CITY OF CARSON
RECLAMATION AUTHORITY

Thursday, July 23, 2020
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers

MINUTES

SPECIAL MEETING OF THE CARSON RECLAMATION AUTHORITY 4:30 P.M.

CALL TO ORDER: The meeting was called to order at 4:35 P.M. by Authority Chairman Albert Robles via Zoom teleconference.

ROLL CALL: Deputy Authority Secretary Joy Simarago noted the roll:

Authority Board Members Present via Zoom teleconference:
Authority Chairman Albert Robles, Authority Vice Chairman Cedric Hicks, Board Member Ray Aldridge, Jr., Board Member Rashina Young, and Board Member Ramona Pimentel

Also Present via Zoom teleconference telephone:
John Raymond, Executive Director; Sunny Soltani, Authority Attorney; Danny Aleshire, Assistant Authority Attorney;

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

Authority Chairman Robles announced that the Carson Reclamation Authority (CRA) recently received comments from the developer regarding changes to the Option Agreement. As a result, the need to add a subsequent Closed Session item to the agenda is necessary, citing that it came to the attention of the CRA after posting of the agenda and requires action before the next authority meeting.

Authority Attorney Soltani requested to add a subsequent need item under real estate negotiations to discuss terms, price and terms of the Option Agreement with Faring and Bridge related to property located at 20400 S. Main Street, Carson.

It was moved to add the subsequent need Closed Session item as Item No. 2, as described by Authority Attorney Soltani, on motion of Robles, seconded by Pimentel and unanimously carried by the following vote:

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

Absent: None

DISCUSSION: (Item 1)

Item No. 1. 2020-509 **CONSIDER OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS AND AN AGREEMENT TO GRANT DEVELOPMENT IMPACT FEE CREDIT AGREEMENT AND FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE WITH FBD CARSON, LLC FOR CELLS 3, 4 AND 5 OF THE 157 ACRE SITE**

Executive Director Raymond gave a staff report.

Authority Attorney Soltani noted the CRA received a draft of the Option Agreement. The developer made changes and warrants discussion with the board.

Jason Illoulian, developer, commended the city attorneys involved with the transaction, noting that the agreement is near completion.

Authority Attorney Soltani thanked developers Jason Illoulian, Brian Wilson, and their team as well.

Recommendation:

1. APPROVE OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS AND RELATED DOCUMENTS FOR CELLS 3, 4 AND 5 OF 157 ACRE SITE WITH FBD CARSON, LLC; AND

2. APPROVE AN AGREEMENT TO GRANT DEVELOPMENT IMPACT FEE CREDIT AND FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE WITH FBD CARSON, LLC ("DIF CREDIT AGREEMENT"); AND

3. AUTHORIZE the Chairman or his/her designee to execute the Option Agreement, the DIF Credit Agreement, and all related documents in a form acceptable to the Authority Counsel, and with any minor modifications approved by the Authority Counsel.

ACTION: This item was continued.

RECESS:
The meeting was recessed at 4:49 P.M. to Closed Session by Authority Chairman Robles.

RECONVENE:
The meeting was reconvened at 9:10 P.M. by Authority Vice Chairman Hicks with all members previously noted present except Robles.

Authority Vice Chairman Hicks noted that Authority Chairman Robles was present during Closed Session and had to leave before reconvening.

REPORT ON CLOSED SESSION ACTION
Assistant Authority Attorney Danny Aleshire provided the Closed Session report as follows:

CLOSED SESSION ITEM

Item No. 2 **CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CARSON RECLAMATION AUTHORITY)**

Recommendation: A closed session will be held to discuss terms, price and negotiations with the developer and different disputes about different provisions regarding an Option Agreement and related documents for property located at 20400 Main Street, Carson, California.

ACTION: The CRA board gave direction to the CRA staff and its Counsel and took direction and will proceed with that direction. No reportable action was taken.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.

ADJOURNMENT
The meeting was adjourned at 9:12 P.M. to an adjourned regular meeting to be held on Tuesday, July 28, 2020 at 5:00 P.M. by Authority Vice Chairman Hicks with no objection heard.

Authority Chairman Albert Robles

ATTEST:

Authority Secretary Donesia Gause-Aldana, MMC