

MINUTES

CITY OF CARSON REGULAR MEETING OF THE ECONOMIC DEVELOPMENT COMMISSION

Carson City Hall
701 E. Carson Street
Carson, CA 90745

March 3, 2022 – 8:00 AM

I. CALL TO ORDER

Chairperson Aldridge called the meeting to order at 8:02 a.m.

II. ROLL CALL

Economic Development Commissioners Present: Aldridge, Childers, Embry, Kelley, Pandolfo, Sparrow, Wallace

Economic Development Commissioners Absent: Childers

Staff Present: John Raymond, Assistant City Manager of Economic Development; Saied Naaseh, Director of Community Development; LaToya Butler, Business and Employment Development Assistant

Let the record show there were three people from the public in attendance.

III. CONSENT CALENDAR

Commissioner Pandolfo moved to approve the February 3, 2022, regular minutes, seconded by Vice-Chairperson Wallace, and unanimously carried.

Commissioner Pandolfo moved to approve the February 15, 2022, special meeting minutes, seconded by Commissioner Embry and unanimously carried.

IV. INTRODUCTIONS/PRESNTATIONS

None

V. PUBLIC ORAL COMMUNICATIONS ON AGENDA ITEMS

None

VI. NEW BUSINESS

None

VII. UNFINISHED BUSINESS

a. Major Events Task Force Update

Assistant City Manager of Economic Development John Raymond reported Council approved the strategic plan at the February 15, 2022, City Council meeting. Staff is currently working on getting the contract executed. After some data gatherings, the consultant will host a series of outreach meetings, including one-on-one stakeholder group meetings and the Economic Development summit.

b. 157- Site Update

Assistant City Manager of Economic Development John Raymond gave a presentation on The District at the South Bay Project. The City acquired the land in 2015 and created a joint powers authority made up of the two community facility districts onsite and the City's Housing Authority. Mr. Raymond reported on the current roles and contacts, the history of proposed projects, planned cleanup, current conditions and activities, and current proposed uses:

Historical Use – the site was used as a landfill from 1959 to 1965. The Department of Toxic Substances (DTSC) has extensively studied the site since the 1980s. As a result, the DTSC has approved a Remedial Action Plan (RAP) for the Upper and Lower Operating Units in 1995 and 2005, respectively.

Planned Cleanup - DTSC approved RAPs requirements of grading and compacting existing soil cover, constructing an engineered landfill cap, and installing a landfill gas collection and treatment system. DTSC also approved installing a groundwater collection and treatment system in the Upper Operating Unit (OU), monitoring groundwater in the Lower and Upper OU, and installing a building protection system under each occupied building.

Prior Proposed Uses – Carson Marketplace: neighborhood and regional commercial, commercial recreation/entertainment, big-box retail, restaurants, hotels, residential, an NFL stadium, and an Outlet Mall.

Current Conditions and Activities – DDC was performed throughout Cells 2, 3,4, and 5, installation of partial LFG system and completed groundwater collection systems, treatments systems installed, and flare operating under SCAWMD permit. New construction began in 2018 but has been largely halted.

2022 Proposed Uses – Residential, regional commercial, and restaurant for Cells 1 and 2, light industrial uses, and 11.74 acres of passive and active publicly accessible open space and amenity areas for Cells 3, 4, and 5.

Discussion ensued.

VIII. PUBLIC ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

Local small business owner Alix Cignoli stated small business is struggling from the pandemic. She would like to know what the vision is for supporting current businesses so they can be advocates for future developments.

Director of Community Development Saied Naaseh reported the City of Carson had some funding from the Community Development Block Grant (CDBG) COVID-19 funds to assist businesses affected by the pandemic. Also, staff is looking into other funds available to the City, including those from the federal government. The City Council has not decided how much to allocate towards small businesses yet.

Discussion ensued.

Assistant City Manager of John Raymond suggested this discussion be added to the April 7, 2022 meeting for discussion and make a recommendation to the City Council.

IX. COMMISSION MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS

None

X. STAFF ORAL COMMUNICATIONS

None

XI. ADJOURNMENT

Commissioner Pandolfo moved to adjourn to the April 7, 2022 meeting, seconded by Commissioner Sparrow and unanimously carried.

Chairperson

Secretary