



**MINUTES  
CARSON REDEVELOPMENT AGENCY / CITY COUNCIL  
SPECIAL JOINT MEETING  
JANUARY 31, 2011**

**4:00 P.M.**

**AGENDA POSTED: JANUARY 28, 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 4:18 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, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Council/Agency Member Lula Davis-Holmes and Council/Agency Member Mike Gipson (Entered after the Closed Session)

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/Economic Development General Manager; William Wynder, City/Agency Attorney; and staff:

Robert Eggleston, IT Manager; Tera Otineru, IT Division Secretary; Jeff Westbrook, Redevelopment Manager; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

City Clerk/Agency Secretary Kawagoe reported that Council/Agency Member Davis-Holmes and Council/Agency Member Gipson were unable to attend this evening's meeting.

### **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.

### **CLOSED SESSION (Item 1)**

City/Agency Attorney Wynder presented the Closed Session agenda.

### **Public Comments**

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

Spoke in support of Item No. 1.

### **ITEM NO. (1) CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

RECOMMENDATION for the Redevelopment Agency and City Council:

1. A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to consider negotiations with John Peterson, Owner, Cormier Chevrolet, with whom City/Agency is negotiating, and to give direction to its negotiator Clifford W. Graves regarding that certain real property 2201 East 223<sup>rd</sup> Street. The City/Agency's real property negotiator(s) will seek direction from the City Council/Agency Board regarding the price and terms of payment for the property.

**ACTION:** This item was scheduled for Closed Session.

**RECESS:** The City Council and Redevelopment Agency were Recessed at 4:21 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the item described on this evening's agenda.

**RECONVENE:** The City Council and Redevelopment Agency were Reconvened at 4:32 P.M. by Mayor/Chairman Dear with all members previously noted present, including Gipson, who entered the meeting after the Closed Session, with Davis-Holmes absent.

## REPORT ON CLOSED SESSION

City/Agency Attorney Wynder clarified that the Closed Session did not involve the City Council and did not meeting in Closed Session and provided the Closed Session report as follows:

### Council / Agency Item No. 1

Based on the recommendations of Interim Executive Director/Economic Development General Manager Graves and with consent of the Redevelopment Agency, the Agency unanimously authorized the making of a \$500,000.00 bridge loan to Cormier Chevrolet for a period not-to-exceed ninety (90) days to be secured by the personal guarantee of Mr. Peterson and an additional guarantee from a lending source to allow necessary financing for the business to move forward with some deadline that require funding. The Agency also unanimously directed staff to put an action on tomorrow night's Agency agenda to ratify this action by adopting the necessary enabling resolution to do so. The Agency also authorized the Agency Treasurer to, if necessary, immediately issue this bridge loan to as to meet the deadline required by Cormier Chevrolet. All members of the Agency who were present today approved this action.

Mayor/Chairman Dear clarified that the vote was three-to-zero with no abstentions. He ordered a urgency item to be added to the Agency's agenda with no objections heard and Davis-Holmes absent.

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Mayor/Chairman Jim Dear

ATTEST:

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City Clerk/Agency Secretary Helen Kawagoe