



MONDAY, MAY 5, 2025
701 East Carson Street
Carson, CA 90745
City Hall - 4:00 P.M.

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 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 roll:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes, 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, Assistant Authority Counsel

FLAG SALUTE

Board Member Aldridge, Jr. 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 Carson Reclamation Authority to consider negotiations with Carson Goose Owner, LLC., with whom City is negotiating, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property 20400 Main Street (Cells 3, 4, 5). The City's real property

negotiator will seek direction from the 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 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 5:11 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.

APPROVAL OF MINUTES

**2. MOVED TO JUNE 2, 2025: APPROVAL OF THE FOLLOWING CARSON RECLAMATION
AUTHORITY MEETING MINUTES - 5:11 PM**

RECOMMENDED ACTION

— Item Moved to June 2, 2025

To Approve motion by Lula Davis-Holmes seconded by Dianne Thomas resulting in 5-0-0-0-0

CONSENT

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

**3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 25-05-CRJPA- 5:12 PM**

RECOMMENDED ACTION

ACTION: Item No. 3 was approved on Consent.

**4. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION
AUTHORITY - MONTH ENDING MARCH 31, 2025 - 5:12 PM**

RECOMMENDED ACTION

— RECEIVE and FILE

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER LENARDO DRIVE CONSTRUCTION UPDATE- 5:12 PM

RECOMMENDED ACTION

— RECEIVE AND FILE

ACTION: Item No. 5 was approved on Consent.

DISCUSSION

6. 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- 5:12 PM

RECOMMENDED ACTION

— 1. 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

Authority Chair Davis-Holmes reminded the Board to ask the question to the developers that was posed in the meeting about the time of ownership of the property (Carson Place).

(Authority Chair Davis-Holmes exited the meeting at 5:13 P.M.)

Executive Director Raymond gave a report.

Discussion ensued regarding the transfer of ownership language being changed after the project is completed.

Brendan Kotler, Applicant, Carson Goose Owner, LLC

Offered comments regarding transfer of ownership language

There was consensus with the Board to authorize the Authority Counsel to negotiate terms for time frame of five years.

**To Approve motion by Dianne Thomas, seconded by Ray Aldridge, Jr. resulting in 4-0-0-0-1
Absent was Lula Davis-Holmes**

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas announced the following:

- Happy Cinco de Mayo
- Juneteenth Celebration on Saturday, June 14, 2025, from 11:00 A.M. to 6:00 P.M. which was moved to Anderson Park since Mills Park is under construction

- Wished Happy Mother's Day to all the mothers
- Wished Happy Birthday to Authority Chair Davis-Holmes

Board Member Aldridge, Jr. announced the following:

- Wished all the mothers Happy Mother's Day
- Re-iterated Juneteenth Celebration will be held at Anderson Park this year only due to Mills Park construction

Board Member Hopson announced the following:

- Wished all the mothers Happy Mother's Day

Authority Vice Chair Hicks, Sr. announced the following:

- Wished all the mothers Happy Mother's Day
- Thanked Board Member Thomas for the Juneteenth Celebration information
- Wished Authority Chair Davis-Holmes a Happy Birthday month

Chief Deputy Authority Secretary Kourtney Cullors announced the following:

- Wished Happy Mother's Day to all the mothers
- Wished Happy Birthday to Authority Chair Davis-Holmes
- Good evening to everyone

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

None.

ADJOURNMENT

The meeting was adjourned at 5:39 P.M. by Authority Vice Chair Hicks, Sr.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary