



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 1, 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: JANUARY 27, 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 5:18 P.M., by Mayor Pro Tem/Vice Chairman Santarina 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 Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Lula Davis-Holmes, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Mayor/Chairman Jim Dear (Entered during Closed Session) and Council/Agency Member Mike Gipson (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/Economic Development General Manager; 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 (Item 1) 5:00 P.M. – 5:45 P.M.

City/Agency Attorney Wynder presented the Closed Session agenda and reported that Agency Item No. 1 was not needed to be held this evening.

CLOSED SESSION (Items 1-2) 5:00 P.M. – 5:45 P.M.

ITEM NO. (1) CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDATION for the Redevelopment Agency:

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 Agency is negotiating, and to give direction to its negotiator Clifford W. Graves regarding that certain real property 2201 East 223rd Street. The Agency's real property negotiator(s) will seek direction from the Agency Board regarding the price and terms of payment for the property.

ACTION: This item was not scheduled for Closed Session.

ITEM NO. (2) CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDATION for the Redevelopment Agency:

1. A closed session will be held, pursuant to Government Code § 54956.8, to enable the City Council to consider negotiations with Go Kart World, Bob & Cynde Harris, Owners, with whom Agency is negotiating, and to give direction to its negotiator Clifford W. Graves regarding that certain real property 21830 Recreation Road. The Agency's real property negotiator(s) will seek direction from the 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 5:20 P.M. by Mayor Pro Tem/Vice Chairman Santarina 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 6:26 P.M. by Mayor/Chairman Dear with all members previously noted present, including Gipson.

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

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

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; and staff:

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

Kit Bagnell, Building and Safety District Engineer Lisa Berglund, Senior Administrative Analyst; Zarah Cruz, Public Information Manager; Robert Eggleston, IT Manager; Gilbert Marquez, Senior Civil Engineer; Intisar Rashid, Urban Fellow; Barry Waite, Business Development Manager; Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

Lt. Eddie Rivero, representing Captain Bernice Abram, Carson Sheriff's Station

REPORT ON CLOSED SESSION

(Council/Agency Member Gipson exited and reentered the meeting at 6:29 P.M.)

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

Agency Closed Session Item No. 1

This item was not scheduled for Closed Session.

Agency Closed Session Item No. 2

A privileged and confidential briefing was provided on ongoing negotiations. Questions were asked and answered and all five members participated in the Closed Session.

(Council/Agency Member Davis-Holmes exited the meeting at 6:29 P.M.)

Council Closed Session Item No. 1

A privileged and confidential briefing was provided on ongoing negotiations. Questions were asked and answered. Four members participated in the Closed Session, and Mayor/Chairman Dear joined the Closed Session after Council Item No. 1.

(Council/Agency Member Davis-Holmes entered the meeting at 6:30 P.M.)

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

FLAG SALUTE: HONORABLE HELEN KAWAGOE, CITY CLERK

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: **REVEREND MAJOR JOHNSON, BREAD OF LIFE CHRISTIAN CENTER**

RECESS: The Redevelopment Agency was Recessed at 6:32 P.M. by Mayor/Chairman Dear to the City Council.

City Attorney Wynder referred to and discussed the action taken at the special meeting on January 31, 2011, to add an urgency item to the Redevelopment Agency agenda to ratify an interim development loan for the Cormier Chevrolet Automobile Dealership.

RECONVENE: The Redevelopment Agency was Reconvened at 6:33 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, at the request of City/Agency Attorney Wynder.

Addition of Urgency Agency Item No. 5

City/Agency Attorney Wynder requested the addition of Urgency Item No. 5 to the Redevelopment Agency agenda to consider urgency Resolution No. 11-05U, "An Urgency Resolution of the Redevelopment Agency of the City of Carson, California, Approving the Owner Participation Agreement by and Between the Carson Redevelopment Agency and Cormier Chevrolet Company for the Development of a New Hyundai Showroom for Property located at 2201 E. 223rd Street, Carson, California (Consolidated Project."

It was moved to add Urgency Item No. 5, as described by City/Agency Attorney Wynder to the Redevelopment Agency agenda on motion of Santarina, seconded by Ruiz-Raber 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: The Redevelopment Agency was Recessed at 6:36 P.M. by Mayor/Chairman Dear to the City Council for Item No. 2.

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 City Clerk/Agency Secretary at the beginning of the meeting.

RECONVENE: The Redevelopment Agency was Reconvened at 6:55 P.M. for a joint session with the City Council by Mayor/Chairman 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.

Ronald Shimokaji, 1512 E. Carson Street, Sp. 135, Carson, California 90745

Discussed the action of the City Council to approve a nine-month extension to Jay's Catering and the process.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Congratulated the members running for reelection and expressed her support for Karen Avilla, City Treasurer.

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

Referred to Requests to Add Items to Future Agendas and felt that this was not the time to change the rules for political signs. Whereupon, Mayor/Chairman Dear clarified that the item was to consider an ordinance and would go into effect after the election.

Larry Grant, 1823 Denwall Drive, Carson, California 90746

Reported that he had received thank you e-mails from the Haitian Mayor, Mayor Pro Tem, and choir and thanked City/Agency Attorney Wynder for his help and support.

RECESS: The Redevelopment Agency was Recessed at 7:07 P.M. by Mayor/Chairman Dear to the City Council for the Council New Business Consent Calendar.

RECESS: After Council Item No. 15, the City Council was Recessed at 9:25 P.M. by Mayor Dear to the Redevelopment Agency for Urgency Item No. 5.

Agency Attorney Wynder requested that the Agency move Urgency Item No. 5 to the New Business Consent Calendar as Item No. 3A, and was so ordered by Chairman Dear.

NEW BUSINESS CONSENT (Item 3 and 3A)

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.

It was moved to approve the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

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

ITEM NO. (3) CONSIDERATION OF RESOLUTION NO. 11-03 CERTIFYING THAT ADMINISTRATIVE EXPENDITURES CHARGED TO THE HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING FOR FY 2010/11 (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

1. WAIVE further reading and ADOPT Resolution No. 11-03, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THAT ADMINISTRATIVE EXPENDITURES CHARGED TO THE HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING FOR FY 2010/11."

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

ITEM NO. (3A) URGENCY ITEM TO CONSIDER APPROVAL OF URGENCY RESOLUTION NO. 11-05U FOR AN OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND CORMIER CHEVROLET COMPANY, A CALIFORNIA CORPORATION, AND RATIFY AN INTERIM DEVELOPMENT LOAN FOR THE CORMIER CHEVROLET AUTOMOBILE DEALERSHIP AT 2201 E. 223RD STREET (CARSON CONSOLIDATED PROJECT AREA (FORMERLY ADDED AS URGENCY ITEM NO. 5))

ACTION: Urgency Item No. 3A (Formerly Urgency 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: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

DEMANDS (Item 4)

ITEM NO. (4) RESOLUTION NO. 11-04 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$55,858.99, DEMAND NUMBERS 1-005365 THROUGH 1-005380; PROJECT 2 FUND IN THE AMOUNT OF \$42,193.77, DEMAND NUMBERS 2-004671 THROUGH 2-004682; AND PROJECT 4 FUND IN THE AMOUNT OF \$47,498.33, DEMAND NUMBERS 4-000600 THROUGH 4-000606

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-04 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 Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber

Noes: None

Abstain: None

Absent: None

RECONVENE: After Agency Item No. 4, the City Council was Reconvened at 9:20 P.M. for a joint session with the Redevelopment Agency by Mayor/Chairman Dear with all members previously noted present for remaining Oral communications.

Mayor/Chairman Dear extended his greetings to everyone for a Happy Valentine's Day.

ORAL COMMUNICATIONS I (STAFF)

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

Mayor Pro Tem/Vice Chairman Santarina

Helen Summers Agcaoili Brown

Council/Agency Member Davis-Holmes

Joanne McMillan

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Gipson

Reported on his attendance at community events; announced upcoming events of community interest; and acknowledged Jerome E. Horton who was named as Chairman of the Board of Equalization.

Requested the addition of the following items to the next agenda:

Introduction of Dr. Genethia Hudley-Hayes, Special Trustee, El Camino College at Compton Community College District, and was so ordered by Mayor/Chairman Dear with no objections heard.

Report on the State of the State Address by Governor Brown regarding the Redevelopment Agency and what it would mean to the City of Carson and impact on the General Fund. Whereupon, Mayor/Chairman Dear stated that he would discuss this request with Interim City Manager/Economic Development General Manager Graves to ascertain if he would be prepared for the presentation.

Council/Agency Member Davis-Holmes

Reported on her attendance at community events, acknowledged those who were in attendance; announced upcoming events of community interest; and congratulated Jerome E. Horton on being named as Chairman of the Board of Equalization.

Referred to the ticketing of vehicles after the street sweepers have passed and reported that residents are upset by this practice.

Inquired into the carry-over of left-over Dial-a-Ride tickets; Public Services General Manager Cruz to respond by telephone.

Requested the addition of the following items to a future agenda:

Consideration of fee waivers for special events, such as Philippine Independence Day, Mariachi Festival, Jazz Festival, etc.

Report on the number of residents served by the Neighborhood Pride Program.

Council/Agency Member Ruiz-Raber

Announced upcoming events of community interest and wished everyone a Happy Superbowl Sunday and Happy Valentine's Day.

Subsequently requested the addition of the following item to the next agenda:

Consideration of the Cesar Chavez Day event at the SouthBay Pavilion sometime in March, 2011.

Mayor Pro Tem/Vice Chairman Santarina

Announced that the second meeting in February has been rescheduled to Wednesday, February 16, 2011, due to the special election to be held on February 15.

(Council/Agency Member Gipson exited and reentered the meeting at 9:45 P.M.)

Announced that information on the proposal by Governor Brown regarding funding for the Redevelopment Agency was available at www.calredevelop.org or www.protectourlocal economy.com and encouraged residents to write letters in advance of the hearings.

Thanked staff for their hard-working efforts and extended his greeting to everyone for a Happy Valentine's Day.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 9:49 P.M., by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe