



MONDAY, DECEMBER 1, 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 4:04 P.M. by Authority Chair Lula Davis-Holmes 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:

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

FLAG SALUTE

Board Member Hopson led the Pledge of Allegiance.

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. 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: Assistant Authority Counsel Aleshire reported the Board gave authorization to negotiate and finalize a term sheet regarding financing for the development of the property. No other 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 item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 4:07 P.M. by Authority Chair Davis-Holmes to Closed Session.

RECONVENE INTO OPEN SESSION

The meeting was reconvened at 5:15 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

**2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
NOVEMBER 3, 2025 (REGULAR)- 5:16 PM**

RECOMMENDED ACTION

— APPROVE the minutes as listed.

To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 5-0-0-0-0

CONSENT

Executive Director John Raymond requested to remove Item No. 6 for clarity.

To Approve motion by Dianne Thomas seconded by Cedric Hicks resulting in 5-0-0-0-0

**3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 25-12-CRJPA- 5:17 PM**

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 25-12-CRJPA

ACTION: Item No. 3 was approved on Consent.

**4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON
RECLAMATION AUTHORITY FOR MONTH ENDING OCTOBER 31, 2025**

RECOMMENDED ACTION

— RECEIVE and FILE

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER A LOAN AGREEMENT WITH THE CITY OF CARSON IN THE AMOUNT OF \$2,000,000; AND, RESOLUTION NO. 25-11-CRJPA OF THE CARSON RECLAMATION AUTHORITY AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO FACILITATE THE CARSON RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION OF THE CONSTRUCTION OF IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL (THE 157 ACRE SITE)

RECOMMENDED ACTION

— APPROVE A LOAN AGREEMENT WITH THE CITY OF CARSON IN THE AMOUNT OF \$2,000,000; AND

— APPROVE RESOLUTION NO. 25-11-CRJPA OF THE CARSON RECLAMATION AUTHORITY AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE AMOUNT OF \$2,000,000 TO FACILITATE THE CARSON RECLAMATION AUTHORITY'S OPERATION AND SUPERVISION OF THE CONSTRUCTION OF IMPROVEMENTS ON THE FORMER CAL-COMPACT LANDFILL (THE 157 ACRE SITE)

ACTION: Item No. 5 was approved on Consent.

6. CONSIDER A CONTRACTOR POLLUTION LIABILITY POLICY WITH ALLIANZ WITH AN AGGREGATE LIMIT OF \$10,000,000 AT A PREMIUM NOT TO EXCEED \$108,000, PROCURED THROUGH MARSH USA, INC., PLUS SURPLUS LINES TAXES AND STAMPING FEES; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO BIND THE POLICY

RECOMMENDED ACTION

— APPROVE A CONTRACTOR'S POLLUTION LIABILITY INSURANCE POLICY WITH ALLIANZ WITH AN AGGREGATE LIMIT OF \$10,000,000 AT A PREMIUM NOT TO EXCEED \$108,000 PLUS SURPLUS LINES TAXES AND STAMPING FEES AT 3.2%, PROCURED AND PAYABLE THROUGH MARSH USA, INC.

— AUTHORIZE the Executive Director of the CRA to bind the Policy.

Item No. 6 was heard after approval of the Consent items.

Executive Director Raymond requested to remove Item No. 6 to provide clarity about the policy aggregate limit. He stated the broker sent a corrected page today. In the table, it states the policy aggregate is \$5 million. He believes what the Board has in front of them is correct, but he wants to confirm the correct numbers.

Authority Chair Davis-Holmes asked if this item was time sensitive and Executive Director Raymond responded in the affirmative.

Authority Vice Chair Hicks, Sr. asked if staff can make a caveat note on the approval process as to form. If it meets the Agency Counsel's recommendation stating the correct language then it has been approved through the Council Office. Executive Director Raymond responded in the affirmative.

Assistant Authority Counsel Aleshire agreed that if it is just the amount and not the language which Executive Director Raymond confirmed.

Approved staff recommendations upon review and approval by the Assistant Authority Counsel who agreed on motion of Lula Davis-Holmes seconded by Dianne Thomas resulting in 5-0-0-0.

DISCUSSION

None.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas announced the following:

- Winter Fest and Toy Giveaway, Friday, December 5, 2025, at 5:00 P.M. at Veterans Park

Authority Vice Chair Hicks, Sr. announced the following:

- Wished everyone Happy Holidays
- Food Giveaway, December 19, 2025 from 9:00 A.M. to 11:00 A.M. at Anderson Park
- Annual Toy Giveaway, December 20, 2025 at Triedstone Missionary Baptist Church, 1249 Carson Street, Carson; must be a Carson resident for children ages 2 to 10

Board Member Aldridge, Jr. wished everyone a safe and Happy Holidays.

Board Member Hopson wished everyone Happy Holidays.

Authority Chair Davis-Holmes announced the following:

- Wished everyone Happy Holidays
- Commended all the organizations who assisted in giving away over 700 turkeys, gift cards, and food boxes
- Visiting seniors to deliver gift cards this week
- Wished everyone Merry Christmas
- Be safe
- Spend time with your families

ADJOURNMENT

The meeting was adjourned at 5:25 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary