



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 4, 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: SEPTEMBER 30, 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 5:25 P.M. by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki called the roll:

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

Council/Agency Members Absent: None

Other Elected Officials Present: None

Other Elected Officials Absent: Helen Kawagoe, City Clerk/Agency Secretary and Karen Avilla, City/Agency Treasurer

Also Present:

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

David Biggs, City Manager/Executive
Director; Wanda Higaki, Chief Deputy
City Clerk/Chief Deputy Agency
Secretary; and Joy Simarago, Deputy
City Clerk/Deputy Agency Secretary

Updated Announcement of Illness concerning City Clerk Kawagoe

Mayor/Chairman Dear provided the updated announcement of illness concerning City Clerk Kawagoe as follows:

“Helen Kawagoe, our City Clerk, is responding to her therapy at the rehab center, and her progress is encouraging. Because Helen is in therapy sessions and deserves her rest, her family requests that her friends refrain from making visits and sending flowers. The City of Carson has posted a link on its homepage for well wishers to send an e-mail message to Helen. Your message will be sent to the City Clerk’s Office, and it will be given to Helen’s family for her. You may also send cards for Helen to the City Clerk’s Office directly. The Internet link can be found at ci.carson.ca.us. Please keep Helen in your thoughts and prayers.”

City/Agency Attorney Wynder stated that there was only one Closed Session item this evening and presented the Council Closed Session item.

Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki welcomed new City Manager/Executive Director David Biggs.

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

RECESS: The City Council and Redevelopment Agency were Recessed at 5:28 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the Council item only as described on this evening’s agenda.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:16 P.M. by Mayor/Chairman Dear with all members previously noted present.

ROLL CALL: Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki noted the following:

Council/Agency Members Present:

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

Council/Agency Members Absent: None

Other Elected Officials Present: Karen Avilla, City/Agency Treasurer

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

Also Present: David Biggs, City Manager/Executive Director; William Wynder, City/Agency Attorney; Lindsay Tabaian, Deputy City Attorney/Deputy 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

Lisa Berglund, Principal Administrative Analyst; Zarah Cruz, Public Information Manager; Robert Eggleston, IT Manager; Richard Garland, Traffic Engineer; Cedric Hicks, Recreation Superintendent; Sheri Repp-Loadsman, Planning Officer; Glenn Turner, Computer Systems Support Technician; John Signo, Senior Planner; Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary; and Joy Simarago, Deputy City Clerk/Deputy Agency Secretary

Eddie Rivero, Interim Captain, Carson Sheriff's Station.

REPORT ON CLOSED SESSION

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

Council Closed Session Item No. 1

There was a privileged and confidential status report/briefing on pending litigation. All members participated in the Closed Session item and the case was dismissed.

Happy Birthday to Council/Agency Member Santarina

Chief Deputy City Clerk/Chief Deputy Agency Secretary Higaki led those present to sing the Happy Birthday song to Council/Agency Member Santarina.

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

FLAG SALUTE: JASMINE JOY AQUINO

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 DAVID BUGGS, CENTRAL BAPTIST CHURCH**

Announcement by Mayor Dear concerning Council Item No. 5

This item was heard in joint session.

Mayor Dear stated that he and his family were honored that he was considered for a street name change but due to the media frenzy, he declined consideration at this time and removed Council Item No. 5, CONSIDERATION OF THE PUBLIC WORKS COMMISSION’S RECOMMENDATION TO CHANGE THE NAME OF LENARDO DRIVE TO JIM DEAR BOULEVARD (DEVELOPMENT SERVICES), indefinitely from this evening’s agenda, with no objections heard.

APPROVAL OF MINUTES:

TUESDAY, APRIL 5, 2011 (REGULAR)

TUESDAY, APRIL 19, 2011 (REGULAR)

The Minutes, as listed on this evening’s agenda, were Approved as Submitted on motion of Dear, seconded by Ruiz-Raber 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

RECONVENE: After approval of the Agency Minutes, the City Council was Reconvened at 7:04 P.M. for a joint session with the Redevelopment Agency by Mayor/Chairman Dear with all members previously noted present for Oral Communications – Members of the Public.

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.

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.**

Council Item No. 5

Bill Smalley, 17700 Avalon Boulevard #111, Carson, California 90745

Suggested that the recommendation to change a street name or building be placed on the ballot as an advisory item at the next city general election to allow the people of the city of Carson to decide whether they want to have a street named after the mayor which would be a fair and equitable way to handle the item.

The following persons offered comments in opposition to Council Item No. 5, CONSIDERATION OF THE PUBLIC WORKS COMMISSION'S RECOMMENDATION TO CHANGE THE NAME OF LENARDO DRIVE TO JIM DEAR BOULEVARD (DEVELOPMENT SERVICES):

Dr. Rita Boggs

Robert Lesley, 19919 Alonda Drive, Carson, California 90746

Also welcomed new City Manager/Executive Director Biggs.

Dianne Thomas, 20219 Nestor Avenue, Carson, California 90746

Also attended the Jazz Festival and had the best time ever; thanked Council/Agency Member Gipson for assisting Council/Agency Member Davis-Holmes and the workers for the Jazz Festival; welcomed new City Manager/Executive Director Biggs.

Tommie Williams, 1886 Kamm Street, Carson, California 90746

Chris Bradley, 1403 E. Kramer Drive, Carson, California 90746

Also welcomed new City Manager/Executive Director Biggs.

(Council/Agency Member Davis-Holmes exited the meeting at 7:27 P.M. and reentered the meeting at 7:28 P.M.)

Brenda Ramirez

Also attended the Jazz Festival which was a fantastic event; thanked Council/Agency Member Davis-Holmes, Council/Agency Member Gipson, and all those who donated and volunteered their time for the Jazz Festival; requested that the city assist the residents of the Carousel Tract.

Latrice Carter

Also welcomed new City Manager/Executive Director Biggs.

The following persons offered general comments:

Evelyn Andamo, 23517 S. Main Street #110, Carson, California 90745, representing the Carson Adult Day Health Care Center

Stated that the Youth Family School and Community Partnership in Action submitted a letter of intent to present a prevention research and was a representative for the city of Carson for the Community Advisory Board for UCLA/RAND Center for Adolescent Health Promotion in which she and Paz Velasquez were the principal investigators; the title of the research is for Supporting Adolescent Studies for Success to assist adolescents in the city of Carson in order to have success in the workforce or academia post high school.

Paz V. Velasquez, 23802 Ronan Avenue, Carson, California 90745

Stated that the research study with Evelyn Andamo wherein UCLA/RAND would be funding for them for the city to benefit from the study; reported that her home was burglarized twice within two weeks; on behalf of the Philippine American Chamber of Commerce South Bay Los Angeles area and as one of the principal organizations to celebrate Philippine American History Month, thanked Council/Agency Member Santarina and Mayor/Chairman Dear who authored the resolution that was passed last year recognizing the Philippine American History Month.

Ms. Velasquez requested that the youth commissioner read the resolution who then read in its entirety recognizing Philippine American Heritage Month and celebrating their heritage and culture of Filipino Americans and their immense contribution to the nation.

Fred Docdocil, 23517 S. Main Street #110, Carson, California 90745

Invited the youth to a fiesta Filipino Americans Got Talent event, Saturday, to be held Saturday, October 29, 2011, 11:00 A.M. to 4:00 P.M. at the SouthBay Pavilion, Carson.

Terri Forsythe, 17700 Avalon Boulevard #282, Carson, California 90746

Offered comments in support of Mayor/Chairman Dear.

Mila Boyer, Carson, California 90745

Thanked Economic Development General Manager Graves for the carpet repair; welcomed new City Manager/Executive Director Biggs; felt that everyone should focus on the agenda and respect the authority.

Hans Hoogendam, 19320 Belshaw Avenue, Carson, California 90746

Welcomed new City Manager/Executive Director Biggs; attended the Jazz Festival which was very nice; felt that the local paper should write about positive things in the newspaper and enjoy the city's positive

reports on events and forget the negativity; announced the MLS Cup to be held November 20, 2011 at the Home Depot Center.

Paul Randall, 17701 S. Avalon #318, Carson, California 90746, president of the Carson Harbor Village Homeowners Association

Provided a handout to the Mayor, City Council, and City Attorney regarding illegal activities occurring in the Carson Harbor Village.

Council/Agency Member Davis-Holmes requested that the issues raised in Paul Randall's letter be addressed at a later time.

Upon inquiry, City/Agency Attorney Wynder stated that there was a meeting organized by the mayor and facilitated by the City Attorney's Office and Economic Development General Manager Graves. The Carson Harbor Village Homeowners Association requested an analysis on the process of applications for rent increase and if there were better ways to process. The process was underway to issue an RFP for audit services to look into the issues. City/Agency Attorney Wynder stated that Economic Development General Manager Graves reminded him that the RFP for audit services for rent review functions was issued today.

Council Item No. 5

The following persons offered comments in support of Council Item No. 5, CONSIDERATION OF THE PUBLIC WORKS COMMISSION'S RECOMMENDATION TO CHANGE THE NAME OF LENARDO DRIVE TO JIM DEAR BOULEVARD (DEVELOPMENT SERVICES):

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Also welcomed new City Manager/Executive Director Biggs; presented a book as a gift to Mayor/Chairman Dear.

Victoria Vasquez, 720 E. Carson Street #417, Carson, California 90745

Requested Miriam Vazquez translate her comments in support of Council Item No. 5 and that she was appreciative and happy to live in Carson.

(Council/Agency Member Gipson exited and reentered the meeting at 7:55 P.M.)

(Council/Agency Member Gipson exited the meeting at 7:57 P.M.)

Enedina Vasquez, 1502 E. Carson Street #73, Carson, California 90745

Requested Miriam Vazquez to translate her comments in support of Council Item No. 5 and that she would always support his ideas.

(Council/Agency Member Gipson reentered the meeting at 7:59 P.M.)

The following persons offered general comments:

Alina Teofilo, 827 W. Opp Street, Wilmington, California 90744

Thanked the Carson Park staff who were good to her.

Kathleen Ochoa, 5 Squaw Peak Lane, Carson, California 90745

Thanked the Carson Park staff who were friends and family.

Alely Castellanos

Offered comments in support of the Teen Center.

Leslie Hernandez, 913 E. Renton Street, Carson, California 90745

Offered comments in support of park staff and the Teen Center.

President of the Dominguez Park Volunteer Association, Dominguez Park, Carson, California 90810

Offered comments in support of the park staff.

Vice President of the Dominguez Park Volunteer Association, Dominguez Park, Carson California 90810

Offered comments in support of the park staff.

RECESS: The City Council and Redevelopment Agency were Recessed at 8:08 by Mayor/Chairman Dear.

RECONVENE: The Redevelopment Agency was Reconvened at 8:28 P.M. by Chairman Dear with all members previously noted present except Ruiz-Raber absent for Agency Item No. 4.

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 in joint session at 11:57 P.M.

It was moved to approve Council New Business Consent Calendar Item Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 and Agency New Business Consent Calendar Item Nos. 1 and 2 on motion of Dear and seconded by Santarina.

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

Council/Agency Member Davis-Holmes

Council Item No. 3

CONSIDERATION OF ADOPTION OF REVISED STANDARD MANAGEMENT PROCEDURE NO. 1.65: PROTOCOLS FOR REQUESTS AND PRESENTATIONS OF CERTIFICATES, PROCLAMATIONS, AND KEYS TO THE CITY AND RELATED RECOGNITIONS (CITY MANAGER)

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Council Item No. 9

CONSIDER REFERRING A PROPOSAL TO RECOGNIZE CARSON AS A VIOLENCE-FREE CITY TO THE CITY COUNCIL POLICY SUB-COMMITTEE (PUBLIC SERVICES)

Council Item No. 10

CONSIDER APPROVAL OF A GRAFFITI REMOVAL AGREEMENT WITH THE METROPOLITAN TRANSIT AUTHORITY REGARDING THE RAILWAY BRIDGE NEAR THE INTERSECTION OF MAIN STREET AND SEPULVEDA BOULEVARD (PUBLIC SERVICES)

(Council/Agency Member Gipson exited the meeting at 11:59 P.M.)

Public Comments

Agency Item No. 1/Council Item No. 2

Dr. Boggs

Requested that Administrative Services General Manager Acosta provide a periodic financial report similar to the City/Agency Treasurer's report.

Council Item No. 3

Dr. Boggs

Offered comments in opposition to Council Item No. 3.

(Council/Agency Member Gipson reentered the meeting at 12:01 A.M. on Wednesday, October 5, 2011.)

Council New Business Consent Calendar Item Nos. 2, 4, 6, 7, 8, 11, 12 and Agency New Business Consent Calendar Item Nos. 1 and 2 were unanimously approved 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. (1) CONSIDERATION OF MONTHLY TREASURER'S REPORT (AGENCY TREASURER)

THIS IS A JOINT AGENDA ITEM WITH COUNCIL ITEM NO. 2

RECOMMENDATION for the Redevelopment Agency:

1. RECEIVE and FILE.

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 Ruiz-Raber, Council/Agency Member Davis-Holmes, Council/Agency Member Gipson, and Council/Agency Member Santarina
Noes: None
Abstain: None
Absent: None

ITEM NO. (2) CONSIDERATION OF THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH HUSHMAND ASSOCIATES, INC., FOR PROJECT NO. 1006 [FEDERAL NO. ESPL-5403(014)]: BROADWAY IMPROVEMENTS FROM GRIFFITH STREET TO ALONDRA BOULEVARD (DEVELOPMENT SERVICES)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the First Amendment to the Professional Services Agreement with Hushmand Associates, Inc., to reflect an increase in the scope of work in the amount of \$13,039.00.
2. AUTHORIZE the Agency Chairman to execute the First Amendment to the Professional Services Agreement following approval as to form by the Agency Counsel.

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 Ruiz-Raber, Council/Agency Member Davis-Holmes, Council/Agency Member Gipson, and Council/Agency Member Santarina
Noes: None
Abstain: None
Absent: None

RECESS: The Redevelopment Agency was Recessed at 12:04 A.M. on Wednesday, October 5, 2011 by Mayor/Chairman Dear to the City Council for Item No. 13.

RECONVENE: The Redevelopment Agency was Reconvened at 1:07 A.M. on Wednesday, October 5, 2011 by Mayor/Chairman Dear with all members previously noted present.

DEMANDS (Item 3)

ITEM NO. (3) RESOLUTION NO. 11-51 ALLOWING CLAIMS AND DEMANDS AGAINST CARSON CONSOLIDATED CAPITAL PROJECT AREA FUND IN THE AMOUNT OF \$1,658,402.19, DEMAND NUMBERS 1-005720 THROUGH 1-005734; AND LOW/MODERATE INCOME HOUSING FUND IN THE AMOUNT OF \$62,485.70, DEMAND NUMBERS 3-000695 THROUGH 3-000702

Item No. 3 was heard at 1:07 A.M. on Wednesday, October 5, 2011.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-51 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 Ruiz-Raber, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Santarina
Noes: None
Abstain: None
Absent: None

UNFINISHED BUSINESS (Item 4)

ITEM NO. (4) CONSIDER PURSUING DEVELOPMENT OF A NEW CARSON TEEN CENTER PROJECT AT THE CARNEGIE MIDDLE SCHOOL PROPERTY (OUTSIDE CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

This item was heard after the break at 8:28 P.M.

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

(Agency Member Ruiz-Raber reentered the meeting at 8:30 P.M.)

Public Comments

The following persons offered comments in support to the development of a new Carson Teen Center Project at the Carnegie Middle School property (outside Carson Consolidated Project Area):

Aaron Carranza, 21819 Foley Avenue, Carson, California 90745

Chairman Dear stated that the city employees AFSCME representative Isabella Meni gave him authorization to state that she supports the Boys and Girls Club jointly working with the city of Carson Parks and Recreation Department and the Los Angeles Unified School District.

Daisy Lopez-Valdez, 18703 Bonham Avenue, Carson, California 90745

Gerardo Rodriguez, Jr., 11 Jackrabbit Lane, Carson, California 90745

Abraham Orozco, 149 W. 228th Street, Carson, California 90745

Brien Jackson, 4437 Linden Avenue, Long Beach, California 90807

Ana Davis, 19432 Weiser Avenue, Carson, California 90746

Breanna Rose, Weiser Avenue, Carson, California 90746

Deirtra Butler, 19432 Weiser Avenue, Carson, California 90746

Genia Gary-Watson, 17209 Billings Drive, Carson, California 90746

Dorothy LaEzza

Ebone Roby, 1424 W. 225th Street #4, Torrance, California 90501

Javier Frayre, 455 E. 234th Walk, Carson, California 90745

Jose Valdez, 18703 Bonham Avenue, Carson, California 90746

Jorge Hernandez, 1030 N. Lakme Avenue, Wilmington, California 90744

Rosa Banuelos, 17700 S. Avalon Boulevard #66, Carson, California 90746

Eva Orozco

Ronald Shimokaji, 1502 E. Carson Street, #135, Carson, California 90745

Paula Mason, 742 E. Turmont Street, Carson, California 90746

Leah Torres, 22025 Ravenna Avenue, Carson, California 90745, Vice President of the Veterans Park Association

Jan Lawson, 147 W. 225th Street, Carson, California 90745

Bob Levenson, 211 E. 222nd Street, Carson, California 90745

Janice Schaefer, 21111 Dolores Street #62, Carson, California 90745

The following persons offered general comments:

Andrea Pimentel, 401 W. 220th Street #44, Carson, California 90745

Brenda Ramirez

Dr. Rita Boggs

Silvia Cruz

Marion Sutton

Chinedu Gilliam, 20532 Leapwood Avenue #32H, Carson, California 90746

Latrice Carter

RECOMMENDATION for the Redevelopment Agency:

TAKE one or more of the following actions:

1. AUTHORIZE staff to proceed with planning a new teen center project.
2. APPROVE the selection of either Proposal A or Proposal B with the Boys and Girls Clubs of Carson, or the city of Carson Parks and Recreation Department participation.
3. AUTHORIZE staff to negotiate a Ground Lease, Joint Use Agreement, and Development Agreement for development of the teen center in accordance with the proposal selected.

ACTION: It was moved to 1) authorize staff to proceed with the planning of a new teen center project; 2) approve Option A or B; 3) direct staff to create an ad hoc committee, an oversight committee, a steering committee, whichever is acceptable, a committee of representatives of the City of Carson, the Boys and Girls Club, and LAUSD to jointly negotiate and draft a Ground Lease to set forth the terms and conditions for LAUSD to lease land to the City for the teen center project; a Joint Use Agreement to set forth the terms, conditions, and time schedule for sharing of the facility between LAUSD, the City, and the BGCC; and a Development Agreement contract between LAUSD and the City for the construction of the teen center project with urgency; and 4) bring these three agreements back to the Agency for their consideration and action with urgency on motion of Santarina and seconded by Ruiz-Raber.

During discussion of the motion, Chairman Dear requested that Council Member Santarina specify Option A or Option B.

Substitute Motion

Vice Chairman Ruiz-Raber offered a substitute motion to 1) authorize staff to proceed with the planning of a new teen center project; 2) approve Option B with the potential to build a gymnasium later; 3) direct staff to create an ad hoc committee, an oversight committee, a steering committee, whichever is acceptable, a committee of representatives of the City of Carson, the Boys and Girls Club, and LAUSD to jointly negotiate and draft a Ground Lease to set forth the terms and conditions for LAUSD to lease land to the City for the teen center project; a Joint Use Agreement to set forth the terms, conditions, and time schedule for sharing of the facility between LAUSD, the City, and the BGCC; and a Development Agreement contract between LAUSD and the City for the construction of the teen center project with urgency; and 4) bring these three agreements back to the Agency for their consideration and action with urgency and seconded by Dear, and accepted by Santarina.

During discussion of the substitute motion, Mayor Pro Tem Ruiz-Raber clarified that the collaboration component (with participation by the City of Carson Parks and Recreation Department, Boys and Girls Club of Carson, and the Los Angeles Unified School District) was to be included in her motion. Whereupon, Chairman Dear confirmed that the collaboration component (with participation by the City of Carson Parks and Recreation Department, Boys and Girls Club of Carson, and the Los Angeles Unified School District) was addressed in the staff report.

The substitute motion, as clarified, was carried by the following vote:

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

Absent: None

RECESS: The Redevelopment Agency was Recessed at 10:28 P.M. by Mayor/Chairman Dear to the City Council for Item No. 15.

RECONVENE: The Redevelopment Agency was Reconvened at 11:57 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the City Council New Business Consent Calendar and Redevelopment Agency New Business Consent Calendar.

NEW BUSINESS DISCUSSION (None)

RECONVENE: After Agency Item No. 3, the City Council was Reconvened at 1:09 A.M., on Wednesday, October 5, 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)

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

Mayor/Chairman Dear

Daisy M. Knox
Ruby Robinson

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Christine Keyes

Council/Agency Member Davis-Holmes

Clyde Myrtle Jones
Flora Stewart
Josephine Greene

Itelia Walker

Reverend Hansford K. Worline

Mike Mitoma

John Seals

Lt. Rivero

Deputy R.J. Anderson

(Council/Agency Member Gipson exited the meeting at 1:11 A.M. on Wednesday, October 5, 2011.)

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Davis-Holmes

Thanked the African American Empowerment Coalition, sponsors, and the planning committee for a successful Jazz Festival who would be recognized at a later date;

(Mayor/Chairman Dear exited the meeting at 1:11 A.M. on Wednesday, October 5, 2011.)

Met with the Southern California Edison Company last Tuesday and reported that funds were available to replace the cables and transformers as a result of the power outages that occurred in the Nester Avenue Block Club radius; analysis was done and that there would be a notice to the residents of a Town Hall Meeting at Mills Park to discuss the plan of action to be completed by November 30, 2011.

(Council/Agency Member Gipson reentered the meeting at 1:12 A.M. on Wednesday, October 5, 2011.)

Reported that there would be a plan of action in place for the Carson Harbor Village Mobilehome Park residents as a result of the four-day power outage and that they would not be reimbursed for the food that was lost because the Southern California Edison Company did not have the authority but would be taken to a higher level.

Attended an event at the Southbay Pavilion with Mayor Pro Tem/Vice Chairman Ruiz-Raber and Council/Agency Member Santarina.

(Mayor/Chairman Dear reentered the meeting at 1:14 A.M. on Wednesday, October 5, 2011.)

Mayor Pro Tem/Vice Chairman Ruiz-Raber

Reported the following: 1) attended her grandson's record release party of his CD that was released in Las Vegas; 2) attended the White House Hispanic Issue Summit; 3) Attended grandson's performance at the Asian American Food Festival last Sunday; 5) received a phone call from Andrea Andrews who needed her tree trimmed because of the branches falling over her yard and would provide more information to staff.

Council/Agency Member Gipson

Reported the following: 1) attended the Congressional Black Caucus in Washington D.C. and workshops; 2) attended the California Legislative Black Caucus at the Westin Hotel; 3) attended the Jazz Festival and commended Council/Agency Member Davis-Holmes' leadership; 4) attended LaKeisha's birthday celebration who is the president of AFSCME representing college employees; 5) reported that Principal Administrative Analyst Berglund was working diligently with the Southern California Edison Company regarding the lighting outage on Bitterlake between Scudder and Wellfleet and requested that City Manager/Executive Director Biggs continue to work with the Southern California Edison Company because of the current lighting outage; 6) reported that tented homes were being burglarized and requested staff to work with the Sheriff's Department for extra patrol in the areas where homes were tented and to be notified when homes were being tented; 7) participated in the White House Conference Call regarding the President's job initiative.

Council/Agency Member Santarina

Congratulated the organizers, volunteers and Council/Agency Member Davis-Holmes for her leadership role for the Jazz Festival event; invited everyone to the Philippine festivities to be held every Saturday in the month of October at the SouthBay Pavilion from 10:00 a.m. to 5:00 p.m.; invited everyone to the Red

Ribbon Week events sponsored by The Carson Initiative for Substance Abuse Awareness and Prevention (CISAAP) and highlighted the events on October 18, 2011, at 5:00 P.M. for the Community Forum on Drugs and Gangs to be held at the Congresswoman Juanita Millender-McDonald Community Center and on October 19, 2011, at 4:00 P.M. for the Unity in a Drug Free Community to be held at the SouthBay Pavilion Food Court.

Mayor/Chairman Dear

Reported on his attendance at many community events and highlighted his attendance at the following events: 1) Senior Wall of Loving Memories presentation in which the seniors and family members were very much appreciative; 2) Cerritos Sculpture Garden Tour in the City of Cerritos along with other city officials at no cost which was very well received and educational; 3) the health fair last Saturday called the Healthcare Partners Musjcal Celebration to Seniors Health and Wellness Festival at the Congresswoman Juanita Millender-McDonald Community Center of more than 1,000 in attendance and met with the organization to possibly partner with them for a health fair every year at no cost; 4) the Carson Colts Homecoming Celebration and won the game against an Orange County team; announced the new gas station by United Oil at the corner of 223rd Street and Figueroa Street and invited everyone to view the attractiveness of the design.

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 1:36 A.M., on Wednesday, October 5, 2011, by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe