



NOTICE OF SPECIAL MEETING

CARSON RECLAMATION AUTHORITY

NOTICE IS HEREBY GIVEN that a special meeting of the Carson Reclamation Authority of the City of Carson, California, will be held to discuss the items listed on the attached agenda and to take any actions deemed necessary thereto:

The meeting will be held as follows:

DATE: WEDNESDAY, JANUARY 29, 2025

TIME: 1:00 P.M.

**PLACE: Carson City Hall
Helen Kawagoe Council Chambers
701 E. Carson Street
Carson, California 90745**

All interested parties may be present and be heard. See attached agenda for special instructions on Oral Communications. Further information is available by calling the Community Development Department at 310-952-1700, extension 1318, between the hours of 7:00 A.M. and 6:00 P.M., Monday through Thursday.

**GIVEN BY ORDER OF CHAIR LULA DAVIS-HOLMES OF THE
CARSON RECLAMATION AUTHORITY**

Dated: This 21st Day of January, 2025.

Dr. Khaleah K. Bradshaw
Authority Secretary



**Carson Reclamation Authority
SPECIAL MEETING**

**Wednesday, January 29, 2025
701 East Carson Street
City Hall**

1:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

This Agenda and corresponding staff reports can be found on the City of Carson website.

"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)

- Treat everyone courteously
- Listen to others respectfully
- Exercise self-control
- Give open-minded consideration to all viewpoints
- Focus on the issues and avoid personalizing debate
- Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions

RULES OF DECORUM:

1. No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.
2. All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.
3. Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.
4. All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.
5. All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.

PUBLIC INFORMATION

The public may address the members of the Carson Reclamation Authority during the designated public comments. There will be two oral communication sessions: one for items ON the agenda; another for matters NOT on the agenda but within the jurisdiction of the Authority. Comment time is limited to 3 minutes.

All are urged to take appreciate health safety precautions before entering Carson City Hall. Wearing a mask is not required but is highly recommended, especially by those who are experiencing any airborne illness symptoms.

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

- **Email:** Public comments can be emailed to cityclerk@carsonca.gov. The cut off time to submit any e-mail communications is by 11:00 a.m. the day of the meeting.
- **Written:** Written comments can be dropped off at the City Clerk's Office. The cut off time to submit any written communications is 11:00 a.m. on the day of the meeting. Written comments dropped off to the City Clerk's Office or any e-mail received will not be read aloud during the meeting but will be circulated to the Board and incorporated into the record.

PUBLIC VIEWING AVAILABLE BY:

- **Livestream on the City's website:** The meeting will be streamed live over the internet via : www.carsonca.gov
- **Y o u t u b e :** www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

CALL TO ORDER: CARSON RECLAMATION AUTHORITY (1:00PM)

ROLL CALL (AUTHORITY SECRETARY)

FLAG SALUTE

INVOCATION

CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Carson Reclamation Authority is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Carson Goose Owner, LLC., with whom Authority is negotiating, and to give direction to its negotiator John Raymond, Executive Director regarding that certain real property consisting of approximately 86.5 acres located at 20400 Main Street, Carson (Cells 3, 4, 5). The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

RECESS INTO CLOSED SESSION

RECONVENE INTO OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

DISCUSSION

1. CONSIDER AN AMENDED AND RESTATED OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS WITH CARSON GOOSE OWNER, LLC , A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, ACTING AS THE ESCROW HOLDER AND TITLE COMPANY, FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

RECOMMENDED ACTION

- APPROVE the Amended and Restated Option Agreement and Joint Escrow Instructions with Carson Goose Owner, LLC and Fidelity National Title Insurance Company, in a form acceptable to the Authority Counsel
- AUTHORIZE the Executive Director to execute the Agreement and all related documents.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: January 28, 2025