



MONDAY, NOVEMBER 3, 2025  
701 East Carson Street  
City Hall  
4:00 PM

**CARSON RECLAMATION AUTHORITY  
REGULAR MEETING**

**MINUTES**

**Lula Davis-Holmes, Authority Chair**

**Cedric Hicks, Sr., Authority Vice Chair**

**Ray Aldridge, Jr., Board Member**

**Lillian Hopson, Board Member**

**Dianne Thomas, Board Member**

---

**CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

The meeting was called to order at 4:02 P.M. by Authority Vice Chair Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

---

**ROLL CALL (AUTHORITY SECRETARY)**

Authority Secretary, Dr. Khaleah K. Bradshaw noted the following:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes

Authority Vice Chair Cedric Hicks, Sr.

Board Member Ray Aldridge, Jr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Also Present:

Monica Cooper, Authority Treasurer; Danny Aleshire, Assistant Authority Counsel; and John Raymond, Executive Director

---

**FLAG SALUTE**

Board Member Aldridge, Jr. led the Pledge of Allegiance.

---

**INVOCATION**

Board Member Thomas gave the invocation.

---

**CLOSED SESSION**

**1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION- 4:04 PM**

**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.

**ACTION:** The final executed copy of the Settlement Agreement was reached and is included in the agenda packet.

## **2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

### RECOMMENDED ACTION

– A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

**ACTION:** No reportable action was taken.

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

---

None.

## **ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)**

---

Assistant Authority Counsel Aleshire announced the Closed Session items.

## **RECESS INTO CLOSED SESSION**

---

The meeting was recessed at 4:05 P.M. by Authority Vice Chair Hicks, Sr. to Closed Session.

## **RECONVENE INTO OPEN SESSION**

---

The meeting was reconvened at 4:59 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

## **REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**

---

Assistant Authority Counsel Aleshire provided the Closed Session Report.

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

---

None.

## **APPROVAL OF MINUTES**

---

To Approve motion by Cedric Hicks seconded by Lillian Hopson resulting in 5-0-0-0-0

**3. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: SEPTEMBER 2, 2025 (SPECIAL), SEPTEMBER 2, 2025 (REGULAR), SEPTEMBER 10, 2025 (SPECIAL), OCTOBER 1, 2025 (SPECIAL), AND OCTOBER 22, 2025 (SPECIAL)- 5:00 PM**

### RECOMMENDED ACTION

– APPROVE the minutes as listed.

## **CONSENT**

---

To Approve motion by Dianne Thomas seconded by Ray Aldridge, Jr. resulting in 5-0-0-0-0

**4. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 25-10-CRJPA- 5:01 PM**

RECOMMENDED ACTION

– APPROVE RESOLUTION NO. 25-10-CRJPA

**ACTION: Item No. 4 was approved on Consent.**

**5. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING SEPTEMBER 30, 2025**

RECOMMENDED ACTION

– RECEIVE and FILE

**ACTION: Item No. 5 was approved on Consent.**

**6. CONSIDER SETTLEMENT AGREEMENT AND MUTUAL RELEASE AND ASSOCIATED DOCUMENTATION WITH CAM-CARSON, LLC AND ALL RELATED PARTIES**

RECOMMENDED ACTION

– RECEIVE AND FILE THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE, INCLUDING ALL EXHIBITS AND ASSOCIATED AGREEMENTS, BY AND AMONG THE CARSON RECLAMATION AUTHORITY, THE CITY OF CARSON, CAM-CARSON, LLC, SIMON PROPERTY GROUP, INC., SIMON PROPERTY GROUP, L.P., SI-CARSON LLC (THE "SIMON PARTIES"); AND THE MACERICH COMPANY AND MACERICH FOLA LLC (THE "MACERICH PARTIES")

**ACTION: Item No. 6 was approved on Consent.**

**DISCUSSION**

---

None.

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

---

None.

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

---

Board Member Thomas announced/reported the following:

- Congratulated the City and staff who were involved with previous activities that were held the past two months
- Prayer Breakfast held this past Saturday was a success
- Turkey and Food Giveaway, November 23, 2025, Carson Pavilion between Target Store and the Dental Office at 1:00 P.M.; must be a Carson resident and have an ID for proof of residency, first 500 residents guaranteed a turkey or gift card
- Carson Winter Fest, December 5, 2025, at Veterans Park
- Wished everyone Happy Holidays, Happy Thanksgiving, and be safe
- Congratulated the Los Angeles Dodgers on their Back-to-Back World Series Championship

Authority Vice Chair Hicks, Sr. announced Annual Turkey Giveaway, November 15, 2025, at Prevailing in Christ Ministries, located at 1609 E. Del Amo Boulevard, Carson, from 9:00 A.M. To 11:00 A.M., drive-through, must be a Carson resident and bring proof of residency.

Board Member Aldridge, Jr. wished everyone Happy Thanksgiving and Happy Holiday Season.

Authority Chair Davis-Holmes announced/reported the following:

- Thanked the Carson Reclamation Authority (CRA) Board, staff, and counsel for their hard work
- Wished everyone Happy Thanksgiving and Happy Holidays

- Thanked Executive Director John Raymond and appreciated all he has done
- Thanked those who attended the Interfaith Prayer Breakfast
- Planted a tree at Anderson Park in memory of her grandson

Executive Director Raymond shared that he wanted to call attention to Item No. 6 on the agenda which ends 5.5 years of litigation on the Cell 2 Mall project which allows the CRA to move forward with another developer as quickly as possible. Staff will work on informing/updating the public regarding the CRA plans including a presentation to the City Council. We have not been able to discuss much due to the litigation but now can on an ongoing basis.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)**

None.

**ADJOURNMENT**

The meeting was adjourned at 5:09 P.M. by Authority Chair Davis-Holmes.

---

Lula Davis-Holmes

Authority Chair

ATTEST:

---

Dr. Khaleah K. Bradshaw

Authority Secretary