



**Carson Reclamation Authority  
SPECIAL MEETING**

**MONDAY, FEBRUARY 10, 2025  
701 East Carson Street  
City Hall  
4:00 PM**

**MINUTES**

**Lula Davis-Holmes, Authority Chair**

**Cedric Hicks, Authority Vice Chair**

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

**Lillian Hopson, Board Member**

**Dianne Thomas, Board Member**

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

The meeting was called to order at 4:03 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.

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**ROLL CALL (AUTHORITY SECRETARY)**

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

Authority Board Members Present:

Authority Chair Lula Davis-Holmes (Entered at 4:05 P.M.), Authority Vice Chair Cedric Hicks, Sr., Board Member Ray Aldridge, Jr., Board Member Dianne Thomas, and Board Member Lillian Hopson

Also Present:

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

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**FLAG SALUTE**

Board Member Hopson led the Pledge of Allegiance.

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**INVOCATION**

Board Member Thomas gave the invocation.

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**CLOSED SESSION**

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**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.

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

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None.

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

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Authority Counsel Aleshire announced the Closed Session item.

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**RECESS INTO CLOSED SESSION**

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The meeting was recessed at 4:08 P.M. by Authority Chair Davis-Holmes to Closed Session.

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**RECONVENE INTO OPEN SESSION**

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The meeting was reconvened at 5:02 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

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

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Authority Counsel Aleshire provided the Closed Session report.

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

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None.

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**CONSENT**

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The item numbers were incorrectly listed on the agenda. Consent Item Nos. 2, 3, and 4, were approved. Discussion Item No. 5 was approved under Consent.

2. CONSIDER COLLATERAL ASSIGNMENT OF PROJECT DOCUMENTS ("COLLATERAL ASSIGNMENT") ASSOCIATED WITH AMENDED AND RESTATED ENVIRONMENTAL REMEDIATION AND DEVELOPMENT MANAGEMENT AGREEMENT, DATED JUNER 20, 2019 (THE "ORIGINAL AGREEMENT"), AS AMENDED, BETWEEN THE CARSON RECLAMATION AUTHORITY ("CRA") and RE|OLUTION, LLC, OF DENVER, COLORADO ("RES") - 5:03 PM

RECOMMENDED ACTION

—1. APPROVE the Collateral Assignment with RE|Solutions, LLC

—2. AUTHORIZE the Executive Director to execute the Collateral Assignment

ACTION: It was moved to approve staff's recommendation on motion of Hicks, seconded by Thomas and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: None

**5. CONSIDER A SCHEDULE OF COVERED OPERATIONS, NAMED INSURED, AND LIMITS OF LIABILITY AMENDATORY ENDORSEMENT TO A CONTRACTOR'S POLLUTION LIABILITY INSURANCE POLICY WITH ALLIANZ WITH AN ADDITIONAL LIMIT OF \$5,000,000 FOR AN AGGREGATE LIMIT OF \$10,000,000, AT AN ADDITIONAL PREMIUM NOT TO EXCEED \$50,000 PLUS SURPLUS LINES TAXES AND STAMPING FEES ESTIMATED AT \$1,600, PROCURED AND PAYABLE THROUGH MARSH USA, INC; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO BIND THE ENDORSEMENT TO THE POLICY- 5:03 PM**

RECOMMENDED ACTION

—1. APPROVE A SCHEDULE OF COVERED OPERATIONS, NAMED INSURED, AND LIMITS OF LIABILITY AMENDATORY ENDORSEMENT TO A CONTRACTOR'S POLLUTION LIABILITY INSURANCE POLICY WITH ALLIANZ WITH A LIMIT OF \$10,000,000 AT AN ADDITIONAL PREMIUM NOT TO EXCEED \$50,000 PLUS SURPLUS LINES TAXES AND STAMPING FEES ESTIMATED AT \$1,600, PROCURED AND PAYABLE THROUGH MARSH USA, INC.

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

ACTION: It was moved to approve staff's recommendation on motion of Hicks, seconded by Thomas and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: None

**3. CONSIDER AUTHORIZING EXECUTIVE DIRECTOR TO APPROVE AMENDMENT NO. 2 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE, EXTENDING THE TERM OF THE AGREEMENT TO FEBRUARY 28, 2025 AND THE PRE-CONSTRUCTION BUDGET BY \$119,683, TO A TOTAL OF \$498,571- 5:03 PM**

RECOMMENDED ACTION

—AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO AMENDMENT NO. 2 TO APRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICESRELATED TO THE CONSTRUCTION OF LENARDO DRIVE ON THE FORMER CAL COMPACTLANDFILL, IN AN AMOUNT NOT TO EXCEED \$119,683, IN A FORM ACCEPTABLE TO THEAUTHORITY COUNSEL

ACTION: It was moved to approve staff recommendation on motion of Hicks, seconded by Thomas and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: None

## **DISCUSSION**

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**4. CONSIDER FIRST LETTER AMENDMENT AND SECOND LETTER AMENDMENT TO AMENDED AND RESTATED ENVIRONMENTAL REMEDIATION AND DEVELOPMENT MANAGEMENT AGREEMENT, DATED JUNE 20, 2019 (THE "ORIGINAL AGREEMENT"), BETWEEN THE CARSON RECLAMATION AUTHORITY ("CRA") AND RE|SOLUTION, LLC, OF DENVER, COLORADO; AND RECEIVE AND FILE THE AMENDED AND RESTATED MASTER AGREEMENT FOR CIVIL IMPROVEMENTS BETWEEN RE| SOLUTIONS, LLC and SL CARSON BUILDERS, LLC-**

RECOMMENDED ACTION

—1. APPROVE the FIRST LETTER AMENDMENT TO AMENDED AND RESTATED ENVIRONMENTALREMEDICATION AND DEVELOPMENT MANAGEMENT AGREEMENT WITH RE|SOLUTIONS, LLC IN AFORM ACCEPTABLE TO THE AUTHORITY COUNSEL

—2. APPROVE the SECOND LETTER AMENDMENT TO AMENDED AND RESTATEDENVIRONMENTAL REMEDIATION AND DEVELOPMENT MANAGEMENT AGREEMENT WITHRE|SOLUTIONS, LLC IN A FORM ACCEPTABLE TO THE AUTHORITY COUNSEL

- 3. AUTHORIZE the Executive Director to EXECUTE the FIRST and SECOND LETTER AGREEMENTS
- 4. RECEIVE and FILE the AMENDED AND RESTATED MASTER AGREEMENT FOR CIVIL IMPROVEMENTS BETWEEN RE| SOLUTIONS, LLC and SL CARSON BUILDERS, LLC

ACTION: It was moved to approve staff's recommendation on motion of Hicks, seconded by Thomas and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., Board Member Hopson, and Board Member Thomas

Noes: None

Abstain: None

Absent: None

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

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None.

**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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Authority Chairman Davis-Holmes requested that the pre-recorded audio of the rules of decorum be played at the beginning of future Carson Reclamation Authority meetings.

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

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None.

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS**

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None.

**ADJOURNMENT**

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The meeting was adjourned at 5:06 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary