday, June 8, 2011.)

(Mayor Pro Tem/Vice Chairman Ruiz-Raber reentered the meeting at 1:24 A.M., on Wednesday, June 8, 2011.)

COUNCIL MEMBERS PRESENT REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

A. MAYOR PRO TEM RUIZ-RABER AND COUNCILMEMBER SANTARINA REQUEST CONSIDERATION OF ADDING AN ITEM TO THE JUNE 15, 2011 CITY COUNCIL AGENDA RELATING TO THE CITY OF CARSON'S COMPREHENSIVE SMOKE FREE POLICIES

ACTION: It was moved to approve Item No. A on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

Council/Agency Member Davis-Holmes

Requested the addition of a Closed Session item regarding the conduct and investigation involving sexual harassment and a commissioner who was recently appointed. She requested that information from the former City Manager be distributed to the Council Members.

Mayor/Chairman Dear requested that Interim City Manager/Interim Executive Director/Economic Development General Manager Graves facilitate the request by Council/Agency Member Davis-Holmes and to place a Closed Session item on the agenda for June 15, 2011.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

CLOSED SESSION REPORT (None)

ADJOURNMENT

The meeting was Adjourned at 1:36 A.M., on Wednesday, June 8, 2011, to an adjourned regular meeting to be held on Wednesday, June 15, 2011, 5:00 P.M., by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe