



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 5, 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://CL.CARSON.CA.US](http://cl.carson.ca.us)**

AGENDA POSTED: APRIL 1, 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 meetings of the City Council/Redevelopment Agency/Housing Authority were called to order at 5:04 P.M., by Mayor/Agency Chairman/Authority Chairman 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 Members/Agency Members/Authority Commissioners Present:

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

Council/Agency Members/Authority Commissioners Absent:

Council Member/Agency Member/Authority Commissioner Member Lula Davis-Holmes (Entered at 5:05 P.M.) and Council Member/Agency Member/Authority Commissioner Mike Gipson (Entered at 5:16 P.M.)



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Council Members/Agency Members/Authority Commissioners Present:

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

Council/Agency Members/Authority Commissioners Absent:

Council Member/Agency Member/Authority Commissioner Member Lula Davis-Holmes (Entered at 5:05 P.M.) and Council Member/Agency Member/Authority Commissioner Mike Gipson (Entered at 5:16 P.M.)

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; Lindsay Tabaian, Deputy City/Deputy Agency/Deputy Authority Attorney; and staff:

Robert Eggleston, IT Manager; Glenn Turner, Computer Systems Support Technician; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary/Chief Deputy Authority Secretary

RECESS: The City Council/Redevelopment Agency/Housing Authority were Recessed at 5:05 P.M. by Mayor/Agency Chair/Authority Chair Dear at the request of City/Agency/Authority Attorney Wynder.

(Council Member/Agency Member/Authority Commissioner Member Davis-Holmes entered the meeting at 5:05 P.M.)

RECONVENE: The City Council/Redevelopment Agency/Housing Authority were Reconvened at 5:19 P.M. by Mayor/Agency Chairman/Authority Chairman Dear with all members previously noted present, including Davis-Holmes, with Gipson absent.

Request to Add Urgency Council Closed Session Item No. 6A (Formerly added as Item No. 7)

City/Agency/Authority Attorney City Attorney Wynder reported that Council action was required before the next regular meeting and requested the addition of Urgency Council Closed Session Item No. 6A to this evening's agenda as follows and proposed to consider Council Closed Session Item No. 6 first, with no objections heard.

ITEM NO. (6A) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

RECOMMENDATION for the City Council:

1. A closed session will be held, pursuant to Government Code § 54956.9(a), to confer with legal counsel regarding pending litigation to which the city is a party. The title of such litigation is as follows: Frank P. Gutierrez, Carlos Gutierrez vs. City of Carson, Jim Dear, Sherry Repp-Loadsman, Noe Zavala, County of Los Angeles, Leroy D. Bacca, Todd Rodgers, Frank Lobato, Ruben Alvarez, Deputy Elizabeth Ramos, Steve Hardy, Marcie Griffin, Danny Vergara, Rick Henry, Annie Chu, Jose Jara, Arturo Melano Cortez; Case Number US CV10-7627 VBF (CWX).

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.

Mary Anne O’Neal, 16211 Visalia Avenue, Carson, California 90746

Provided a report on contributions from Galaxy West-Carson Crest Homeowners’ Association.

Larry Grant, 1823 Denwall Drive, Carson, California 90746

Discussed the hazards of mobile basketball courts on the streets; reported that customers were exiting the wrong way from the post office; and 3) requested to please advance Council Item No. 28.

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

Discussed the dispute between the State and cities re redevelopment money.

Brian Raber, 1843 E. Abbottson Street, Carson, California 90746

Distributed information packets regarding the census and discussed the results of the census.

Fe Koons, 1631 Balard Street, Carson, California 90745

Announced and distributed flyers regarding the Earth Day Festival on April 15, 2011, at Dolphin Park.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Discussed the status of Guadalupe Church request to remodel and reductions in the City’s budget.

Robert Lesley, P. O. Box 11164, Carson, California 90749

Discussed the take away of bargaining rights; announced a special meeting to be held at Jesse Owens Park on Saturday, April 9, at 11:30 A.M., to discuss the possible shut-down of the Nation.

Marvin Clayton, 426 W. Carson Street, No. 6, Carson, California 90745, Executive Director, Apollo West Carson Players and Chair of the Juneteenth Committee

Announced upcoming meetings of the Juneteenth Committee.

Jasmine Reyes, 21513 Peralta Drive, Carson, California 90745

Felt that the City of Carson could do better for its school children and announced that a dialog would take place on April 16, from 11:00 A.M. to 1:00 P.M., Scott Park, focused on the Filipino community.

Vera Robles DeWitt, 21611 Avalon Boulevard, Carson, California 90745,

Referred to Council Item No. 27 on this evening’s agenda and requested that the City Council create a moratorium on waiving fees and that the uncontrolled spending of the City Council has not stopped.

Ronald Buenaventura, 22102 S. Figueroa Street, Carson, California 90745

Distributed a visual of the dialog to be held on April 16, 2011, at Scott Park.

Neva Rogers, 632 E. 219th Street, Sp. No. 110, Carson, California 90745

Referred to and discussed the proposed \$20 limit on the Dial-a-Ride Program and requested that the City Council consider a new limit.

Council/Agency Member Davis-Holmes requested that Ms. Rogers discuss her concerns with Interim City Manager/Interim Executive Director/Economic Development General Manager Graves or Acting Transportation Supervisor Meni.

Zeke Vidaurri

Announced that he would be representing Mayor Dear at events, as requested.

RECESS: The City Council/Redevelopment Agency/Housing Authority were Recessed at 7:34 P.M. by Mayor/Chairman Dear at the request of City/Agency/Authority Attorney Wynder.

RECONVENE: The City Council/Redevelopment Agency/Housing Authority were Reconvened at 7:35 P.M. by Mayor/Agency Chairman/Authority Chairman Dear with all members previously noted present.

RECESS: The Redevelopment Agency and Housing Authority were Recessed at 7:36 P.M. by Mayor/Agency Chairman/Authority Chairman Dear to the City Council for Item No. 28.

RECONVENE: After Council Item No. 20, the Redevelopment Agency was Reconvened at 11:21 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the Council/Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (Item 3)

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.

City/Agency Attorney City Attorney Wynder requested that the following items be continued to a date to be determined and that it was staff's plan to request a special meeting of the City Council/Redevelopment Agency/Housing Authority, and was so ordered by Mayor/Agency Chairman/Authority Chairman Dear, with no objections heard.

Housing Authority Item No. 1

CONSIDERATION OF RESOLUTION NO. 11-2 OF THE CARSON HOUSING AUTHORITY DESIGNATING THE INITIAL CHAIRPERSON, VICE CHAIRPERSON, AND OFFICERS OF THE CARSON HOUSING AUTHORITY; ESTABLISHING THE AUTHORITY BOARD MEMBERS' TERMS OF OFFICE AND SUCCESSION; AND ADOPTING THE BYLAWS AND RULES OF PROCEDURE OF THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT)

Housing Authority Item No. 2

CONSIDERATION OF RESOLUTION NO. 11-3 OF THE CARSON HOUSING AUTHORITY ACCEPTING TRANSFER OF AND APPROVING AN AMENDED AND RESTATED TRANSFER AGREEMENT FOR THE TRANSFER OF HOUSING SET-ASIDE FUNDS AND CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT);

CONSIDERATION OF ENTERING INTO AN AMENDED AND RESTATED TRANSFER AGREEMENT FOR THE TRANSFER OF HOUSING SET-ASIDE FUNDS AND CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT);

CONSIDERATION OF RESOLUTION NO. 11-4 OF THE CARSON HOUSING AUTHORITY APPROVING A FINANCING AGREEMENT BY AND AMONG THE CARSON HOUSING AUTHORITY, THE CITY OF CARSON, AND THE CARSON REDEVELOPMENT AGENCY FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT); and

CONSIDERATION OF ENTERING INTO A FINANCING AGREEMENT BY AND AMONG THE CARSON HOUSING AUTHORITY, THE CITY OF CARSON, AND THE CARSON REDEVELOPMENT AGENCY FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT)

Housing Authority Item No. 3

CONSIDERATION OF RESOLUTION NO. 11-5 ACCEPTING THE TRANSFER FROM THE CITY OF CARSON OF 526 WEST CARSON STREET (APN 7343-019-901) AND 21227 SOUTH FIGUEROA STREET (APN 7343-007-903), PROPERTIES PREVIOUSLY DEEDED FROM THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON (ECONOMIC DEVELOPMENT). THIS IS A COMPANION AGENDA ITEM WITH COUNCIL NO. 23

Agency Item No. 5

CONSIDERATION OF RESOLUTION NO. 11-18 APPROVING A FINANCING AGREEMENT BY AND AMONG THE CARSON HOUSING AUTHORITY, THE CITY OF CARSON AND THE CARSON REDEVELOPMENT AGENCY FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT). THIS IS A JOINT AGENDA ITEM WITH COUNCIL NO. 22

Council Item No. 22

CONSIDERATION OF RESOLUTION NO. 11-053 APPROVING A FINANCING AGREEMENT BY AND AMONG THE CARSON HOUSING AUTHORITY, THE CITY OF CARSON AND THE CARSON REDEVELOPMENT AGENCY FOR THE PROVISION OF FINANCIAL ASSISTANCE TO THE CARSON HOUSING AUTHORITY (ECONOMIC DEVELOPMENT). THIS IS A JOINT AGENDA ITEM WITH AGENCY ITEM NO. 5

RECONVENE: The Housing Authority was Reconvened at 11:23 P.M. for a joint session with the City Council and Redevelopment Agency by Mayor/Agency Chairman/Authority Chairman Dear, with all members previously noted present.

Mayor/Agency Chairman/Authority Chairman Dear ordered the continuance of Housing Authority Item Nos. 1, 2, and 3; Agency Item No. 5; and Council Item No. 22, as requested by City/Agency/Authority Attorney City Attorney Wynder, with no objections heard.

RECESS: The Housing Authority was Recessed at 11:23 P.M. by Mayor/Agency Chairman/Authority Chairman Dear to the City Council/Redevelopment Agency for the New Business Consent Calendar.

It was moved to approve the Council/Agency New Business Consent Calendar with the exception of Council Item Nos. 15 and 17 that were previously considered, on motion of Dear and seconded by Davis-Holmes.

During discussion of the motion, Council/Agency Member Davis-Holmes removed the following item for discussion:

Council Item No. 14

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

The motion to approve Council New Business Consent Calendar Item Nos. 7, 8, 9, 10, 11, 12, 13, 16, and 18 and Agency New Business Consent Calendar Item No. 3 was unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Ruiz-Raber, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Santarina
Noes: None
Abstain: None
Absent: None

ITEM NO. (3) CONSIDERATION OF MONTHLY TREASURER'S REPORT (CITY TREASURER)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL NO. 7

RECOMMENDATION for the Redevelopment Agency:

1. RECEIVE and FILE.

ACTION: Item No. 3 was approved on the New Business Consent on motion of Dear, seconded by Davis-Holmes and unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Ruiz-Raber, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Santarina
Noes: None
Abstain: None
Absent: None

RECESS: After the New Business Consent Calendar, the Redevelopment Agency was Recessed at 11:26 P.M. by Mayor/Chairman Dear to the City Council for Item No. 19.

RECONVENE: After Council Item No. 14, the Redevelopment Agency was Reconvened at 11:52 P.M. by Chairman Dear with all members previously noted present for Agency Item No. 6.

DEMANDS (Item 4)

ITEM NO. (4) RESOLUTION NO. 11-16 ALLOWING CLAIMS AND DEMANDS AGAINST CARSON CONSOLIDATED CAPITAL PROJECT AREA FUND IN THE AMOUNT OF \$356,699.48, DEMAND NUMBERS 1-005435 THROUGH 1-005465; AND LOW/MODERATE INCOME HOUSING FUND IN THE AMOUNT OF \$56,882.56, DEMAND NUMBERS 3-000543 THROUGH 3-000549

Item No. 4 was heard after Item No. 6 at 11:53 P.M.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-16 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

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

SPECIAL ORDERS OF THE DAY (None)

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.

UNFINISHED BUSINESS (None)

1. WAIVE further reading and ADOPT Resolution No. 11-17, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AN AMENDED AND RESTATED TRANSFER AGREEMENT FOR THE TRANSFER OF HOUSING SET-ASIDE FUNDS AND CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY."
2. AUTHORIZE the Carson Redevelopment Agency to enter that certain "AMENDED AND RESTATED TRANSFER AGREEMENT FOR THE TRANSFER OF HOUSING SET-ASIDE FUNDS AND CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CARSON HOUSING AUTHORITY."
3. AUTHORIZE the Agency Chairman to execute the same following approval as to form by the Agency Counsel.

ACTION: Chairman Dear continued Item No. 6 to a date to be determined, as requested by Agency Attorney Wynder, with no objections heard.

RECONVENE: After Agency Item No. 4, the Redevelopment Agency and Housing Authority were Reconvened at 1:54 A.M., on Wednesday, April 6, 2011, for a joint session with the City Council by Mayor/Agency Chairman/Authority Chairman 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/Agency Chairman/Authority Chairman Dear

Joseph Person; Geraldine Ferraro, first woman to run for Vice President of the United States; and Richard Phillips, Groundswoker II, Public Services Workgroup.

Council Member/Agency Member/Authority Commissioner Davis-Holmes

Brenda G. Blanchard, George Kensey, and Wendell A. Lagree, Sr.

Council Member/Agency Member/Authority Commissioner Member Gipson

Bernice Woods, former councilwoman for the City of Compton, and Margie Banks Hamilton

Council Member/Agency Member/Authority Commissioner Santarina

Juan P. Sarabia, Korean War hero and United States Army veteran

City/Agency/Authority Attorney City Attorney Wynder

Referred to Urgency Council Closed Session Item No. 7 and reported that it should be renumbered as Item No. 6A.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY/AUTHORITY)

This item was heard at 12:01 A.M., on Wednesday, April 6, 2011.

Mayor/Agency Chairman/Authority Chairman Dear

Reported on his attendance at community events, acknowledged those who were in attendance, and announced upcoming events of community interest.

(Council Member/Agency Member/Authority Commissioner Gipson exited and reentered the meeting at 12:31 A.M., on Wednesday, April 6, 2011,)

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Ruiz-Raber

Reported on her attendance at community events, acknowledged those who were in attendance, and announced upcoming events of community interest.

Upon inquiry, Interim City Manager/Interim Agency Executive Director/Interim Authority Executive Director/Economic Development General Manager Graves reported that complaints regarding false advertising should be referred to the State Department of Consumer Affairs.

Council Member/Agency Member/Authority Commissioner Davis-Holmes

Requested clarification whether there were any legal ramifications for a non- resident or citizen to represent an elected official at a City event or an outside event.

Reported on her attendance at community events, acknowledged and thanked those who were in attendance and participation, and announced upcoming events of community interest.

Council Member/Agency Member/Authority Commissioner Member Gipson

Reported on his attendance at community events and announced upcoming events of community interest.

Council Member/Agency Member/Authority Commissioner Santarina

Reported on his attendance at community events; commended and thanked participants; and announced upcoming events of community interest.

Mayor/Agency Chairman/Authority Chairman Dear inquired whether any members objected to completing this evening's agendas with no objections heard.

Thanked and recognized the document submitted by City/Agency/Authority Treasurer Avilla regarding the status of funds and read the fund balances into the record.

(Council Member/Agency Member/Authority Commissioner Gipson was excused and exited the meeting at 12:28 A.M., on Wednesday, April 6, 2011.)

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

UNFINISHED/CONTINUED CLOSED SESSION ITEMS

This item was heard after Item No. 28 at 8:44 P.M.

REPORT ON CONTINUED CLOSED SESSION

At 10:10 P.M., City/Agency/Authority Attorney Wynder provided the Continued Closed Session report as follows:

Agency Closed Session Item No. 1

This item was not addressed would be brought back, if at all, at the next meeting of the Redevelopment Agency.

Agency Closed Session Item No. 2

A privileged and confidential briefing was provided and instructions were given to the negotiators. Questions were asked and answered and all five members participated in the Closed Session.

Council Closed Session Item No. 1

This item was not addressed would be brought back, if at all, at the next meeting of the City Council.

Council Closed Session Item No. 2

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

Council Closed Session Item No. 3

A privileged and confidential status report was provided. A litigation strategy was recommended. Questions were asked and answered and the litigation strategy was unanimously approved. All five members participated in the Closed Session.

Council Closed Session Item No. 4

A privileged and confidential status report was provided. A litigation strategy was recommended. Questions were asked and answered and the litigation strategy was unanimously approved. All five members participated in the Closed Session.

Council Closed Session Item No. 5

A privileged and confidential status report on ongoing negotiations was provided and instructions were given to the negotiators. Questions were asked and answered and all five members participated in the Closed Session.

Council Urgency Closed Session Item No. 6A

A privileged and confidential status report was provided. A litigation strategy was recommended. Questions were asked and answered and the litigation strategy was unanimously approved. All five members participated in the Closed Session.

ADJOURNMENT

The meeting was Adjourned at 12:33 A.M., on Wednesday, April 6, 2011, by Mayor/Agency Chairman/Authority Chairman Dear in memory of the individuals requested and Gipson absent.

Jim Dear
Mayor/Agency Chairman/Authority Chairman

ATTEST:

Helen Kawagoe
City Clerk/Agency Secretary/Authority Secretary