



Wednesday, October 1, 2025, 4:00 PM
701 East Carson Street
City Hall

**Carson Reclamation Authority
Special 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 4:00 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 roll:

Authority Board Members Present:

Authority Vice Chair Cedric Hicks, Sr.

Board Member Ray Aldridge, Jr.

Board Member Dianne Thomas

Board Member Lillian Hopson

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Entered at 4:05 P.M.)

Also Present:

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-

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: 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 item.

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 5:06 P.M. by Authority Vice Chair Hicks, Sr. with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire gave the Closed Session Report.

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

None.

CONSENT

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

2. CONSIDER RENEWAL OF A PROPERTY INSURANCE POLICY WITH STARR TECHNICAL RISKS AGENCY, INC. WITH A LIMIT OF \$60,490,803 AND WITH A \$5,000,000 EARTHQUAKE SUBLIMIT AT A TOTAL PREMIUM NOT TO EXCEED \$409,342, AN ENGINEERING FEE OF \$3,500, AND SURPLUS LINES TAX OF \$13,128 FOR A TOTAL OF \$425,970, PROCURED THROUGH MARSH USA, INC.

RECOMMENDED ACTION

– 1. APPROVE A PROPERTY INSURANCE POLICY WITH STARR TECHNICAL RISKS AGENCY, INC. CONSIDER RENEWAL OF A PROPERTY INSURANCE POLICY WITH STARR TECHNICAL RISKS AGENCY, INC. WITH A LIMIT OF \$60,490,803 AND WITH A \$5,000,000 EARTHQUAKE SUBLIMIT AT A TOTAL PREMIUM NOT TO EXCEED \$409,342, AN ENGINEERING FEE OF \$3,500, AND SURPLUS LINES TAX OF \$13,128 FOR A TOTAL OF \$425,970, PROCURED THROUGH MARSH USA, INC.

– 2. AUTHORIZE the Executive Director to bind the Policy

ACTION: Item No. 2 was approved on Consent.

3. AUTHORIZE EXECUTIVE DIRECTOR TO APPROVE AND BIND COVERAGE ON A COMMERCIAL GENERAL LIABILITY POLICY FROM UNITED SPECIALTY INSURANCE COMPANY (PRIMARY) AND ENDURANCE AMERICAN SPECIALTY INSURANCE COMPANY AND AMBRIDGE

(LLOYD'S), EXCESS CARRIERS, PROCURED THROUGH MARSH RISK & INSURANCE SERVICES IN AN AGGREGATE LIMIT OF \$10,000,000 (\$1,000,000 PRIMARY/\$4,000,000 PLUS \$5,000,000 EXCESS) AT A PREMIUM AMOUNT NOT TO EXCEED \$123,602

RECOMMENDED ACTION

— AUTHORIZE the Executive Director to bind coverage on behalf of the Carson Reclamation Authority on a Commercial General Liability Policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate/\$2,000,000 products-completed operations basis; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Ambridge (Lloyds) for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage, procured through Marsh Risk & Insurance Services, with a total cost of \$123,602 including broker commission and surplus lines taxes.

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER SECOND AMENDMENT TO EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH CARSON GOOSE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR A PARCEL COMMONLY KNOWN AS CELL 1 OF THE FORMER CAL COMPACT LANDFILL, 20400 S. MAIN STREET

RECOMMENDED ACTION

— 1. APPROVE the Second Amendment to an Exclusive Negotiating Agreement with Carson Goose Owner, LLC.

— 2. AUTHORIZE the Chair to execute the ENA Amendment and all related documents in a form acceptable to the Authority Counsel.

ACTION: Item No. 4 was approved on Consent.

Assistant Authority Counsel Aleshire noted that for Item No. 4, approval is subject to legal counsel review and approval of an Assignment and Assumption Agreement with Carson Goose owner which was accepted by the maker and seconder of the motion.

DISCUSSION

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas announced Jazz Festival, October 4, 2025 from 11:00 A.M. to 6:00 P.M., headliner Eric Benet.

Authority Chair Davis-Holmes announced It's All About Me Women's Health Conference and Business Expo, October 17, 2025 from 7:00 A.M. to 3:00 P.M. at the Carson Event Center. Tickets are on sale until October 9th.

Authority Vice Chair Hicks, Sr. announced Food Giveaway, October 10, 2025 from 9:00 A.M. To 12:00 P.M. at Dolphin Park.

ADJOURNMENT

The meeting was adjourned at 5:12 P.M. by Authority Vice Chair Hicks, Sr.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary