



**MINUTES
CARSON REDEVELOPMENT AGENCY
ADJOURNED REGULAR MEETING
MARCH 16, 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: March 11, 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 5:16 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, Council/Agency Member Lula Davis-Holmes and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: Council/Agency Member Mike Gipson (Entered at 5:17 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:

Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

CLOSED SESSION (Item) 5:00 P.M. – 5:45 P.M.

City/Agency Attorney Wynder reported that Council Closed Session Item No. 1 would not be held this evening.

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

ITEM NO. (1) DISPOSITION AND DEVELOPMENT AGREEMENT WITH AFFIRMED HOUSING (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

ACTION: This item was 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 Agency Board to consider negotiations with Domenick Jr. Sardisco, Trust Owner, Domenick's Pizza, with whom Agency is negotiating, and to give direction to its negotiators Clifford W. Graves regarding that certain real property 24219 Avalon Boulevard, Carson, CA 90745. The Agency's real property negotiators 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 5:18 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the items described on this evening's agenda.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:25 P.M. by Mayor/Chairman Dear with all members previously noted present.

Council Item No. 18

Mayor/Chairman Dear announced that Council Item No. 18 would be continued to April 19, 2011.

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 (Entered at 7:40 P.M.); Ray Cruz, Public Services General Manager; and Vic Rollinger, Development Services General Manager;

Keith Bennett, Housing Analyst; Lisa Berglund, Senior Administrative Analyst; Zarah Cruz, Public Information Manager; Richard Garland, Traffic Engineer; Cedric Hicks, Recreation Superintendent; Linda Mann, Principal Administrative Analyst; Duane Munson, Human Resources Officer; Mike Page, Community Center Manager; Intisar Rashid, Urban Fellow; Sheri Repp-Loadsman, Planning Officer; Ky Truong, Public Safety and Community Services Manager; Barry Waite, Business Development Manager; Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

REPORT ON CLOSED SESSION

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

Agency Closed Session Item No. 1

There was no reportable action.

Agency Closed Session Item No. 2

A privileged and confidential status report on ongoing negotiations was provided. Questions were asked and answered. All five members participated in the Closed Session and staff was directed to conduct further research regarding the title issues.

Council Closed Session Item No. 1

This item was not scheduled for Closed Session.

Council Closed Session Item No. 2

This item would be heard later this evening pending the arrival of Administrative Services General Manager Acosta.

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

FLAG SALUTE: BOY SCOUTS OF AMERICA ADVENTURE CLUB

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: **PASTOR DR. FRANKLIN SELLERS, ETERNAL WORD CHRISTIAN CENTER**

City/Agency Attorney Wynder requested the addition of two urgency items to the City Council agenda as follows:

Urgency Item No. 18A

CONSIDERATION OF RESOLUTION NO. 11-045 EXPRESSING DEEP CONCERN OVER THE MAJOR DISASTER IN JAPAN AND ENCOURAGING SUPPORT TO RELIEF EFFORTS.

City/Agency Attorney Wynder reported that Urgency Item No. 27A regarding Resolution No. 11-045 was prepared in the aftermath of the major disaster in Japan to encourage support to relief efforts for Japan and that the need to take action arose subsequent to the posting of the agenda and was required before its next meeting.

Urgency No. 27A

REQUEST TO WAIVE FEES FOR THE USE OF VETERANS PARK BY THE JAPANESE BASKETBALL LEAGUE AND JAPANESE RELIEF FUNDRAISER ON MARCH 31, 2011.

City/Agency Attorney Wynder reported that Urgency Item No. 27A was prepared at the request by Council/Agency Members Mike Gipson and Julie Ruiz-Raber and that the need to take action arose subsequent to the posting of the agenda and was required before its next meeting.

RECESS: The City Council and Redevelopment Agency were Recessed at 6:35 P.M. by Mayor/Chairman Dear to allow the City Council to review Urgency Item No. 18A.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:38 P.M. for a joint session by Mayor/Chairman Dear with all members previously noted present.

Upon inquiry, City/Agency Attorney Wynder reported that the City Attorney's Office was satisfied that both items qualified as urgency items.

Mayor/Chairman Dear ordered the addition of Council Urgency Item Nos. 18A and 27A to this evening's agenda, with no objections heard.

APPROVAL OF MINUTES: None

RECESS: The Redevelopment Agency was Recessed at 6:40 P.M. by Mayor/Chairman Dear to the City Council for Item No. A.

RECONVENE: The Redevelopment Agency was Reconvened at 6:54 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 those matters under the jurisdiction of the Council/Agency, and not on the posted Agenda. Any person wishing to address the Council/Agency is requested to complete a Speaker Form, available on the podium in the Council Chambers. TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no discussion of the items, other than to place it on the agenda for a future meeting.

David Kriege, 11101 Ranger Drive, Los Alamitos, California 90720

Felt that enforcement of CMC Section No. 6310 needed clarification and discussed the negative implications of the current enforcement. Whereupon, Mayor/Chairman Dear requested staff to contact Mr. Kriege to discuss his concerns.

Oscar Ramos, 21223 Lynton Avenue, Carson, California 90745

Discussed his concerns with the Filipino issues which have been considered by the City Council; expressed his support of Council Member Davis-Holmes; and reported receiving death threats and requested assistance from Mayor Dear and Mayor Pro Tem Santarina.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Congratulated Helen Kawagoe, Karen Avilla, Lula Davis-Holmes, and Elito Santarina on their re-election; referred to Japan's situation and suggested that the groups in Carson provide assistance, but there should be no money from the City of Carson.

Cherie Ellis, 11426 Gale Avenue, Hawthorne, California 90250

Reported that funds are being taken out of the budget for Gang Alternative Program (GAP).

Belen Mejia, 1346 McDonald Avenue, Wilmington, California 90744

Urged the City Council to fund the Gang Alternative Program (GAP) and that she wanted to retain her job.

Laura Walters, 1650 W. 162nd Street, Gardena, California 90247, representing Los Angeles County Fire Department

Issued a reminder about changing batteries in smoke alarms; provided an update that Los Angeles County staff had been deployed to Japan; and that County Public Health was monitoring the situation regarding radiation in the atmosphere and that there was no danger in Los Angeles County and the public should not take iodine pills.

Jennifer Vazquez, 21413 Martin Street, Carson, California 90745

Reported that Mayor Pro Tem Santarina and Council Member Davis-Holmes were generous and splendid with the public and expressed her appreciation.

Marvin Clayton, 426 W. Carson Street, No. 6, Carson, California 90745, Executive Director, Apollo West Carson Players

Discussed the meetings for the Juneteenth Committee.

RECESS: After Oral Communications – Members of the Public, the Redevelopment Agency was Recessed at 7:29 P.M. by Mayor/Chairman Dear to the City Council for Item No. 22.

RECONVENE: The Redevelopment Agency was Reconvened at 7:30 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the City Council and Redevelopment Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (Items 3-6)

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.

Public Comments

The following persons offered comments regarding items on this evening's New Business Consent Calendar agenda:

Urgency Item No. 18A

Marcelino Ines, Chairman, Carson Sister Cities Association, urged participation in fund-raising efforts for Japan and to "Join Hands for Japan."

City Clerk/Agency Secretary Kawagoe announced that anyone wishing to donate to the relief fund was requested to direct his/her donation to the Consulate General of Japan because the office will send 100% of all funds donated directly to Japan. For administrative services, the Red Cross keeps 9% and UNICEF keeps 6% of all funds donated. City/Agency Treasurer Avilla will be accepting donations and will provide all funds donated to the Consul General's Office.

It was moved to approve the City Council and Redevelopment Agency New Business Consent Calendar on motion of Dear and not considered due to lack of a second.

During discussion of the motion, the following items were removed for discussion:

Council/Agency Member Davis-Holmes

Council Item No. 4

CONSIDERATION OF ADOPTION OF REVISED STANDARD MANAGEMENT PROCEDURE NO. 3.45: ISSUANCE OF BUSINESS CARDS (CITY MANAGER)

Council Item No. 8

STATUS REPORT ON THE FILLING OF VACANT POSITIONS (ADMINISTRATIVE SERVICES)

Council Item No. 12

CONSIDERATION OF RESOLUTION NO. 11-024 AND UPDATE ON EFFORTS TO PROVIDE INTERIM LANDSCAPE IMPROVEMEMNTS AND DEVELOPMENT OPTIONS FOR THE PROPERTY LOCATED AT 21943 WILMINGTON AVENUE (ECONOMIC DEVELOPMENT)

Council Item No. 13

CONSIDER A STATUS REPORT ON THE NEIGHBORHOOD PRIDE PROGRAM (ECONOMIC DEVELOPMENT)

Mayor Pro Tem/Vice Chairman Santarina

Council Item No. 11

CONSIDERATION OF RESOLUTION NO. 11-032 TO INSTALL A STOP SIGN ON 224TH PLACE AT ITS INTERSECTION WITH CAROLDALE AVENUE (DEVELOPMENT SERVICES)

Council Item No. 14

CONSIDER APPROVAL TO RETAIN A NATIONAL URBAN FELLOWS MEMBER ASSOCIATED THROUGH THE NATIONAL URBAN FELLOWS (CORPORATE) TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE ECONOMIC DEVELOPMENT WORKGROUP (ECONOMIC DEVELOPMENT)

It was moved to approve Council New Business Consent Calendar Item Nos. 3, 5, 6, 7, 9, 10, 15, 16, and 17 and Agency New Business Consent Calendar Item Nos. 3, 4, 5, and 6 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/Agency New Business Consent Calendar, Redevelopment Agency was Recessed at 7:41 P.M. by Mayor/Chairman Dear to the City Council for Item No. 22.

ITEM NO. (3) CONSIDERATION TO ACCEPT AS COMPLETE PROJECT NO. 1241: ANNUAL OVERLAY PROGRAM, VARIOUS LOCATIONS (DEVELOPMENT SERVICES)

THIS IS A COMPANION AGENDA ITEM WITH COUNCIL ITEM NO. 3

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. ACCEPT as complete Project No. 1241: Annual Overlay Program, Various Locations.

2. APPROPRIATE \$125,544.35 from the unreserved, undesignated Redevelopment Combined Project Area fund balance to augment the amount currently budgeted for Project No. 1241; Annual Overlay Program, Various Locations.
3. AUTHORIZE staff to file a Notice of Completion.

ACTION: Item No. 3 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. (4) CONSIDER RESOLUTION NO. 11-10 APPROVING DESIGN OVERLAY REVIEW NO. 1392-10 FOR THE CONSTRUCTION OF A NEW 234,995-SQUARE-FOOT INDUSTRIAL/WAREHOUSE BUILDING FOR THE PROPERTY LOCATED AT 2255 EAST 220TH STREET (CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1392-10 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 11-10, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1392-10 FOR A NEW INDUSTRIAL/WAREHOUSE BUILDING LOCATED AT 2255 EAST 220TH STREET."

ACTION: Item No. 4 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. (5) CONSIDER APPROVAL OF THE FIRST AMENDMENT TO THE CONSULTANT RETAINER AGREEMENT WITH THE ROSENOW SPEVACEK GROUP, INC. TO PROVIDE MONITORING SERVICES OF THE CARSON REDEVELOPMENT AGENCY'S AFFORDABLE HOUSING PROGRAM (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the first amendment to consultant retainer agreement between the Carson Redevelopment Agency and Rosenow Spevacek Group, Inc. to increase the contract amount by \$30,000.00 to a not-to-exceed amount of \$70,000.00.
2. AUTHORIZE the Agency Chairman to execute the first amendment following approval as to form by the Agency Counsel.

ACTION: Item No. 5 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. (6) CONSIDER RESOLUTION NO. 11-12 CONDITIONALLY APPROVING AN OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND INLAND KENWORTH (US), INC. FOR THE OPERATION OF A KENWORTH TRUCK DEALERSHIP AT THE PROPERTY LOCATED AT 1152, 1202 AND 1220 EAST CARSON STREET (CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 11-12, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AN OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND INLAND KENWORTH (US), INC., A NEW MEXICO CORPORATION, FOR THE OPERATION OF A KENWORTH TRUCK DEALERSHIP AT THE PROPERTY LOCATED AT 1152, 1202 AND 1220 EAST CARSON STREET (CARSON CONSOLIDATED PROJECT AREA)."

2. AUTHORIZE the Agency Chairman to execute the Owner Participation Agreement following approval as to form by the Agency Counsel, and upon Agency's receipt of written proof of Kenworth's fee ownership of the subject property.

ACTION: Item No. 6 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 Item No. 21, the City Council was Recessed at 12:45 A.M., on Thursday, March 17, 2011, by Mayor Dear to the Redevelopment Agency for Agency Item No. 7.

DEMANDS (Item 7)

ITEM NO. (7) RESOLUTION NO. 11-15 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$670,207.15, DEMAND NUMBERS 1-005415 THROUGH 1-005434; PROJECT 2 FUND IN THE AMOUNT OF \$585,050.63, DEMAND NUMBERS 2-004707 THROUGH 2-004719; PROJECT 3 FUND IN THE AMOUNT OF \$15,738.61, DEMAND NUMBERS 3-000531 THROUGH 3-000542; AND PROJECT 4 FUND IN THE AMOUNT OF \$500,104.06, DEMAND NUMBERS 4-000617 THROUGH 4-000630

Item No. 7 was heard at 12:45 A.M., on Thursday, March 17, 2011.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-15 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. 7, the Redevelopment Agency was Recessed at 12:48 A.M., on Thursday, March 17, 2011, for Urgency Council Item No. 27A.

RECONVENE: After Item No. 22, the Redevelopment Agency was Reconvened at 11:10 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for Council Item No. 20 / Agency Item No. 8.

SPECIAL ORDERS OF THE DAY (Item 8)

Any person wishing to testify is requested to complete a speaker card, available on the podium in the Council Chambers. TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON. Any subject of controversy will be limited to a total of fifteen minutes of testimony per side; those wishing to address the Agency/Council are requested to select three speakers to represent your opinion.

ITEM NO. (8) JOINT PUBLIC HEARING TO CONSIDER RESOLUTION NO. 11-11 APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND AFFIRMED HOUSING GROUP, INC., A DELAWARE CORPORATION, FOR THE SALE AND DEVELOPMENT OF 1.03 ACRES OF AGENCY-OWNED PROPERTY LOCATED AT 21227 FIGUEROA STREET (CARSON CONSOLIDATED PROJECT AREA)(ECONOMIC DEVELOPMENT)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 20

Council Item No. 20/Agency Item No. 8 were heard at 11:10 P.M.

Joint Public Hearing

Mayor/Chairman Dear declared the joint Public Hearing open **TO CONSIDER RESOLUTION NO. 11-037 APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND AFFIRMED HOUSING GROUP, INC., A DELAWARE CORPORATION, FOR THE SALE AND DEVELOPMENT OF 1.03 ACRES OF AGENCY-OWNED PROPERTY LOCATED AT 21227 FIGUEROA STREET (CARSON CONSOLIDATED PROJECT AREA).**

City Clerk's/Agency Secretary's Report

City Clerk/Agency Secretary Kawagoe reported that notice of the Joint Public Hearing had been given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk/Agency Secretary; postings as required by law; and other mailings as requested by individuals and organizations. The affidavits attesting to mailing and publishing such notice were on file in the Office of the City Clerk/Agency Secretary. No written communications were received.

Mayor/Chairman Dear directed that all affidavits of notice be made part of the record.

Staff Report

Interim City Manager/Economic Development General Manager Graves summarized the staff report and recommendation.

Administration of Oath

Mayor/Chairman Dear requested that all persons wishing to testify to stand and take the Oath, which was administered by City Clerk/Agency Secretary Kawagoe.

Public Testimony

The following persons being duly sworn provided testimony in support of the proposed project:

Anna Scott, Senior Project Manager, representing Affirmed Housing Group, Inc.

Mary Ann Oliver, Regional Manager, representing Solari Enterprise

A brief question and answer session ensued.

There being no further persons wishing to testify, Mayor/Chairman Dear declared the Joint Public Hearing closed.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. OPEN the joint Public Hearing, TAKE public testimony, and CLOSE the joint Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 11-11, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, MAKING CERTAIN FINDINGS AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND AFFIRMED HOUSING GROUP, INC, A DELAWARE CORPORATION, RELATING TO THE SALE AND DEVELOPMENT OF 21227 FIGUEROA STREET."
3. AUTHORIZE the Agency Chairman to execute the Disposition and Development Agreement following approval as to form by the Agency Counsel.

ACTION: WITH FURTHER READINGS WAIVED, it was moved to PASS, APPROVE and ADOPT Council Resolution No. 11-037 and Agency Resolution No. 11-11, as read by titles only, and approve staff recommendation No. 3 for Council Item No. 20 and Agency Item No. 8 on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

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

Noes: None

Abstain: None

Absent: None

RECESS: After Council Item No. 20/Agency Item No. 8, the Redevelopment Agency was Recessed at 11:39 P.M. by Mayor/Chairman Dear to the City Council for Item No. 21.

RECONVENE: After Council Item No. 8, the Redevelopment Agency was Reconvened at 3:03 A.M., on Wednesday, March 17, 2011, for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

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

Mayor/Chairman Dear

William T. Houston, former Chairman of Watson Land Company
Robert Chow

Mayor Pro Tem/Vice Chairman Santarina

Melchor Veloso Pilapil
Petra Singson
Faustino "Peping" Baclig
Dr. Dennis Nwokoma Okwuadigbo
Arturo Naanos

Council/Agency Member Davis-Holmes

Taylor Billingslea

Council/Agency Member Gipson

Reverend Dr. Billy Ingram

City/Agency Treasurer Avilla

Reported on the NLC Conference and congratulated Mayor Pro Tem Santarina, Council Member Davis-Holmes, City Clerk Kawagoe, and herself on being re-elected to their respective offices.

Interim City Manager/Interim Executive Director/Economic Development General Manager Graves

Reported that the Assembly fell short one vote to pass SB 77 and would reconvene at 11:00 A.M., on Thursday, March 17, 2011, and that the Senate would convene on Friday, March 18, 2011.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Ruiz-Raber

Reported that she had attended the NLC Conference and attended classes.

COUNCIL MEMBERS PRESENT REQUESTS TO ADD ITEMS TO FUTURE AGENDAS (None)

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (Council Closed Session Item No. 2 only)

ADJOURNMENT

The meeting was Adjourned at 3:09 A.M., on Thursday, March 17, 2011, by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe