



## **Carson Reclamation Authority**

**Monday, June 2, 2025  
701 East Carson Street  
City Hall**

**4:00 PM**

**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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**This Agenda and corresponding staff reports can be found on the City of Carson website at [www.ci.carson.ca.us](http://www.ci.carson.ca.us)**

***"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)***

### **PUBLIC INFORMATION**

The public may address the members of the Carson Reclamation Authority on matters within the jurisdiction of the Authority during the designated public comment periods. There will be two oral communication sessions: one on items ON the agenda, and another on matters NOT on the agenda. The Oral Communications portion of the agenda is limited to one hour, with comments from each speaker limited to 3 minutes depending on the number of speakers, unless otherwise approved by the board.

### **IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:**

- **Email:** [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov) (up to 2 hours prior to the start of the meeting).
- **Written:** Delivered to the City Clerk's Office at City Hall (up to 2 hours prior to the start of the meeting).

Emailed and delivered comments received by the City Clerk's Office may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

### **PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:**

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@cityofcarsoncalifornia](http://www.youtube.com/@cityofcarsoncalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

### **RULES OF DECORUM:**

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
  2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
  3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
  4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
  5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
  - *Listen to others respectfully*
  - *Exercise self-control*
  - *Give open-minded consideration to all viewpoints*
  - *Focus on the issues and avoid personalizing debate*

- *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

*Everyone is urged to take appropriate health safety precautions before entering Carson City Hall. Wearing a mask is not required but is highly recommended for those who are experiencing any airborne illness symptoms.*

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

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## **ROLL CALL (AUTHORITY SECRETARY)**

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## **FLAG SALUTE**

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## **INVOCATION**

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## **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.

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

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

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## **RECESS INTO CLOSED SESSION**

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## **RECONVENE INTO OPEN SESSION**

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

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

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

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## **APPROVAL OF MINUTES**

### **2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: APRIL 7, 2025 (REGULAR) and MAY 5, 2025 (REGULAR)**

#### **RECOMMENDED ACTION**

— APPROVE the minutes as listed.

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## **CONSENT**

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION  
NO. 25-06-CRJPA

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 25-06-CRJPA.

4. CONSIDER RENEWAL OF A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA,  
WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN  
AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED  
\$180,490.00 AND AUTHORIZE EXECUTIVE DIRECTOR TO BIND THE POLICY AND EXECUTE RELATED  
DOCUMENTS

RECOMMENDED ACTION

— APPROVE binding coverage under the ACE American Insurance Company Public Entity  
Liability Policy, procured from Chubb Companies USA through Marsh USA, Inc., with an  
aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed  
\$180,490.00.

— AUTHORIZE the Executive Director to bind coverage on behalf of the CRA and to execute  
any related documents.

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**DISCUSSION**

5. CONSIDER RESOLUTION NO. 25-07-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT  
POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND APPROVING  
APPROPRIATIONS FOR THE 2025/26 FISCAL YEAR

RECOMMENDED ACTION

— WAIVE FURTHER READING AND APPROVE Resolution No. 25-07-CRJPA, A RESOLUTION OF THE  
CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2025/26  
BUDGET AND APPROVING APPROPRIATIONS FOR THE 2025/26 FISCAL YEAR

6. CONSIDER PRESENTATION OF CARSON RECLAMATION AUTHORITY HISTORICAL INSURANCE  
PURCHASES

RECOMMENDED ACTION

— Receive and File a presentation by the CRA's Administrative Mentorship Intern, Diego  
Rodriquez

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

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**ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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

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**ADJOURNMENT**

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# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

CLOSED SESSION 1.

To: Carson Reclamation Authority  
From: John Raymond, Executive Director  
Subject: CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

### I. SUMMARY

### II. RECOMMENDATION

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.

### III. ALTERNATIVES

### IV. BACKGROUND

### V. FISCAL IMPACT

### VI. EXHIBITS





# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

APPROVAL OF MINUTES 2.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
APRIL 7, 2025 (REGULAR) and MAY 5, 2025 (REGULAR)

### I. **SUMMARY**

The Authority Secretary is seeking approval of the following minutes:

- Monday, April 7, 2025 (Regular)
- Monday, May 5, 2025 (Regular)

### II. **RECOMMENDATION**

**APPROVE** the minutes as listed.

### III. **ALTERNATIVES**

None.

### IV. **BACKGROUND**

None.

### V. **FISCAL IMPACT**

None.

### VI. **EXHIBITS**

1. Minutes, April 7, 2025 (Regular)
2. Minutes, May 5, 2025 (Regular)

Prepared by: Dr. Khaleah K. Bradshaw, Authority Secretary and Joy Simarago, Deputy Authority Secretary

**Attachments**

[Minutes - CRA Reg Mtg 04-07-25.pdf](#)

[Minutes - CRA Reg Mtg 05-05-25.pdf](#)



**MONDAY, APRIL 7, 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**

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

The meeting was called to order at 4:08 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 Vice Chair Cedric Hicks, Sr., Board Member Ray Aldridge, Jr., Board Member Dianne Thomas, and Board Member Lillian Hopson

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Entered and exited the meeting) (Reentered the meeting at 4:20 P.M.)

Also Present:

Monica Cooper, Authority Treasurer; and John Raymond, Executive Director

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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.

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

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None.

## **APPROVAL OF MINUTES**

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1. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
JANUARY 6, 2025 AND MARCH 3, 2025- 4:13 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

**Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 4-0-0-0-1 absent  
was Lula Davis-Holmes**

## **CONSENT**

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Board Member Thomas requested to remove Item No. 5 for discussion.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 4-0-0-0-1 Absent  
was Lula Davis-Holmes**

2. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION  
AUTHORITY FOR THE MONTH ENDING FEBRUARY 28, 2025 (CARSON RECLAMATION  
AUTHORITY)- 4:14 PM

RECOMMENDED ACTION:

— RECEIVE and FILE

ACTION: Item No. 2 was approved on Consent.

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 25-04-CRJPA- 4:14 PM

RECOMMENDED ACTION:

— APPROVE RESOLUTION NO. 25-04-CRJPA

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER APPROVING THE APPLICATION FOR FOUR LOT LINE ADJUSTMENTS AFFECTING  
CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET, AND

AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATIONS AND ASSOCIATED DOCUMENTS- 4:14 PM

RECOMMENDED ACTION

— APPROVE, AS THE PROPERTY OWNER, SUBMITTING FOUR APPLICATIONS TO THE CITY OF CARSON FOR LOT LINE ADJUSTMENTS AFFECTING CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET

— AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATIONS AND ASSOCIATED DOCUMENTS ON BEHALF OF THE CARSON RECLAMATION AUTHORITY

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER AMENDMENT NO. 3 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 APRIL 15, 2025 AND AMENDING THE PRE-CONSTRUCTION BUDGET BY \$120,180 TO A TOTAL OF \$618,751 AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT- 4:14 PM

**\*\* Item was Removed from Consent**

RECOMMENDED ACTION

— AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO AMENDMENT NO. 3 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE ON THE FORMER CAL COMPACT LANDFILL, IN AN AMOUNT NOT TO EXCEED \$120,180, IN A FORM ACCEPTABLE TO THE AUTHORITY COUNSEL

— AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT AND ANY RELATED DOCUMENT

Board Member Thomas inquired about the timeline of the project.

Executive Director Raymond gave a report.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 4-0-0-0-1  
Absent was Lula Davis-Holmes**

DISCUSSION

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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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Board Member Thomas shared that preparations are in play for the Juneteenth Celebration which will be held on June 14, 2025. Due to the construction at Mills Park, Juneteenth Celebration will be moved to Anderson Park. Flyers coming soon.

Executive Director Raymond shared that he is looking forward to work beginning on Lenardo Drive in a couple weeks.

Board Member Thomas asked if there would be a groundbreaking. Executive Director Raymond shared that something will be planned later.

(Authority Chair Davis-Holmes reentered the meeting at 4:20 P.M.)

Board Member Aldridge, Jr. asked when the project will be completed. Executive Director Raymond responded about 18 months.

Authority Chair Davis-Holmes requested that a report regarding the project be made to the City Council. Executive Director Raymond stated he could give a report at the May 21, 2025 City Council meeting.

## **ADJOURNMENT**

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The meeting was adjourned at 4:22 P.M. by Authority Vice Chair Hicks, Sr.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary



**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**

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

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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)**

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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**

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

**INVOCATION**

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Board Member Thomas gave the invocation.

**CLOSED SESSION**

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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)**

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None.

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

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Assistant Authority Counsel Aleshire announced the Closed Session item.

**RECESS INTO CLOSED SESSION**

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

**RECONVENE INTO OPEN SESSION**

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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)**

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Assistant Authority Counsel Aleshire gave the Closed Session Report.

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

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None.

**APPROVAL OF MINUTES**

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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

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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

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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)**

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None.

#### **ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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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.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary





# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 25-06-CRJPA

### I. SUMMARY

This action authorizes the Executive Director to approve and bind a renewal of a ACE Municipal Advantage Public Entity Liability Policy on behalf of the Carson Reclamation Authority offered by Chubb Companies USA, underwritten by ACE American Insurance Company. As in previous years, the CRA's broker Marsh recommends placing such a policy instead of a standard Directors and Officers Liability (D&O) policy to ensure that the public officials are adequately covered for their D&O exposure – personal liability as well as Errors and Omissions exposure (E&O) and Employment Practices Liability (EPL) exposure.

This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This year's premium of \$180,490.00 is up about 9.4% from last year, reflects the insurer's exposure in the CAM-Carson, LLC lawsuit. Prior to last year, which only saw an increase of 0.1%, the CRA saw significant increases in quoted premium for the same coverage, from slightly less than \$80,000 in 2020 to \$130,040 in 2021 to \$180,351.00 in FY 2022/23, while maintaining the Self-Insured Retention (SIR) at \$250,000. This was due to ongoing significant changes in the public officials' liability market and the D&O markets overall. (SIR is similar to a deductible in personal insurance.) Part of the increase was also attributed to the claim activity by the CRA on the current policy due to the ongoing CAM-Carson, LLC litigation, which also reduced the number of other companies willing to provide quotes on the policy.

The current claim due to the CAM-Carson, LLC has cost the insurer so far nearly \$1,000,000 in legal fees to Cozen O'Connor, with more to be spent when the case goes to trial later this year.

No insurers other than Chubb are able to write \$10 million limits. A few offered \$5 million in excess coverage, but the CRA would still need to procure the first \$5 million from, say, Chubb. Staff does not recommend reducing coverage, however, and the cost savings, if any, would be very modest especially weighed against the complexity of a tower of coverage for this policy and an existing active claim.

### II. RECOMMENDATION

**TAKE** the following action:

**APPROVE** binding coverage under the ACE American Insurance Company Public Entity Liability Policy, procured from Chubb Companies USA through Marsh USA, Inc., with an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$180,490.00.

**AUTHORIZE** the Executive Director to bind coverage on behalf of the CRA and to execute any related documents.

### **III. ALTERNATIVES**

**TAKE** another action deemed acceptable by the Authority Board.

### **IV. BACKGROUND**

Attached is a renewal proposal for coverage for a Public Entity Liability Policy (instead of standard D&O), Errors & Omissions (E&O), and Employment Practices Liability (EPL). This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This action would authorize the CRA Executive Director to approve and bind the renewal of the Public Entity Liability Policy on behalf of the Carson Reclamation Authority. This policy is broad and covers not just directors, and officers, but anyone employed or contracted to do work for CRA, if CRA indemnifies them. It is also retroactive and covers all the officials who have served on the CRA Board since its formation in early 2015.

The aggregate limit is shared for all D&O, E&O and EPL losses that occur within a policy period. Because CRA uses contractors there is third party EPL exposure; however, since the CRA does not have any employees of its own the EPL risk is lower.

This policy represents an increase of 9.4% over the quoted policy from last year. One challenge for the CRA over the past several years is that the Public Entity Liability marketplace is limited due to the severity of these types of claims. Insurers were already hesitant to provide capacity in California because most carriers are in the red and have paid more in claims than they've collected in premiums for the past 5 years — and the greater Los Angeles area is particularly avoided as it is the single most litigious area in the entire U.S. according to market data provided by the largest insurers.

Chubb is the market leader and has been the CRA's insurer since the first year; Marsh still recommends the primary \$10 million based on pricing and terms. Marsh uses the thorough set of submission documents that the CRA put together, along with their market leverage to present CRA as a sought-after risk.

This policy significantly broadens coverage particularly in areas that impact insured persons. Allegations of fraud and misconduct are material and could be uninsurable without the negotiated changes.

- Full prior acts coverage
- Coverage for Public Officials, Directors and Officers liability, Errors and Omissions, and Employment Practices defense and indemnity
- Covers personal liability and provides broad entity protection
- Only includes one E&O exclusion: Incidental medical malpractice
- Insurer's duty to defend (panel council requirements)
- Broad policy form and significantly enhanced coverage via negotiated manuscripted endorsements

### **V. FISCAL IMPACT**

The \$180,490 premium is in the anticipated range and included in the CRA's FY 2025-26 budget.

## **VI. EXHIBITS**

1. 2025-2026 Financial and Coverage Comparison (FCC) - CRA (5.2)

### **Attachments**

[EXHIBIT NO.1 - DEMAND RESOLUTION #25-06-CRJPA.pdf](#)

## AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1772	05/01/2025	VOID	006831 MARSH USA INC.	.00			
1773	05/01/2025	VOID	006831 MARSH USA LLC	.00			
1774	05/08/2025	PRINTED	000079 CALIFORNIA WATER SERVICE	2,693.87			
1775	05/22/2025	PRINTED	000070 LOS ANGELES COUNTY	1,275.00			
4 CHECKS				3,968.87			
CASH ACCOUNT TOTAL					.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
4 CHECKS	FINAL TOTAL	3,968.87	.00

\*\* END OF REPORT - Generated by BRAULIO ALATORRE \*\*



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RENEWAL OF A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$180,490.00 AND AUTHORIZE EXECUTIVE DIRECTOR TO BIND THE POLICY AND EXECUTE RELATED DOCUMENTS

### **I. SUMMARY**

This action authorizes the Executive Director to approve and bind a renewal of a ACE Municipal Advantage Public Entity Liability Policy on behalf of the Carson Reclamation Authority offered by Chubb Companies USA, underwritten by ACE American Insurance Company. As in previous years, the CRA's broker Marsh recommends placing such a policy instead of a standard Directors and Officers Liability (D&O) policy to ensure that the public officials are adequately covered for their D&O exposure – personal liability as well as Errors and Omissions exposure (E&O) and Employment Practices Liability (EPL) exposure.

This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This year's premium of \$180,490.00 is up about 9.4% from last year, reflects the insurer's exposure in the CAM-Carson, LLC lawsuit. Prior to last year, which only saw an increase of 0.1%, the CRA saw significant increases in quoted premium for the same coverage, from slightly less than \$80,000 in 2020 to \$130,040 in 2021 to \$180,351.00 in FY 2022/23, while maintaining the Self-Insured Retention (SIR) at \$250,000. This was due to ongoing significant changes in the public officials' liability market and the D&O markets overall. (SIR is similar to a deductible in personal insurance.) Part of the increase was also attributed to the claim activity by the CRA on the current policy due to the ongoing CAM-Carson, LLC litigation, which also reduced the number of other companies willing to provide quotes on the policy.

The current claim due to the CAM-Carson, LLC has cost the insurer so far nearly \$1,000,000 in legal fees to Cozen O'Connor, with more to be spent when the case goes to trial later this year.

No insurers other than Chubb are able to write \$10 million limits. A few offered \$5 million in excess coverage, but the CRA would still need to procure the first \$5 million from, say, Chubb. Staff does not recommend reducing coverage, however, and the cost savings, if any, would be very modest especially weighed against the complexity of a tower of coverage for this policy and an existing active claim.

### **II. RECOMMENDATION**

**TAKE** the following action:

**APPROVE** binding coverage under the ACE American Insurance Company Public Entity Liability Policy, procured from Chubb Companies USA through Marsh USA, Inc., with an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$180,490.00.

**AUTHORIZE** the Executive Director to bind coverage on behalf of the CRA and to execute any related documents.

### **III. ALTERNATIVES**

**TAKE** another action deemed acceptable by the Authority Board.

### **IV. BACKGROUND**

Attached is a renewal proposal for coverage for a Public Entity Liability Policy (instead of standard D&O), Errors & Omissions (E&O), and Employment Practices Liability (EPL). This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This action would authorize the CRA Executive Director to approve and bind the renewal of the Public Entity Liability Policy on behalf of the Carson Reclamation Authority. This policy is broad and covers not just directors, and officers, but anyone employed or contracted to do work for CRA, if CRA indemnifies them. It is also retroactive and covers all the officials who have served on the CRA Board since its formation in early 2015.

The aggregate limit is shared for all D&O, E&O and EPL losses that occur within a policy period. Because CRA uses contractors there is third party EPL exposure; however, since the CRA does not have any employees of its own the EPL risk is lower.

This policy represents an increase of 9.4% over the quoted policy from last year. One challenge for the CRA over the past several years is that the Public Entity Liability marketplace is limited due to the severity of these types of claims. Insurers were already hesitant to provide capacity in California because most carriers are in the red and have paid more in claims than they've collected in premiums for the past 5 years – and the greater Los Angeles area is particularly avoided as it is the single most litigious area in the entire U.S. according to market data provided by the largest insurers.

Chubb is the market leader and has been the CRA's insurer since the first year; Marsh still recommends the primary \$10 million based on pricing and terms. Marsh uses the thorough set of submission documents that the CRA put together, along with their market leverage to present CRA as a sought-after risk.

This policy significantly broadens coverage particularly in areas that impact insured persons. Allegations of fraud and misconduct are material and could be uninsurable without the negotiated changes.

- Full prior acts coverage
- Coverage for Public Officials, Directors and Officers liability, Errors and Omissions, and Employment Practices defense and indemnity
- Covers personal liability and provides broad entity protection
- Only includes one E&O exclusion: Incidental medical malpractice
- Insurer's duty to defend (panel council requirements)
- Broad policy form and significantly enhanced coverage via negotiated manuscripted endorsements

**V. FISCAL IMPACT**

The \$180,490 premium is in the anticipated range and included in the CRA's FY 2025-26 budget.

**VI. EXHIBITS**

1. 2025-2026 Financial and Coverage Comparison (FCC) - CRA (5.2)

**Attachments**

[2025-2026 Financial and Coverage Comparison - CRA \(5.2\)](#)



We are pleased to present the renewal terms for Carson Reclamation Authority's Public Entity Liability and Employment Practices Liability (EPL) coverage, effective from June 17, 2025, to June 17, 2026. This summary outlines the key details of the renewal proposal from Chubb, the incumbent insurer.

### Chubb Renewal Overview

Chubb has provided renewal terms that maintain the existing limits and retentions. The primary change is an increase in the annual premium to \$180,490, up from the expiring premium of \$164,562. This adjustment is primarily due to the ongoing claim that has been open since 2020. Initially projected to result in total payouts of just over \$1 million, the claim has now escalated to an estimated \$2.3 million, with approximately \$938,000 already paid out by Chubb. The claim remains unsettled, with a trial scheduled for this summer.

### Renewal Terms

- **Insurer:** Chubb
- **Coverage Type:** Public Entity Liability/EPL
- **Limits:** \$10,000,000
- **Deductible:** \$250,000
- **Annual Renewal Premium:** \$180,490
- **Coverage Components:**
  - A. Public Officials' Liability
  - B. Public Entity Reimbursement & Public Entity Liability
  - C. Employment Practices Liability (with a \$3 million sublimit)

### Endorsements

The following endorsements will remain as expiring:

1. Signatures CC-1K11j (03/21)
2. Notice Amended Endorsement PF-33468 (02/11)
3. Trade or Economic Sanctions Endorsement PF-46422 (07/15)
4. Network Security or Privacy Exclusion PF-37210 (02/12)
5. False Claims Act Exclusion PF-38981 (01/13)
6. Amendatory Endorsement – California PF-23575 (01/08)
7. Employment Practices Liability Sublimit Endorsement \$3M Sublimit MS-58296 (07/17)
8. Bond Exclusion PF-23541 (01/08)
9. Limits of Liability Amended PF-299861 (04/20)
10. Public Entity Liability Enhancement Endorsement - Non-Money Sub-Limit of \$250K PF-308205 (10/20)

### Terrorism Endorsements:

- Disclosure Pursuant to Terrorism Risk Insurance Act TRIA11e (08/20)
- Cap On Losses From Certified Acts Of Terrorism PF-17705b (01/15)

### Policy Addendums:

- U.S. Treasury Department's Office Of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders PF-17914a (04/16)
- Chubb Producer Compensation Practices & Policies ALL-20887a (03/16)

### Subjectivities:

No subjectivities are required at this time.

### Conclusion


The renewal terms provided by Chubb reflect the current risk environment and the ongoing claim situation. We recommend reviewing these terms carefully to ensure they align with the Carson Reclamation Authority's risk management strategy and financial considerations. Should you have any questions or require further clarification, please do not hesitate to reach out.


*Note: The information and descriptions contained herein are for general informational purposes only and are not intended to be a complete description or interpretation of the policy terms, exclusions, and conditions. Please refer to the actual policy form for a complete description of all applicable terms, exclusions, and conditions.*


Carson Reclamation Authority's and Subsidiaries include entities of which Carson Reclamation Authority has more than 50% ownership interest. Note that coverage is not extended to any affiliate companies, or any other entity not owned and controlled by Carson Reclamation Authority and that common ownership alone does not qualify an entity for coverage.

Should you have any interest in extending coverages under this policy to any affiliate entities, please inform a member of the Marsh service team. Note that your incumbent carriers may require additional information in order to give consideration to adding additional entities.

Higher limits may be available upon request.

 <b>2025 Carson Reclamation Authority - Financial &amp; Coverage Comparison</b>		
First Named Insured	Carson Reclamation Authority	
Effective Date	6/17/2025	
Expiration Date	6/17/2026	
Broker Name	Marquita Martin	
Broker Phone	312-202-0576	
Broker Email	Marquita.A.Martin@Marsh.com	
Risk Practice	FINPRO	
Company Formation	Private	
Coverages	Public Entity Liability, EPL	
Coverage	Expiring	Incumbent
<b>Public Entity Liability</b>		
<b>Carrier Details</b>	<b>Public Entity Liability</b>	<b>Public Entity Liability</b>
Insurer	Chubb	Chubb
A.M. Best Rating	A++	A++
Outlook	Stable	Stable
Admitted Status	Admitted	Admitted
Defense	Duty to defend	Duty to defend
<b>Limits of Liability (All Sublimits are part of the aggregate Limits)</b>		
Aggregate Limit of Liability	\$10,000,000	\$10,000,000
Shared Limits	Shared with EPL	Shared with EPL

 <b>2025 Carson Reclamation Authority - Financial &amp; Coverage Comparison</b>		
Crisis Management	\$50,000	\$50,000
<b>Retention (Each and every Loss)</b>		
All Other Indemnifiable Retention	\$250,000	\$250,000
Non Indemnifiable Loss	\$0	\$0
<b>Continuity Dates</b>		
Pending and Prior Litigation Date	Inception	Inception
<b>Primary Layer</b>		
<b>Employment Practices Liability</b>	<b>EPL</b>	<b>EPL</b>
<b>Carrier Details</b>		
Insurer	Chubb	Chubb
A.M. Best Rating	A++	A++
Outlook	Stable	Stable
Admitted Status	Admitted	Admitted
Defense	Duty to defend	Duty to defend
<b>Limits of Liability (All Sublimits are part of the aggregate Limits)</b>		
Limit of Liability	\$3,000,000	\$3,000,000
Shared Limits	Shared with Public Entity	Shared with Public Entity
Third Party Liability (Limit is part of total EPL limit)	\$3,000,000	\$3,000,000
<b>Retention (Each and every Loss)</b>		

<div><div> Marsh</div><div>2025 Carson Reclamation Authority - Financial &amp; Coverage Comparison</div></div>		
EPLI Retention	\$250,000	\$250,000
Third Party Retention	\$250,000	\$250,000
Continuity Dates		
Pending and Prior Litigation Date	Inception	Inception
Pending and Prior Litigation Date for Third Party	Inception	Inception
Primary Layer		
Premium	Included with Public Entity	Included with Public Entity
Commission %	20.0%	20.0%
TOTAL Public Entity Liability with EPL PREMIUM		
	\$164,562.00	\$180,000.00
% Change		9.4%

## 2025 Carson Reclamation Authority - Marketing Summary for Public Entity Liability with Employment Practices Liability

### Public Entity Liability and Employment Practices Liability

Policy Period: 06/17/2025 - 06/17/2026

Carrier	Layer	Response	Comments
<b>Public Officials with EPL</b>			
Chubb	Primary	Quote	Chubb maintain the existing limits and retentions. The primary change is an increase in the annual premium to \$180,490, up from the expiring premium of \$164,562

All carrier documentation is available upon request.

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# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

DISCUSSION 5.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RESOLUTION NO. 25-07-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2025/26 FISCAL YEAR

### I. SUMMARY

This action approves the Fiscal Year 2025/26 Budget for the Carson Reclamation Authority.

### II. RECOMMENDATION

**WAIVE** FURTHER READING AND **APPROVE** Resolution No. 25-07-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2025/26 FISCAL YEAR

### III. ALTERNATIVES

**TAKE** another action the Board deems appropriate.

### IV. BACKGROUND

On January 20, 2015, the governing Boards of the Housing Authority and Carson Community Facilities Districts Nos. 2012-1 and 2012-2 ("CFDs") approved each Board's authority to enter into an agreement for the formation of the Carson Reclamation Joint Powers Authority ("CRA") for the purpose of overseeing and facilitating the remediation of contaminated properties in the City of Carson; this was achieved pursuant to the Joint Exercise of Powers Act, commencing with Section 6500 et seq. of the Government Code.

The CRA may facilitate and fund the environmental study, investigation, remediation, and reclamation of any and all contaminated properties in the City, or the acquisition and subsequent reclamation of contaminated properties. These powers include any improvements on property related to environmental clean-up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control ("DTSC") or any other State or Federal environmental agency.

The Authority's powers may extend beyond mere property remediation to development planning and implementation, such as with the Cal Compact Landfill, currently owned by the CRA and where remedial construction has been partially completed.

This year's budget changes the structure from the Fiscal Year 2024/25 budget for expenditure categories such as General Administration; Permits, Legal, and Insurance; O&M costs; and Utilities to more closely align with how the contracts with the CRA's Horizontal Master Developer, RE|Solutions, LLC, is required to track and report its budget activities to the CRA monthly. These categories have been reorganized to more accurately reflect the work and the funding sources of the tasks. In addition, the categories of Construction Costs on Cell 2 and on Lenardo Drive are significantly different based on where the development on Cell 2 is, and the way the funding for Lenardo Drive has settled with it largely being funded through City bond issues.

Additional detail follows:

### **General Administration/Professional Services/Legal**

**Administrative Services.** Many of the administrative tasks such as contracting with vendors and other consultants and contract management are performed by RES and not City/CRA employees. Bill paying, accounting, and other administrative functions are still performed by the CRA.

**CRA Travel.** Most previous travel has been to Sacramento for CAL ReUSE meetings; there may be some travel scheduled for this year, once the State returns to in-person meetings. There could be a small amount of travel associated with one or more of the development agreements on the Site, too.

Other professional services may include those related to the restructuring of the CFDs or other similar costs.

**Aleshire & Wynder ("A&W") legal services.** This is for unreimbursed general administration, construction-related (and reimbursed) expenditures, and litigation. Most of the cost of the CAM-Carson litigation has been covered by the CRA's D&O policy by Chubb, the insurer, who engaged Cozen O'Connor for litigation services related to the claim. The CRA paid the self-insured retention ("SIR") in FY 2022/23. A&W does all the transactional work such as agreements with developers and review of all subcontractor contracts, and the CEQA work on the development projects. Much of this work is subject to the Reimbursement Agreements with developers such as Carson Goose Owner, LLC ("CGO"), and these expenditures are not reflected in the CRA budget as the reimbursement deposits are made to and payments processed separately.

**Greenberg Traurig legal services.** Some of this is reimbursed by developers under the same deposit arrangement described above, and some of it is not. In the past year the CRA's environmental risk management/insurance counsel has worked on renewing policies for D&O, Property, Contractor's Pollution Liability ("CPL") insurance, and Owner's Protective Professional Indemnity ("OPPI") insurance; incorporating CGO into the PLL insurance programs and other policies in the Insurance Administration Agreement; drafting the environmental language on the mechanism for CGO to take over the construction and development of Cells 3, 4 and 5; and working with DTSC on the Land Use Covenant, Enterprise Fund, and other issues.

### **Permits, Oversight, Insurance, and Utilities**

CRA pays permit fees to Water Board for the stormwater permit, to the Sanitation District for an Industrial General Permit for wastewater, to AQMD for site inspections, and DTSC for project oversight. The DTSC cost is significantly higher than the others, as they are the administering agency and review all activities of the CRA. The CRA also has a lease with the Flood Control District for use of the Torrance Lateral access road.

**Marsh USA (D&O, Property, CGL, CPL, and now OPPI policies).** Marsh is the CRA's insurance broker of record. There are now four policies that are annually renewed: the Public Officials Liability (D&O) policy, property insurance, general liability (GL), and the contractor's pollution liability (CPL) policy. The D&O policy renews in June and the Property and GL policies renew in September/October. There were addenda to CPL and GL related to the road construction, and OPPI is specific to the road construction and is a one-time policy.

Utilities. These amounts reflect the historic averages of utility payments. This is for utility service only and paid directly by the CRA, not by RES. Over the past several years the cost of gas nearly doubled, so the budget had been increased, and then the price declined somewhat. Gas is used to supplement landfill gas in the flaring process to burn clean and hot enough to meet AQMD guidelines. Electricity and water costs have also risen but not as much as gas. None of these costs are related to the construction of the utility backbone in the Lenardo Drive project, which are budgeted there.

### **Site Management Costs (SOW-1)**

RES, is now directly performing the O&M work through a fixed price contract, plus all the Site Management activity which includes coordination among the private developers and the CRA on a time & materials basis. An example of this site coordination is air quality/dust monitoring and noise & vibration monitoring, which will be performed by the CRA during construction but billed back to the developers (or the Lenardo Drive project) on a pro rata basis. Neither is an O&M activity so doesn't fall under the fixed price O&M contract, and instead belong under "Site Management." These represent different costs for different portions of the contract.

These are Site Management Costs for the site, such as the labor and vendors and subcontractors including trailer rental, fencing, site security, and basic maintenance. Because of its status as an unclosed landfill with active O&M facilities and operations, the CRA maintains 24/7 security on the site. Site security costs will increase this year as construction begins, as the second entry gate will open to service visitors and construction workers, while the other gate will be for specific construction-related traffic.

Stormwater Management. Mayfield and Oak Ridge are the contractors that provide for weed abatement and assist during the rainy season with SWPPP compliance, managing the stormwater collection and pumping. MBI is the CRA's Qualified SWPPP Practitioner, meaning they produce the annual stormwater management plan and maintain the records with the Water Board. A list of the Site Management Vendors & Subcontractors is included with the budget.

### **O&M Costs (SOW-2)**

The direct performance of the O& M activities transitioned last year to RES. The first 3 line items reflect the estimated cost of O&M including operation of the Landfill Operation Center (the groundwater system and the gas collection system) and other daily testing and monitoring; the basic contractual cost is \$195,000 a month plus up to \$1,000,000 annually in "time and materials" allowances ("Task 7 Allowances"). A list of the vendors and subcontractors for the Tasks 1-6 items and the Task 7 items is include in the budget.

### **Preconstruction and Construction-Related Costs - Lenardo Road**

The CRA began working on a scope and cost estimate of Lenardo Construction in early 2019. In October 2019 Snyder Langston produced a cost estimated as a Potential Change Order (PCO) to commence the work. The CRA and RES then worked to incorporate all the non-Snyder Langston costs into an overall estimate. These estimates were updated in March 2023 by the City's Engineering Division.

The project has now been bid and a Guaranteed Maximum Price ("GMP") has been developed pursuant to the Amended and Restated Master Agreement for Civil Improvements Between RE|Solutions, LLC and SL Carson Builders, LLC, for the work. Currently being bid is the environmental/Buffer Zone work and the widening of a length of Stamps Road to accommodate additional left turn movements onto Del Amo Boulevard. This change has had a ripple effect on other improvements in the area, including the traffic signal at that intersection, the location of the crosswalk, and the relocation of a storm catch basin on the north side of Del Amo.



Because, however, the sources of funds available to the CRA for the construction of Lenardo Drive were from the City and are not being “transferred” to the CRA, most of this revenue does not appear in this year’s CRA’s budget but is reflected in the City’s Capital Improvement Program (“CIP”) Budget.

The only revenue shown for Lenardo Drive is from CGO, who would pay the CRA \$100,000 per month toward the construction of Lenardo until the CRA expends 60% of the Measure R / Measure M and the 2024 Lease Revenue bond funds, after which the CRA can request the balance of the \$12,500,000 commitment from CGO. Based on the construction schedule, that 60% trigger is expected to occur in November and therefore the \$12,500,000 number is reflected in the budget.

The current cost estimate for the Lenardo Project is included as an exhibit for the Board’s benefit but not for adoption for the reason noted in the previous paragraph. As a roughly two-year project (including the past several months of preconstruction activity) the budget shows the combined calendar years of 2025 and 2026, which includes some expenses paid in the current fiscal year.

In broad terms, the preconstruction activity (including design, permitting, cost estimating, and bidding) will be \$4,327,450 while the actual construction of the street is estimated to be \$59,797,240. There are some allowances in the cost estimate that will be high, and a contractor’s contingency is built into the GMP pricing but the margins for unanticipated costs are very small. There are a number of mechanisms to alert the CRA if the expenditures deviate from the project budget. This is not significantly higher than cost estimates from 2020 and 2021 when the Cell 2 buffer zone and other associated work had to be included. There is some additional scope that was not included in 2020 but much of the increase is attributable to normal construction cost escalation in the past 5-6 years.

## **Revenue Estimates**

Estimating revenue has been one of the biggest budgeting challenges the last few years. CGO will close on the acquisition of the surface lot of Cells 3, 4, and 5 before the end of this fiscal year, so the CRA and CGO will be in the post-closure phase of the agreement, which changes how the project funding will occur. The CRA will still receive CGO’s \$12,500,000 commitment to Lenardo plus certain other payments and reimbursements. CGO has made about \$3 million annually in O&M reimbursements over the past five years (60% of the O&M costs, up to \$250,000 per month), but such payments will end in November as the project becomes subject to Community Facilities District 2012-1 (“CFD”) for the long-term maintenance of the remedial systems. The current CFD is estimated to generate \$1,955,784 per year but will be replaced this year by CFD 2025-1 which will contain a higher rate and method of allocation and will generate more sufficient funds for the CRA.

CGO’s payment for Cells 3, 4, and 5 was restructured last year with part of the contribution, \$16,000,000, to be paid out over 8 years at \$166,667/month paid to the CRA. This represents \$2,000,000 this year.

Additionally, staff expects about \$587,000 in payment from CGO toward participation in the PLL insurance policy, to be offset by any funds they’ve paid for the preconstruction activity on Lenardo, plus other insurance program reimbursements, particularly their pro rata share of the Property insurance renewed in October.

Finally, the budget does not include the \$23.0 million in Measure M/Measure R bonds issued by the City nor the \$26,000,000 in 2024 Lease Revenue Bonds issued by the City, to be used for the construction of Lenardo, as they are reflected in the City’s CIP budget. Likewise, it does not include \$8,000,000 in additional Measure R / Measure M funds the City has applied to the South Bay COG for, and if the grant is received it would be remitted to the City and spent in the same manner as the Measure R / Measure M bond funds. The budget does include the \$12,500,000 contribution from CGO toward the construction of all site infrastructure.

## **V. FISCAL IMPACT**

The proposed expenditure budget for FY2024/25 has decreased from \$80,680,941 in FY 2023/24 to \$66,885,000 in FY 2024/25 to \$19,654,552 this year, reflecting the way the Lenardo Drive expenditures are being paid and taking out the Cell 2 remedial work for now. The current year's budget only appropriates the \$12,500,000 due from CGO for the Lenardo contribution for Cells 3, 4, and 5 for construction costs; the rest of the revenues will go toward administration, site management, and O&M.

Fortunately, certain operating costs such as utilities have leveled off, as has most of the insurance policies. Legal costs are also anticipated to be lower this year.

## **VI. EXHIBITS**

1. Resolution No. 25-07-CRJPA
2. FY 2024/25 Expenditure Budget
3. FY 2024/25 Revenue Budget Estimates
4. Detailed List of Vendors
5. Lenardo Cost Estimate

Prepared by: John Raymond, Executive Director

## **Attachments**

- [1. Resolution No 25-07-CRJPA Adopting FY 2025-26 Budget](#)
- [2. FY25-26 CRA Expenditure Budget as of 5-28-25](#)
- [3. Revenue Budget](#)
- [4. Detailed List of Vendors and Contractors](#)
- [5. Lenardo Construction Costs](#)

RESOLUTION NO. 25-07-CRJPA

A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS  
AUTHORITY ADOPTING THE FISCAL YEAR 2025/26 BUDGET AND  
APPROVING APPROPRIATIONS FOR THE 2025/26 FISCAL YEAR.

**WHEREAS**, on January 20, 2015, the governing Boards of the Housing Authority and Carson Community Facilities Districts Nos. 2012-1 and 2012-2 ("CFDs") approved each Board's authority to enter into an agreement for the formation of this Carson Reclamation Joint Powers Authority (CRJPA) for the purpose of overseeing, and facilitating the remediation of contaminated properties in the City of Carson; this was achieved pursuant to the Joint Exercise of Powers Act, commencing with section 6500 *et seq.* of the Government Code; and

**WHEREAS**, the Carson Reclamation Joint Powers Authority will facilitate and fund the environmental study, investigation, remediation and reclamation of any and all contaminated properties in the City, or the acquisition and subsequent reclamation of contaminated properties. These powers include any improvements on property related to environmental clean-up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control ("DTSC") or any other State or Federal environmental agency. The Authority's powers may extend beyond mere property remediation to development planning and implementation; and

**WHEREAS**, the Executive Director has prepared and submitted to the Carson Reclamation Joint Powers Authority a proposed budget for Fiscal Year 2025/26; and

**WHEREAS**, the Carson Reclamation Joint Powers Authority has reviewed the proposed Fiscal Year 2025/26 budget; and

**WHEREAS**, the Carson Reclamation Joint Powers Authority has determined that it is necessary for the efficient management of the Authority that certain sums be appropriated to the various activities of the Authority.

NOW, THEREFORE, THE CARSON RECLAMATION JOINT POWERS AUTHORITY DOES HEREBY RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:

**Section 1.** The budget for the Carson Reclamation Joint Powers Authority for the fiscal year beginning July 1, 2025 and ending June 30, 2026, is hereby adopted. Said budget being the proposed budget as reviewed and amended in open session before the Carson Reclamation Joint Powers Authority, a copy of which is on file in the Authority Secretary's Office.

[MORE]

**Section 2.** The sums of money therein set forth are hereby appropriated to the respective accounts and funds for expenditure during Fiscal Year 2024/25 for each of the several items set forth in the proposed budget, as adopted.

**Section 3.** The sum of \$19,654,552 is hereby appropriated to the funds of the Carson Reclamation Joint Powers Authority for expenditure during Fiscal Year 2025/26, against anticipated revenue of \$19,705,784.

**Section 4.** The Executive Director is hereby instructed to have copies hereof duplicated and distributed to all departments, officials and interested parties as soon as convenient.

**Section 5.** The Authority Secretary shall certify to the adoption of this resolution and shall keep a copy of this resolution attached to the budget for Fiscal Year 2025/26 on file and effective as of July 1, 2025, the same shall be in force and effect.

**ADOPTED, SIGNED and APPROVED this 2nd day of June, 2025.**

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Lula Davis-Holmes  
Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw  
Authority Secretary

APPROVED AS TO FORM:

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Sunny Soltani, Authority Counsel

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF CARSON             )

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 24-06-CRJPA adopted by the Carson Reclamation Authority at its meeting held on the 3<sup>rd</sup> day of June, 2024, by the following roll call vote:

AYES:       BOARD MEMBERS:  
NOES:       BOARD MEMBERS:  
ABSTAIN:   BOARD MEMBERS:  
ABSENT:    BOARD MEMBERS:  
RECUSED:   BOARD MEMBERS:

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Dr. Khaleah K. Bradshaw, City Clerk

## Carson Reclamation Authority Proposed FY 2025-26 Expenditure Budget

Object	Full Account	Comment	Proposed FY25-26	Notes
		<b>General Administration/Professional Services/Legal</b>	<b>Admin</b>	
		City Secondment Agreement (staff-related expenses)	75,000	Same as last year
6014	578-70-782-821-6014-	CRA-related travel & off-site meetings	5,000	Some additional CRA travel may be necessary with multiple projects going
6004	578-70-781-100-6004-	Other professional services	25,000	Potentially related to the CFD or other matters
6055	578-70-781-100-6055-	A&W - legal services	150,000	CRA only - unreimbursed by developers
6055	578-70-781-100-6055-	Greenburg Traurig - legal services	150,000	CRA only - unreimbursed by developers
6004	578-70-781-965-6004-	Bank fees	7,500	Same as last year
		Subtotal	412,500	
		<b>Permits, Oversight, Insurance, and Utilities</b>	<b>Permits, etc.</b>	
6015	578-70-781-100-6015-	SRWQCB - permit fees	10,000	Stormwater Construction General Permit
6015	578-70-781-100-6015-	SCAQMD and LACDWP - permit fees	12,000	Air Quality Permits and Industrial Discharge Permit (Sewer)
7002	578-70-781-100-7002-	LAC DWP - flood control lease	1,000	Lease of Torrance Lateral access road
6004	578-70-781-100-6004-	DTSC - project oversight	400,000	This is at construction-level costs as in previous years
6028	578-70-782-820-6028-	Marsh USA (D&O/property/CPL/GL)	800,000	Includes D&O, GL, CPL, Property without Lenardo endorsements; partial CGO cost share
6077	578-70-781-100-6077-	Southern California Gas	35,000	Gas costs are about the same
6078	578-70-781-100-6078-	Southern California Edison	83,000	Electric costs are slightly higher
6079	578-70-781-100-6079-	California Water Service	32,000	Water costs about the same; additional water for dust control is in construction budget
		Subtotal	1,373,000	
		<b>Site Management Costs (RES SOW 1)</b>	<b>Site Mgmt</b>	
6004	578-70-781-100-6004-	Site Management Labor	227,858	Management of stormwater, site access, and construction coordination
6004	578-70-781-100-6004-	Vendors & Subcontractors	827,594	Includes 24/7 Security for Site, legal services for contract preparation, other
6004	578-70-781-100-6004-	Stormwater Management/Weed abatement	883,050	Stormwater costs will be shared pro rata with CGO who will own Cells 3, 4, and 5
6004	578-70-781-100-6004-	Monthly site management expenses (trailers, etc.)	55,450	See below for detail which includes vendors & subcontractors
		Subtotal	1,993,952	
		<b>O&amp;M Costs (RES SOW 2)</b>	<b>O&amp;M</b>	
6004	578-70-781-100-6004-	O&M Labor (Tasks 1-6)	963,316	RES now directly manages Landfill Gas and Groundwater Extraction Systems
6004	578-70-781-100-6004-	Remedial Systems Operation & Maintenance (Tasks 1-6)	1,411,784	Much of this is for lab testing and air quality monitoring services (See below)
6004	578-70-781-100-6004-	Unscheduled Operations & Maintenance Work (Task 7)	875,429	This is an allowance for unanticipated repairs to O&M systems or other costs (See below)
6004	578-70-781-100-6004-	O&M Labor (Task 7)	124,571	This is labor tied to Task 7 items and not expended if no Task 7
		Subtotal	3,375,100	
		<b>Lenardo Construction</b>		
		Developer's Pro Rata Share Toward Lenardo	12,500,000	Overall Lenardo costs are show in separate exhibit; this is the share paid through CRA
		<b>General Administration/Professional Services</b>	412,500	
		<b>Permits, Oversight, Insurance, and Utilities</b>	1,373,000	
		<b>Site Management</b>	1,993,952	
		<b>O &amp; M Costs</b>	3,375,100	
		<b>Lenardo Construction</b>	12,500,000	
		<b>Total</b>	<b>19,654,552</b>	

Estimated  
FY 25-26

**Anticipated Revenue to CRA**

Community Facilities District 2012-1 Assessment	1,955,784	RMA from CFD 2012-1 applied to 86 acres
Ongoing O&M Costs (60% share of total) CGO	1,250,000	Carry cost payments end in November, 2025
CGO Insurance Reimbursement(s)	500,000	Pro Rata Reimbursement for Property renewal
CGO Contribution to Lenardo Construction	12,500,000	Per Option Agreement Amendment
CGO Option Payments (paid over time)	2,000,000	CGO pays \$2,000,000/year @ \$166,667/month
CGO Pro Rata reimbursements for SWPPP, etc.	500,000	Offsets some costs in SOW-1 and SOW-2
Carry Cost/Reimbursment Payments for Cell 1	1,000,000	
<hr/>		
19,705,784		

## Detailed List of Vendors and Contractors

### SOW-1 Site Management

#### RES monthly site management expenses (trailers, etc.)

AT&T  
 Fence Repair  
 Bill.com  
 Biogas Engineering  
 Diamond Environmental  
 Pest Control  
 Plumbing & Backflow Testing  
 Mobile Modular  
 Accounting Services  
 National Construction Rentals  
 Power Plus  
 Securitas- Site Security  
 Stice & Block Legal Counsel  
 Sunbelt Rentals - Water Truck  
 Fire Alarm Testing  
 Vonage  
 Waste Resources  
 Who's On Location Software  
 Western Building Maintenance  
 Klean Sweep

### SOW- 2 O&M Activities

#### Remedial Systems Operation & Maintenance (Tasks 1-6)

Aatmaa Laboratory  
 Friedman & Bruya  
 American Integrated Services - Confined Space Entry  
 Blainetech - Groundwater Monitoring  
 Frank's Industrial - Mechanical Repairs at LOC  
 GHD - Perimeter Air & Noise Monitoring & Database  
 Kaeser - Electrical/Mechanical  
 PACE Laboratory  
 On-Site Environmental - Air Monitoring / Equipment Rental  
 Total Air Analysis - Flare Testing \*Annual\*  
 AQMD \*Annual\*  
 Vehicle Expenses (Trucks, Fuel, UTVs)

#### All Task 7 Requests, Rentals and Labor

Cleaning Lateral Line 0% 0% \$100,000 \$100,000 \$100,000 \$300,000  
 Honda 2200 Watts Inverter Generators  
 Cleaning Air Stripper  
 Flame Arrester Maintenance  
 GWE Needle Valve Replacement  
 Interior Well Inspection Pre-Construction



## Lenardo Construction Costs

### Lenardo Preconstruction Costs projected for January 1, 2025 through December 31, 2026

RE Solutions Preconstruction Services	604,800	For Lenardo, includes contracting, construction management, and materials inspection
Electrical Design Consultants	210,000	Development of backbone design for SCE
Cummings Curley & Associates	6,500	Landscaping and irrigation plans
Cumming Management Group	156,792	Construction management services
EKI (Tasks 2 Buffer Zone Design)	650,900	Envirnmental buffer zone design for Cell 2 buffer
KPFF	26,000	Structural engineer for signal and lightpole foundations
Labor Compliance Management (in SOW-1)	77,788	Compliance with prevailing wage laws
Leighton Consulting	248,500	Geotechnical engineer
Michael Baker International	560,000	Civil engineer of record
AMPCO Site Preparation	671,890	Preparation of Cell 1 for additional Lenardo excavation of edge; move stockpiles
Plan Check, Permit Fees & Assessments	1,114,280	Estimate of utility fees & permits
SL Carson Builders	-	All preconstruction expenses are in FY 2024-25 and reimbursed by CGO
		<hr/>
		4,327,450

### Lenardo Construction Costs projected for January 1, 2025 through December 31, 2026

Electrical Design Consultants	80,000	Development of backbone design for SCE
Cummings Curley & Associates	20,000	Landscaping and irrigation plans
Cumming Management Group	-	\$760,768 is included as part of the RES 5% Management Fee
EKI (Tasks 2 Buffer Zone Design)	2,333,280	Environmental buffer zone design for Cell 2 buffer
KPFF	-	Structural engineer for signal and lightpole foundations
Labor Compliance Management (in SOW-1)	-	Compliance with prevailing wage laws
Leighton Consulting	318,352	Geotechnical engineer
Mayfield - Stormwater Pumping (in SOW-1)	-	Stormwater pumping in Lenardo and remaining cells
Michael Baker International	-	Civil engineer of record
MMRP - Noise/Vibration Monitoring Services (in SOW-3)	223,000	Required noise and vibration monitoring
Project Insurance	419,000	Road-Specific Insurance Policies Purchased by the CRA (GL, CPL, OPPI)
Plan Check, Permit Fees & Assessments	1,114,280	Estimate of utility fees & permits
SL Carson Builders	52,202,842	General Contractor
RE Solutions 5% Management Fee & Reimbursements	3,086,486	Contracting, construction management, mobilization/demob, and insurance
		<hr/>
		59,797,240



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, June 2, 2025, 4:00 PM

DISCUSSION 6.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER PRESENTATION OF CARSON RECLAMATION AUTHORITY HISTORICAL  
INSURANCE PURCHASES

### **I. SUMMARY**

Since last fall, the Authority has had an Administrative Mentorship Intern under the City's Administrative Internship Partnership Program with California State University Dominguez Hills. Mr. Rodriguez is studying Finance and Accounting at the university, and has split his time between the CRA, where he is working on a specific project, and the Finance Department where he has learned the systems and functions of that department and has certain tasks and duties.

This short PowerPoint presentation is a high level snapshot of the myriad insurance programs the CRA has acquired over the past decade that protect it from the highly specialized risks that come from owning – and developing - a former unclosed landfill. These include pollution risks as an owner and by actions of contractors on the site, general liability, professional (design) liability, and public agency liability. This is the first time all of the information on the programs has been assembled comprehensively and will assist CRA staff going forward during the procurement of new policies.

### **II. RECOMMENDATION**

**RECEIVE** and **FILE**.

### **III. ALTERNATIVES**

**TAKE** another action the Board deems appropriate.

### **IV. BACKGROUND**

N/A

### **V. FISCAL IMPACT**

None.

### **VI. EXHIBITS**

None.

