



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 5, 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://CI.CARSON.CA.US](http://ci.carson.ca.us)**

AGENDA POSTED: OCTOBER 1, 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 5:10 P.M., by Mayor/Chairman/President Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

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

Council/Agency/Authority Members Present:

Mayor/Chairman/President Jim Dear, Mayor Pro Tem/Chairman Pro Tem/President Pro Tem Elito Santarina, and Council/Agency/Authority Member Julie Ruiz-Raber

Council/Agency/Authority Members Absent:

Council/Agency/Authority Member Lula Davis-Holmes (entered at 5:11 P.M.) and Council/Agency/Authority Member Mike Gipson (entered during C.S.)

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

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

Also Present: William Wynder, City/Agency/Authority Attorney; and staff: Robert Eggleston, IT Manager; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

City/Agency/Authority Attorney Wynder presented the Closed Session items for the City Council.

CLOSED SESSION (None) 5:00 P.M. – 5:45 P.M.

RECESS: The City Council/Redevelopment Agency/Financing Authority were Recessed at 5:12 P.M. by Mayor/Chairman/President Dear to a Closed Session to discuss the items described on this evening's City Council agenda only.

RECONVENE: The City Council/Redevelopment Agency/Financing Authority were Reconvened at 6:56 P.M., by Mayor/Chairman/President Dear with all members previously noted present.

REPORT ON CLOSED SESSION

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

Council Item No. 1

The City Council was briefed on facts and circumstances and a litigation avoidance strategy was recommended; pursuit of such strategy was unanimously authorized; questions were asked and answered; and all members of the City Council participated in the Closed Session.

Council Item No. 2

A discussion was commenced and would conclude following a further Closed Session.

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

Council/Agency Members Present:

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

Council/Agency/Authority Members Absent: None

Other Elected Officials Present:

Helen Kawagoe, City Clerk/Agency Secretary/Authority Secretary

Other Elected Officials Absent:

Karen Avilla, City/Agency/Authority Treasurer (Entered at 6:57 P.M.)

Also Present:

Jerome Groomes, City Manager/Executive Director/Chief Administrative Officer;
William Wynder, City/Agency/Authority Attorney; and staff:

Jackie Acosta, Administrative Services General Manager; Raymond Cruz, Public
Services General Manager; Clifford Graves, Economic Development General
Manager; and Victor 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; Sheri Repp-Loadsman, Planning Officer; and Wanda Higaki, Chief
Deputy City Clerk/Chief Deputy Agency Secretary

Captain Bernice Abram, Carson Sheriff's Station

City Clerk/Agency Secretary/Authority Secretary Kawagoe acknowledged the birthday of Mayor Pro
Tem/Vice Chairman/Vice President Elito Santarina and led those present in singing the birthday song.

Whereupon, Mayor Pro Tem/Vice Chairman/Vice President Elito Santarina reported that City
Manager/Executive Director/Chief Administrative Officer Groomes had celebrated his birthday on October
1, 2010.

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

FLAG SALUTE: Mayor Pro Tem/Vice Chairman/Vice President Elito Santarina led the Flag Salute.

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: **HECTOR CRUZ, VICTORY
OUTREACH CHURCH OF CARSON**

RECESS: After the Invocation, the City Council and Redevelopment Agency were Recessed at
7:00 P.M. by Mayor/Chairman/President Dear to the Financing Authority for
Approval of Minutes.

RECONVENE: After Approval of the Minutes for the Financing Authority, the City Council and Redevelopment Agency were Reconvened at 7:01 P.M. for a joint session by Mayor/Chairman/President Dear, with all members previously noted present, for Approval of the Minutes for the City Council.

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.

RECONVENE: After Council Item No. 3A, the Financing Authority was Reconvened at 7:12 P.M. for a joint session with the City Council and Redevelopment Agency by Mayor/Chairman/President 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.**

Ron Smith, Director, West Basin Municipal Water District

Distributed DVD's entitled, "Water Reliability 2020 with Huell Howser." Whereupon, Mayor/Chairman, President Dear requested that City Manager/Executive Director/Chief Administrative Officer Groomes arrange for airing of the DVD on the City's public access channel.

(Council/Agency/Authority Member Davis-Holmes exited the meeting at 7:14 P.M. and reentered the meeting at 7:15 P.M.)

Derrick Mims, representing Assembly Member Warren Furutani, 4201 Long Beach Boulevard, Long Beach, California 90807

Announced that Assembly Member Furutani would be sponsoring a reception honoring Chief Justice nominee Tani Cantil-Sakauye and former acting Lt. Governor Mona Pasquil, on Saturday, October 23, 2010, at California State University Dominguez Hills. Contact the Office of Assembly Member Warren Furutani for further information at 310-400-3070. Whereupon, Council/Agency/Authority Member Ruiz-Raber conveyed her regrets due to a wedding event.

Debra Mason, 109 E. Bilson Street, Carson, California 90746

Reported that her issue was first raised with Council/Agency/Authority Member Gipson and discussed the traffic issues associated with the Home Depot Center; reported an increase in truck activity; and concerns of

the residents regarding lack of sleeping ability and structural damage associated with the shaking of their homes.

James Ota

Discussed high pressure sodium ballasts to save money and be energy efficient.

Tiny Cook, 17701 S. Avalon Boulevard, No. 197, Carson, California 90746

Reported that notice was given to the senior clubs that tips for the bus drivers would not be allowed and inquired what the clubs could do to show their appreciation to the drivers. Whereupon, Mayor/Chairman/President Dear referred Ms. Cook to discuss this issue with City/Agency/Authority Treasurer Avilla and, if necessary, with City Manager/Executive Director/Chief Administrative Officer Groomes

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

Inquired into the use of the City public access channel for the West Basin Municipal Water District.

At 7:30 P.M., Mayor/Chairman/President Dear advanced Council Item No. 25 / Agency Item No. 4, and Authority Item No. 1 to be heard after Oral Communications – Members of the Public, with no objections heard.

RECONVENE: After Council Item No. 30, the Redevelopment Agency was Reconvened at 9:32 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the Council New Business Consent Calendar and the Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (Items 1-2)

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 at 9:32 P.M.

It was moved to approve Council New Business Consent Calendar Item Nos. 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, and 19 and Agency New Business Consent Calendar Item Nos. 1 and 2 on motion of Dear, 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. (1) CONSIDER RESOLUTION NO. 10-34 AUTHORIZING THE EXPENDITURE OF LOW-AND MODERATE-INCOME HOUSING FUNDS WITHIN ALL PROJECT AREAS AND CITYWIDE THEREBY BENEFITTING ALL REDEVELOPMENT PROJECT AREAS (ECONOMIC DEVELOPMENT)

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

RECOMMENDATION for the Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 10-34, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE USE OF LOW-AND MODERATE-INCOME HOUSING FUNDS FROM EXISTING REDEVELOPMENT PROJECT AREAS FOR USE ON LOW-AND MODERATE-INCOME HOUSING PROJECTS CITYWIDE AND MAKING FINDINGS OF BENEFIT IN CONNECTION THEREWITH."

ACTION: Item No. 1 was approved on the New Business Consent Calendar on motion of Dear, 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. (2) CONSIDERATION OF A REQUEST TO AUTHORIZE THE REAPPROPRIATION OF FUNDS FOR OPEN PURCHASE ORDERS/CONTRACTS AT JUNE 30, 2010 AND ADJUSTMENTS TO PROJECTED REVENUES FOR FY 2010/11 (ADMINISTRATIVE SERVICES)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the reappropriation of funds to the FY 2010/11 budget in the account numbers detailed in Exhibit No. 1.
2. AUTHORIZE the increase in the revenue projections for FY 2010/11 for the funds listed in the "Fiscal Impact" section of this report.

ACTION: Item No. 2 was approved on the New Business Consent Calendar on motion of Dear, 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

RECESS: After the Council and Agency New Business Consent Calendars, the City Council was Recessed to the Redevelopment Agency at 9:33 P.M. by Mayor/Chairman Dear for Agency Item No. 3.

DEMANDS (Item 3)

ITEM NO. (3) RESOLUTION NO. 10-35 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$37,766.86, DEMAND NUMBERS 1-005255 THROUGH 1-005260; PROJECT 2 FUND IN THE AMOUNT OF \$248,896.25, DEMAND NUMBERS 2-004587 THROUGH 2-004591; AND PROJECT 4 FUND IN THE AMOUNT OF \$93,420.32, DEMAND NUMBERS 4-000551 THROUGH 4-000554

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-35 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: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECESS: After Agency Item No. 3, the Redevelopment Agency was Recessed at 9:34 P.M. by Chairman Dear to the City Council for Item No. 21.

NEW BUSINESS DISCUSSION (Item 4)

ITEM NO. (4) CONSIDER RESOLUTION NO. 10-33 AUTHORIZING THE ISSUANCE OF CARSON REDEVELOPMENT AGENCY TAX ALLOCATION HOUSING BONDS AND AUTHORIZING OTHER OFFICIAL ACTIONS RELATING THERETO FOR PROJECT AREA NO. 1, THE MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4 (ECONOMIC DEVELOPMENT)

**THIS IS A COMPANION AGENDA ITEM WITH COUNCIL ITEM NO. 25
AND PUBLIC FINANCING AUTHORITY ITEM NO. 1**

This item was heard at 7:30 P.M.

City Manager/Executive Director/Chief Administrative Officer Groomes summarized the staff reports and recommendations. He reported that a team of technical people were available to answer questions.

Economic Development General Manager Graves presented and discussed the companion items.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 10-33, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE ISSUANCE AND SALE OF NOT-TO-EXCEED \$44,000,000.00 AGGREGATE PRINCIPAL AMOUNT OF CARSON REDEVELOPMENT AGENCY TAXABLE TAX ALLOCATION HOUSING BONDS, 2010 SERIES A-T AND TAX ALLOCATION HOUSING BONDS, 2010 SERIES A, AUTHORIZING AND DIRECTING EXECUTION OF INDENTURES OF TRUST, APPROVING BOND PURCHASE AGREEMENTS AND A PRELIMINARY OFFICIAL STATEMENT, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND OFFICIAL ACTIONS RELATING THERETO."
2. AUTHORIZE the Agency Chairman to execute the aforementioned agreements and documents following approval as to form by Agency Counsel.

ACTION: WITH FURTHER READINGS WAIVED, it was moved to PASS, APPROVE and ADOPT Authority Resolution No. 10-1, Council Agency Resolution No. 10-101, and Agency Resolution No. 10-33, as read by titles only, and to approve staff recommendation No. 2 for Authority Item No. 1 and Agency Item No. 4 on motion of Santarina, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

RECESS: After Authority Item No. 1 and Agency Item No. 4, the Financing Authority and Redevelopment Agency were Recessed at 7:41 P.M. by Mayor/Chairman/President Dear to the City Council to consider Council Item Nos. 10, 11, and 12, concurrently; ordered Council Item No. 8 to be continued for two weeks, with no objections heard; and ordered Council Item No. 27 to be continued for two weeks, with no objections heard.

RECONVENE: After Council Item No. 35, the Redevelopment Agency and Financing Authority were Reconvened at 11:53 P.M. for a joint session with the City Council by Mayor/Chairman/President 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/President Dear

Vincenson "Vinnie" Edwards

Mike Doodey

Barbara Richardson Gutierrez, sister of Erma Stout and Josie Armendariz, Crossing Guards, Public Safety

Franacisca Elago Ebbat

Don Lee White

Council/Agency/Authority Member Davis-Holmes

Larry "Buddy" R. Billoups

Ulysses "Pete" Brown

Roland Perkins, son-in-law of Nathaniel Riddick, Parks and Recreation Commissioner

Carl L. Jones, Sr., father of Deborah Brown, Public Works Commissioner

Shirley Nash, City employee, Hemingway Park

Gladcys Fields

Anna Maria Zimmerman, mother of Doris Reed, Public Works Department

Council/Agency/Authority Member Gipson

Rigoberto Ruclas

Council/Agency/Authority Member Ruiz-Raber

Elvia Castellon, mother of an employee at Spires Restaurant in Carson

City Manager/Executive Director/Chief Administrative Officer Groomes

Miriam Grier, Employee of Civic Travel

City/Agency/Authority Treasurer Avilla reported that \$175 in donations has been received for the event of the Veterans Affairs Commission.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency/Authority Member Ruiz-Raber provided a status report on the repair project for Gerald Desmond Bridge, Long Beach, California, and reported on her attendance at community events.

(Mayor/Chairman/President Dear exited the meeting at 12:05 A.M., on Wednesday, October 6, 2010, and Mayor Pro Tem/Vice Chairman/Vice President Santarina assumed the Chair.)

Council/Agency/Authority Member Davis-Holmes remembered the late Shirley Nash; reported on her attendance at community events; provided public announcements of community interest; and referred to and read an excerpt from the letter received from the Los Angeles County District Attorney's Office regarding Brown Act violations and the mute button.

(Mayor/Chairman/President Dear reentered the meeting at 12:07 A.M., on Wednesday, October 6, 2010, and resumed the Chair.)

Upon inquiry, City/Agency/Authority Attorney Wynder referred to the letter from the Los Angeles County District Attorney's Office and reported that he would analyze the legislation reform recommended and bring back appropriate recommendations. Whereupon, Mayor/Chairman/President Dear reported that he had previously requested City/Agency/Authority Attorney Wynder to prepare an agenda item for a future agenda.

Mayor Pro Tem/Vice Chairman/Vice President Santarina reported on his attendance at community events; provided public announcements of community interest; and acknowledged and thanked community leaders and staff.

Council/Agency/Authority Member Gipson reported on his attendance at community events; provided public announcements of community interest; and acknowledged and thanked community leaders and staff.

Mayor/Chairman/President Dear reported on his attendance at community events; provided public announcements of community interest; and acknowledged and thanked community leaders and staff.

COUNCILMEMBER PRESENTATIONS OF REQUESTS TO ADD ITEMS TO FUTURE AGENDAS:

A. COUNCILMEMBER DAVIS-HOLMES REQUESTS CONSIDERATION OF A REPORT TO COUNCIL ON WHAT THE CITY OF CARSON IS DOING FOR SMALL BUSINESSES AND ENTREPRENEURS

This item was not addressed.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS

After Item Nos. 10, 11, and 12, the City Council was Recessed at 8:34 P.M. by Mayor Dear to a continued Closed Session to discuss the items described on this evening's agenda.

The City Council was Reconvened at 9:14 P.M. by Mayor Dear with all members previously noted present.

REPORT ON CLOSED SESSION

City Attorney Wynder provided the continued Closed Session Report as follows:

Council Item No. 2

There was a privileged and confidential briefing on ongoing negotiations and the City Council unanimously gave instructions and further negotiating authority.

ADJOURNMENT

The meeting was Adjourned at 12:23 A.M., on October 6, 2010, by Mayor/Chairman Dear and in memory of the persons requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe