CITY OF CARSON
RECLAMATION AUTHORITY

TUESDAY, JULY 28, 2020
701 East Carson Street
Carson, CA 90745
Helen Kawagoe Council Chambers

MINUTES

ADJOURNED SPECIAL MEETING OF THE CARSON RECLAMATION AUTHORITY 5:00 P.M.

CALL TO ORDER: The meeting was called to order at 5:05 P.M. by Authority Chairman Albert Robles via Zoom teleconference.

ROLL CALL: Authority Secretary Donesia Gause-Aldana noted the roll:

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

Authority Board Members Absent:
Board Member Rashina Young

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

CLOSED SESSION (Item 1)

ANNOUNCEMENT OF CLOSED SESSION ITEMS
Authority Attorney Soltani announced the Closed Session item.

RECESS TO CLOSED SESSION
The meeting was recessed at 5:07 P.M. to Closed Session by Authority Chairman Robles.

RECONVENE TO OPEN SESSION
The meeting was reconvened at 6:22 P.M. by Authority Chairman Robles.

REPORT ON CLOSED SESSION ACTIONS
Authority Attorney Soltani provided the Closed Session report as follows:

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

Item No. 1. 2020-537 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CARSON RECLAMATION AUTHORITY)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Jason Illoulian and Brian Wilson, of FBD Carson, LLC, with whom Authority is negotiating, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property described Cells 3, 4, and 5 on property known as Assessor Parcel Numbers 7336-010-903 and 7336-010-904. The Authority's real property negotiator will seek direction from the Authority regarding the price and terms of payment.

ACTION: No reportable action was taken.

DISCUSSION: (Item 2)

Item No. 2. 2020-536 **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**

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 to August 4, 2020.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS) – None.

ADJOURNMENT

The meeting was adjourned at 6:24 P.M. to an adjourned special meeting to be held on Tuesday, August 4, 2020 at 3:30 P.M. by Authority Chairman Robles.

Authority Chairman Albert Robles

ATTEST:

Authority Secretary Donesia Gause-Aldana, MMC