



Carson Reclamation Authority

Monday, February 2, 2026
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

This Agenda and corresponding staff reports can be found on the City of Carson website at 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 the 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 (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 written 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
- **YouTube:** 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 highly recommended for those who are experiencing any airborne illness symptoms.

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

ROLL CALL (AUTHORITY SECRETARY)

FLAG SALUTE

INVOCATION

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

RECESS INTO CLOSED SESSION

RECONVENE INTO OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

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.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
DECEMBER 22, 2025 (SPECIAL) and JANUARY 5, 2026 (REGULAR)

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION
NO. 26-02-CRJPA

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-02-CRJPA

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

RECOMMENDED ACTION

— RECEIVE and FILE.

5. CONSIDER THE SIXTH AMENDMENT TO THE OPTION AGREEMENT WITH CARSON GOOSE OWNER,
LLC FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

RECOMMENDED ACTION

- 1. APPROVE the Fifth Amendment to the Option Agreement; and
- 2. AUTHORIZE the Executive Director to execute the Sixth Amendment in a form acceptable to the Authority Counsel.

6. CONSIDER RESOLUTION NO. 26-03-CRJPA, APPROVING THE AMENDED AND RESTATED BYLAWS
FOR THE CARSON RECLAMATION AUTHORITY

RECOMMENDED ACTION

- WAIVE further reading and ADOPT Resolution No. 26-03-CRJPA, “A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY”
- AUTHORIZE the Chair to execute the resolution and the Amended and Restated Bylaws.

DISCUSSION

7. CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY
VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.

RECOMMENDED ACTION

- NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY CHAIR.
- NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY VICE-CHAIR.
- RATIFY THE APPOINTMENT OF THE CHAIR AND THE APPOINTMENT OF THE VICE-CHAIR.

8. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT

RECOMMENDED ACTION

— RECEIVE AND FILE

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: January 29, 2026



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

CLOSED SESSION 1.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

I. SUMMARY

II. RECOMMENDATION

A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

III. ALTERNATIVES

IV. BACKGROUND

V. FISCAL IMPACT

VI. EXHIBITS



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 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:
DECEMBER 22, 2025 (SPECIAL) and JANUARY 5, 2026 (REGULAR)

I. **SUMMARY**

The Authority Secretary is seeking approval of the following minutes:

- Monday, December 22, 2025 (Special)
- Monday, January 5, 2026 (Regular)

II. **RECOMMENDATION**

APPROVE the minutes as listed.

III. **ALTERNATIVES**

None.

IV. **BACKGROUND**

None.

V. **FISCAL IMPACT**

None.

VI. **EXHIBITS**

1. Minutes, December 22, 2025 (Special)
2. Minutes, January 5, 2026 (Regular)

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

Attachments

[Minutes - CRA Special Mtg 12-22-25.pdf](#)

[Minutes - CRA Reg Mtg 01-05-26.pdf](#)



Monday, December 22, 2025, 9:00 A.M.
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 (9:00AM)

A recording of the Rules of Decorum was presented at the meeting.

The meeting was called to order at 9:06 A.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)

Deputy Authority Secretary Joy Simarago noted the following:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes

Authority Vice Chair Cedric Hicks, Sr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Authority Board Members Absent:

Board Member Ray Aldridge, Jr.

Also Present:

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

FLAG SALUTE

Authority Vice Chair Hicks, Sr. led the Pledge of Allegiance.

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the terms of payment for the property.

ACTION: The Board authorized the execution of a commitment letter in a form satisfactory to the Attorney's Office with Carson Goose Owner and a lender.

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 9:08 A.M. by Authority Chair Davis-Holmes to Closed Session.

RECONVENE INTO OPEN SESSION

The meeting was reconvened at 10:58 A.M. by Authority Chair Davis-Holmes with all members previously noted present except Board Member Aldridge, Jr. absent.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire provided the Closed Session Report.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas wished everyone Happy Holidays, Merry Christmas, and Happy New Year. Also, be safe, don't drink and drive, and share love.

Board Member Hopson wished everyone Happy Holidays and a Happy New Year.

Authority Vice Chair Hicks, Sr. wished everyone a Merry Christmas, Happy Holidays, Feliz Navidad, Happy Hanukkah, and a blessed holiday season. He thanked the residents who came to the Food Giveaway at Anderson Park and Toy Giveaway held this past weekend on December 19th and 20th and wished everyone a blessed Happy New Year.

Authority Chair Davis-Holmes announced Council Member Rojas is having a Food Giveaway today that started at 9:00 A.M. She thanked her colleagues on the City Council except for one and appreciated their giveaways this year. She wished everyone a Merry Christmas, Happy Holidays and thanked staff and Authority Counsel for keeping the Board moving forward. She thanked Executive Director Raymond for his work.

Executive Director Raymond wished everyone Happy Holidays and looks forward to the new year 2026.

Assistant Authority Counsel Aleshire stated he looks forward to an exciting year in 2026.

ADJOURNMENT

The meeting was adjourned at 11:02 A.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary



**Monday, January 5, 2026
701 East Carson Street
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 4:03 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.

ROLL CALL (AUTHORITY SECRETARY)

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

Authority Board Members Present:

Authority Chair Lula Davis-Holmes

Authority Vice Chair Cedric Hicks, Sr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Authority Board Members Absent:

Board Member Ray Aldridge, Jr. (Entered at 4:15 P.M.)

Also Present:

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

FLAG SALUTE

Board Member Hopson led the Pledge of Allegiance.

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known as 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the price and terms of payment for the property.

ACTION: Authority Chair Davis-Holmes continued the item to the next meeting with no objection heard.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

None.

RECESS INTO CLOSED SESSION

None.

RECONVENE INTO OPEN SESSION

None.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

None.

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

None.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
DECEMBER 1, 2025 (REGULAR)- 4:08 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

To Approve motion by Dianne Thomas seconded by Cedric Hicks resulting in 4-0-0-0-1 Absent was Ray Aldridge, Jr.

CONSENT

To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 4-0-0-0-1 Absent was Ray Aldridge, Jr.

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-01-CRJPA- 4:09 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-01-CRJPA

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION
AUTHORITY FOR MONTH ENDING NOVEMBER 30, 2025

RECOMMENDED ACTION

— RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER AN EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT FOR A
244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO. 70372 (CELL 2) FOR
THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE RECLYCLED WATER SYSTEM BEING
INSTALLED ON THE FORMER CAL COMPACT LANDFILL SITE

RECOMMENDED ACTION

— APPROVE EASEMENT AGREEMENT WITH WEST BASIN MUNICIPAL WATER DISTRICT
FOR A 244 SQ. FT. SECTION OF THE SURFACE LOT OF PARCEL 2 OF PARCEL MAP NO.
70372 (CELL 2) FOR THE PURPOSE OF INSTALLING A FLUSHING STATION FOR THE
RECYCLED WATER SYSTEM

— AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE EASEMENT AGREEMENT
AND CAUSE IT TO BE RECORDED WITH THE LOS ANGELES COUNTY RECORDER'S
OFFICE

ACTION: Item No. 5 was approved on Consent.

DISCUSSION

None.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Authority Vice Chair Hicks, Sr., Board Member Thomas, and Authority Chair Davis-Holmes wished everyone Happy New Year.

Board Member Thomas announced the Tribute to Dr. Martin Luther King, Jr., Friday, January 9, 2026 at 6:00 P.M., at the Carson Event Center.

Executive Director Raymond stated there were 16 weather days built in to the contract for the entire Leonardo Drive project which is now exhausted due to the rainy weather. Therefore, staff will need to adjust the schedule with the contractor.

(Board Member Aldridge, Jr. entered the meeting at 4:15 P.M.)

Upon inquiry, Authority Treasurer Cooper shared that because funds were transferred the Board is now solvent.

Board Member Aldridge, Jr. wished everyone Happy New Year.

ADJOURNMENT

The meeting was adjourned at 4:16 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-02-CRJPA

I. SUMMARY

RESOLUTION NO. 26-02-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$556,796.09**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-02-CRJPA.

III. ALTERNATIVES

NONE.

IV. BACKGROUND

THE CARSON RECLAMATION AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The claims and demands listed in this Resolution have been reviewed for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount hereinafter set forth:

Section 2. On February 2, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$556,796.09**.

Section 3. That the Authority Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED this 2ND DAY OF FEBRUARY, 2026.

CARSON RECLAMATION AUTHORITY, a public body

By:

AUTHORITY CHAIRMAN, LULA
DAVIS-HOLMES

ATTEST:

AUTHORITY SECRETARY, DR. KHALEAH BRADSHAW

APPROVED AS TO FORM:

AUTHORITY COUNSEL, SUNNY SOLTANI

V. FISCAL IMPACT

CERTIFICATION

In accordance with §37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
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. 26-02-CRJPA, adopted by the City of Carson City Council at its meeting held on February 2, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 2ND DAY OF
FEBRUARY, 2026 AT
CARSON, CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-02-CRJPA
2. DEMAND RESOLUTION #26-02-CRJPA - Wires Only

Attachments

[EXHIBIT NO. 1 - DEMAND RESOLUTION #26-02-CRJPA.pdf](#)

[EXHIBIT NO. 2 - DEMAND RESOLUTION #26-02-CRJPA - Wires Only.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
1819	12/23/2025	PRINTED	000797 ALESHIRE AND WYNDER LLP	192.50			Nov '25 legal fees
1820	12/23/2025	PRINTED	004417 SOCALGAS	8,207.34			Dec '25 gas utility
1821	12/30/2025	PRINTED	006831 MARSH USA INC.	111,434.40			Contractor Pollution Liability premium
1822	01/08/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	3,341.00			Dec '25 water utility
1823	01/15/2026	PRINTED	001174 DEPARTMENT OF TOXIC SUBTA	64,383.98			Jul-Sep '25 project (cleanup) oversite
1824	01/15/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	8,292.37			Dec '25 electric utility
			6 CHECKS				
			CASH ACCOUNT TOTAL	195,851.59			.00

AP CHECK RECONCILIATION REGISTER

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

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
283	12/16/2025	WIRE	005525 GREENBERG TRAURIG LLP	23,881.50			Nov '25 legal fees
284	12/18/2025	WIRE	004084 RE SOLUTIONS, LLC	337,063.00			Oct '25 O&M, management fees
			2 CHECKS				
			CASH ACCOUNT TOTAL	360,944.50			.00



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: Monica Cooper, Authority Treasurer

Subject: CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING DECEMBER 31, 2025.

I. SUMMARY

Submitted to the Carson Reclamation Authority Board members is the monthly Reserves and Cash report:

Available cash as of December 31, 2025: \$2,004,940.07

Balance of reserve funds as of December 31, 2025: \$14,530,781.06

II. RECOMMENDATION

RECEIVE and **FILE**.

III. ALTERNATIVES

TAKE another action the Board deems appropriate

IV. BACKGROUND

The monthly Investment and Cash report is submitted to the Carson Reclamation Authority Board to ensure the legislative body is kept abreast of the value of the reserve funds and available cash. The Treasurer attests to the Authority's assets and not the sufficiency.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson Reclamation Authority Reserve Holdings

Prepared by: Monica Cooper, Carson Reclamation Authority Treasurer

Attachments

[CRA Report Dec 2025](#)



Reclamation Authority
Reserve Holdings
As of December 31, 2025

Description	CUSIP/Ticker	Security Type	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Carson Reclamation Authority							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	4.025	181.79	181.79	181.79	0.00
Sub Total / Average Carson Reclamation Authority			4.025	181.79	181.79	181.79	0.00
Carson Reclamation Authority #2							
BNY Cash Reserve Cash	MM7946	Cash	0.670	14,465,327.73	14,465,327.73	14,465,327.73	99.55
Sub Total / Average Carson Reclamation Authority #2			0.670	14,465,327.73	14,465,327.73	14,465,327.73	99.55
Carson Reclamation Authority Remediation							
D. Treasury Cash Management Cash	946,933	Cash	3.640	65,271.54	65,271.54	65,271.54	0.45
Sub Total / Average Carson Reclamation Authority Remediation			3.640	65,271.54	65,271.54	65,271.54	0.45
Total / Average			0.683	14,530,781.06	14,530,781.06	14,530,781.06	100



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From:

Subject: CONSIDER THE SIXTH AMENDMENT TO THE OPTION AGREEMENT WITH CARSON GOOSE OWNER, LLC FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

I. SUMMARY

This Sixth Amendment to the Option Agreement with Carson Goose Owner, LLC ("Developer") for Cells 3, 4, and 5 of the former Cal Compact Landfill does two things: (1) extends the Closing Date and term of the Option to October 21, 2026; and (2) streamlines and clarifies the timing of when Developer is obligated to make the Lenardo Drive Developer Payment.

II. RECOMMENDATION

1. **APPROVE** the Fifth Amendment to the Option Agreement; and
2. **AUTHORIZE** the Executive Director to execute the Sixth Amendment in a form acceptable to the Authority Counsel.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The CRA and Faring Capital, LLC, a Delaware limited liability company (“Faring”) previously entered into that certain Option Agreement and Joint Escrow Instructions, dated as of December 17, 2020 (the “Original Option Agreement”). Faring assigned all its rights and obligations under the Original Option Agreement to Carson Goose Owner, LLC (“Developer”), and Developer assumed the same pursuant to that certain Assignment of Option Agreement and Joint Escrow Instructions, dated January 15, 2021, between Faring and Developer (the “Assignment”). Subsequently, Developer and the Authority entered into that certain Amendment to Option Agreement and Joint Escrow Instructions, dated October 4, 2022 (the “First Amendment”), that certain Second Amendment to Option Agreement and Joint Escrow Instructions, dated May 15, 2023 (the “Second Amendment”), that certain Third Amendment to Option Agreement and Joint Escrow Instructions, deemed effective September 11, 2023 (the “Third Amendment”), that certain Fourth Amendment to Option Agreement and Joint Escrow Instructions, deemed effective December 28, 2023 (the “Fourth Amendment”) and that certain Fifth Amendment to Option Agreement and Joint Escrow Instructions, deemed effective June 26, 2024 (the “Fifth Amendment, collectively, with the First Amendment, Second Amendment, Third Amendment and Fourth Amendment, the “Amendments”). The term under Original Option Agreement has been extended by the Authority pursuant to the Amendments and the extensions granted on December 28, 2023 and extensions from the Authority dated March 4, 2024, October 15, 2024, January 21, 2025, April 16, 2025, May 12, 2025, May 26, 2025, June 9, 2025, June 18, 2025, July 10, 2025, August 15, 2025, October 15, 2025 and November 21, 2025 (collectively, the “Extensions”). That certain Term Sheet between the CRA related to Cell 2 allowed for the Option to be extended to October 21, 2026. The Original Option Agreement, as amended by the Amendments, and the Extensions, is referred to herein as the “Option Agreement”.

The CRA and Developer have negotiated a Sixth Amendment to the Option which codifies the previously-agreed extension and Closing Date to October 21, 2026 along with the clean up of other items related to payment of the Lenardo Drive Developer Payment by Developer.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Amendment No. 6 to Option Agreement

Attachments

[Amendment No. 6 to Option Agreement \(2076411.1\)_\[CRA_CGO\]_\(003\)](#)

SIXTH AMENDMENT TO OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS SIXTH AMENDMENT TO OPTION AGREEMENT AND JOINT ESCROW INSTRUCTIONS (“Sixth Amendment”) shall be deemed effective as of January __, 2026 (“**Amendment Date**”), and is made by and between the CARSON RECLAMATION AUTHORITY, a California joint powers authority (“**Authority**”), and CARSON GOOSE OWNER, LLC, a Delaware limited liability company (“**Developer**”, together with the Authority, each individually a “**Party**”, and collectively, the “**Parties**”). FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, acting as the escrow holder and title company (“**Escrow Holder**”) hereby acknowledges and agrees to the terms of this Sixth Amendment applicable to Escrow Holder.

RECITALS:

A. *Option Agreement; Assignment; Prior Amendments.* Authority and Faring Capital, LLC, a Delaware limited liability company (“**Faring**”) previously entered into that certain Option Agreement and Joint Escrow Instructions, dated as of December 17, 2020 (the “**Original Option Agreement**”). Faring assigned all its rights and obligations under the Original Option Agreement to Developer, and Developer assumed the same pursuant to that certain Assignment of Option Agreement and Joint Escrow Instructions, dated January 15, 2021, between Faring and Developer (the “**Assignment**”). Subsequently, Developer and the Authority entered into that certain Amendment to Option Agreement and Joint Escrow Instructions, dated October 4, 2022 (the “**First Amendment**”), that certain Second Amendment to Option Agreement and Joint Escrow Instructions, dated May 15, 2023 (the “**Second Amendment**”), that certain Third Amendment to Option Agreement and Joint Escrow Instructions, deemed effective September 11, 2023 (the “**Third Amendment**”), that certain Fourth Amendment to Option Agreement and Joint Escrow Instructions, deemed effective December 28, 2023 (the “**Fourth Amendment**”) and that certain Fifth Amendment to Option Agreement and Joint Escrow Instructions, deemed effective June 26, 2024 (the “**Fifth Amendment**”, collectively, with the First Amendment, Second Amendment, Third Amendment and Fourth Amendment, the “**Amendments**”). The term under Original Option Agreement has been extended by the Authority pursuant to the Amendments and the extensions granted on December 28, 2023 and extensions from the Authority dated March 4, 2024, October 15, 2024, January 21, 2025, April 16, 2025, May 12, 2025, May 26, 2025, June 9, 2025, June 18, 2025, July 10, 2025, August 15, 2025 and October 15, 2025 (collectively, the “**Extensions**”). The Original Option Agreement, as amended by the Amendments, and the Extensions, is referred to herein as the “**Option Agreement**”.

B. *Extensions Under the Option Agreement.* The Parties have been working cooperatively and diligently to progress the transaction contemplated by the Option Agreement and have satisfied many of Authority's conditions to Closing. Developer has

been proceeding with due diligence and in good faith with the Authority on the Project. The Parties desire to extend the Term of the Option Agreement to allow time for Developer and Authority to continue to negotiate and finalize the Restated Option Agreement (as defined below), enter into additional agreements, and to amend certain terms under the Option Agreement, as provided below.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and adequacy of which the Parties hereby acknowledge, the Parties mutually agree to the following:

AGREEMENT

1. Recitals; Defined Terms; Effectiveness of Amendment.

1.1 Recitals. The Recitals set forth above are incorporated herein as though fully set forth herein. The Recitals set forth above are agreed to be true and correct by the Parties.

1.2 Defined Terms. All initially capitalized terms used but not specifically defined herein shall have the meaning(s) set forth under the Option Agreement.

2. Amendments to the Option Agreement.

2.1 Section 2.4 (Term; Extensions to the Term). Section 2.4 of the Original Option Agreement is deleted and hereby amended and restated in its entirety as follows:

“The “**Term**” of this Agreement shall commence on the Effective Date and shall expire on October 21, 2026; provided, however, that Developer may request one or more extensions of the Term by written request to the Authority, and so long as Developer is proceeding with due diligence and in good faith with the requirements/transactions contemplated herein to enable the Closing, the Authority’s Executive Director shall grant an extension of the Term of ninety (90) days. Any additional extensions to the Term shall be subject to the approval of the Authority Board, in its sole discretion, based on the Developer’s then current progress and diligent efforts in processing the transactions contemplated herein. Notwithstanding the foregoing or anything to the contrary herein, the expiration of the Term shall not apply to any terms or provisions that are set forth in this Agreement to survive the Closing, termination or expiration of the Agreement, or otherwise are described to continue in perpetuity.”

2.2 Target Closing Date. Section 2.2 of the Fifth Amendment is deleted and hereby amended and restated in its entirety to read as follows:

“Developer and Authority acknowledge and agree that they expect a target Closing Date/Closing of no later than October 21, 2026. The Parties shall negotiate in good faith and execute an Amended and Restated Option Agreement whereby the Option Agreement is superseded in its entirety with

terms and conditions for the transaction contemplated by the Amendments and Extensions prior to Closing Date (“**Restated Option Agreement**”).”

2.3 Infrastructure Improvements. Section 2.2.1 of the Fifth Amendment is hereby deleted in its entirety and is amended and restated by this Sixth Amendment to read as follows:

“6.4. Timing for Lenardo Drive Developer Payment. Developer (either directly or through an affiliate) shall fund by way of payment directly to the Authority the amount of Twelve Million Five Hundred Thousand Dollars (\$12,500,000) (the “**Lenardo Drive Developer Payment**”) for the construction of Lenardo Drive, Stamps Road, and associated public infrastructure (collectively, the “**Public Infrastructure**”); provided, however, that the Lenardo Drive Developer Payment shall only become due and payable to Authority on the earlier of (A) Closing, or (B) if the costs spent for the Public Infrastructure exceed sixty percent (60%) of the funding actually available to the Authority therefor, and the costs of the Public Infrastructure will exceed the total amount of the funding available to the Authority in order to complete the Public Infrastructure; provided however, that in order to receive the Lenardo Drive Developer Payment, the Authority shall provide written notice to Developer together with documentation evidencing that it will not have sufficient funds to pay for the costs of the Public Infrastructure, then within thirty (30) days after receipt of such notice from Authority, Developer shall be obligated to pay the Lenardo Drive Developer Payment to the Authority.

The Lenardo Drive Developer Payment, once made by Developer, shall be immediately deposited in a segregated account of the Authority and shall be restricted for use solely towards the payment of construction (including both hard and soft costs) of the Public Infrastructure (“**Segregated Account**”). Authority shall provide Developer with evidence of the establishment of the Segregated Account and the deposit of the Lenardo Drive Developer Payment therein within ten (10) business days after Authority’s receipt of the Lenardo Drive Developer Payment.

3. Miscellaneous.

3.1 Continuing Effect of Option Agreement. Except as expressly modified or amended by this Sixth Amendment, all other provisions of the Option Agreement shall remain unchanged and in full force and effect. From and after the date of this Sixth Amendment, whenever the term “Agreement” appears in the Option Agreement, it shall mean the Original Option Agreement, as amended by the Amendments and this Sixth Amendment.

3.2 Severability. If any part of this Sixth Amendment is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Sixth Amendment shall be given effect to the fullest extent reasonably possible.

3.3 Interpretation. In the event of any asserted ambiguity in, or dispute regarding, the interpretation of any matter herein, the interpretation of this Sixth Amendment shall not be resolved by any rules of interpretation providing for interpretation against the Party who caused the uncertainty to exist or against the drafting Party.

3.4 Amendment. No amendment to or modification of this Sixth Amendment shall be valid unless made in writing and approved by Authority and Developer. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

3.5 Counterparts. This Sixth Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto except having additional signature pages executed by other Parties to this Sixth Amendment attached thereto. The Parties intend to be bound by the signatures on the telecopied, .pdf or other electronically delivered document, and are aware that the other Party or Parties will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Sixth Amendment based on the form of signature.

3.6 Entire Agreement. This Sixth Amendment contains the entire agreement between the Parties with respect to the matters covered by this Sixth Amendment and supersedes (i) any provision of the Option Agreement in conflict herewith, and (ii) any prior oral or written statements or agreements between the Parties with respect to the subject matter of this Sixth Amendment.

3.7 Interpretation and Governing Law. This Sixth Amendment and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to conflict of law principles. The agreements contained herein shall not be construed in favor of or against any of the Parties but shall be construed as if all Parties prepared this Sixth Amendment.

3.8 Authority. The persons executing this Sixth Amendment on behalf of the Parties hereto warrant that: (i) such Party is duly organized and existing; (ii) such Party is duly authorized to execute and deliver this Sixth Amendment on behalf of said Party; and (iii) the entering into of this Sixth Amendment does not violate any provision of any other agreement to which said Party is bound.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Sixth Amendment as of the Amendment Date set forth above.

DEVELOPER:

CARSON GOOSE OWNER, LLC,
a Delaware limited liability company

By: _____
Name:
Title:

AUTHORITY:

CARSON RECLAMATION AUTHORITY, a
California joint powers authority

By: _____
Lula Davis-Holmes, Chair

ATTEST:

Dr. Khaleah K. Bradshaw, Authority Secretary

ESCROW HOLDER:

FIDELITY NATIONAL
TITLE INSURANCE COMPANY

By: _____
Name:
Title:

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny Soltani
Authority Counsel



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RESOLUTION NO. 26-03-CRJPA, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY

I. SUMMARY

Resolution No. CONSIDER RESOLUTION NO. 26-03-CRJPA, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY approves the Amended and Restated Bylaws of the Carson Reclamation Authority. A clean version is included as Exhibit No. 1 to the resolution.

II. RECOMMENDATION

WAIVE further reading and **ADOPT** Resolution No. 26-03-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY"

AUTHORIZE the Chair to execute the resolution and the Amended and Restated Bylaws.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The Carson Reclamation Authority is a joint powers agency formed between the Carson Housing Authority, the Community Facilities District No. 2012-1 of the City of Carson, and the Community Facilities District No. 2012-2 of the City of Carson. Pursuant to its bylaws and joint exercise of powers agreement, the Reclamation Authority is governed by a five member board of directors whose membership whose appointments are made by the Housing Authority Chair and ratified by the Housing Authority Board for four of the members, and one member nominated by the Community Facilities District No. 2012-1 and the Community Facilities District No. 2012-2 Board Chair and Ratified by the Districts' Board.

Section 5.04 of the Reclamation Authority's Bylaws states: "These Bylaws may be amended at any time and from time to time by majority vote of the Board."

The Amended and Restated bylaws incorporate all of the changes made to the bylaws when they were last amended, in May 2021, and propose changes to several sections:

- **Section 3.01 c) Administrative Directors.** Under Section 3.01 (c), where the Secretary of the Housing Authority is designated as the Secretary of the CRA, the amendment changes the position that the duties would be delegated to in the event the Secretary was ever appointed to the CRA Board - from the Chief Deputy City Clerk of the City of Carson to the Executive Assistant of the CRA. With the changes to the CRA Bylaws in 2021, which removed the Secretary of the Authority as an option for a board seat in favor of a member of the Economic Development Commission, appointment of the Secretary to the CRA Board today could only happen as the at-large seat nominated and confirmed by the CFD Boards;
- **Section 3.03 Removal of Directors.** This clarifies that it is the Board which may remove a Director, employee, or consultant and not another party empowered to do so;
- **Section 3.05 Secretary.** This adds language that states the Secretary shall attend all meetings of the Board;
- **Section 3.06 (new) Executive Assistant.** This section states that the Executive Assistant to the CRA may attend meetings on behalf of the Secretary and introduces the duties of the Executive Assistant;
- **Section 5.01 Payment of Money; Signatures.** This clarifies that either the Chair or the Executive Director may sign and execute documents on behalf of the CRA.

The clean version of the Amended and Restated Bylaws is included as Exhibit No. 1 to the Resolution.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 26-03-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY
2. Amended and Restated Bylaws (Exhibit 1 to Resolution No. 26-03-CRJPA)

Attachments

[Resolution 26-03-CRJPA _CRA Bylaws 2026.pdf](#)

[CRA Bylaws Revisions February 2026](#)

RESOLUTION NO. 26-03-CRJPA

A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY APPROVING THE AUTHORITY'S AMENDED AND RESTATED BYLAWS

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 the Carson Reclamation Authority ("Authority") 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 Authority's Joint Powers Agreement was adopted on February 17, 2015 and amended on March 17, 2015 (as so amended, the "Joint Powers Agreement of the Carson Reclamation Authority"), which designates the powers and authority of the Authority; and

WHEREAS, the Authority's Board also adopted Bylaws of the Authority on February 17, 2015, in order to set forth the rules, principles, and governing structure of the Authority; and

WHEREAS, on June 8, 2016 the Bylaws were amended by Resolution No. 16-10-CRJPA, amending Section 2.06 of the Bylaws by adding Section 2.06.01 to establishes the time of 4:30 p.m. on the first Tuesday of each month as the regular meeting time of the Authority's Board.

WHEREAS, on May 21, 2021, the Bylaws were amended by Resolution No. 21-02-CRJPA, amending the Bylaws Sections 2.02 to amend the categories of Board appointees and Section 5.03 clarifying the Authority's fiscal year.

NOW, THEREFORE, THE CARSON RECLAMATION AUTHORITY OF THE CITY OF CARSON, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are incorporated by reference herein.

Section 2. The Amended and Restated Bylaws of the Authority are attached as Exhibit 1 to this Resolution, which incorporates cleanup changes and amends and restates sections 3.01 c), 3.03, 3.05, 3.06 (new), and 5.01 of the Bylaws, are hereby approved.

Section 3. All other provisions of the Bylaws remain unchanged.

Section 4. The Authority hereby authorizes and directs staff to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution, the Bylaws of the Authority, and the Joint Powers Agreement of the Carson Reclamation Authority.

Section 5. The Secretary of the Authority shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the Carson Reclamation Authority on this 2nd day of February 2026.

Chair

ATTEST:

Authority Secretary

APPROVED AS TO FORM:

Authority Counsel

ATTEST

I, _____, Secretary of the Carson Reclamation Authority, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Carson Reclamation Authority at its regular meeting held on the 2nd day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Authority Secretary

**AMENDED AND RESTATED BYLAWS OF THE
CARSON RECLAMATION AUTHORITY**

The Bylaws of Carson Reclamation Authority (“Authority”) were originally entered into on January 20, 2015, by the Members (as defined below), pursuant to the Agreement (as defined below). These Amended and Restated Bylaws of the Authority (“A&R Bylaws”) are entered into as of January __, 2026.

ARTICLE I

DEFINITIONS AND INITIAL TERMS

Section 1.01. Basic Definitions. All capitalized terms used herein shall have the respective meanings given such terms in the Joint Powers Agreement of the Carson Reclamation Authority, dated as of February 17, 2015 (as amended or restated from time to time, the “Agreement”), by and among the COMMUNITY FACILITIES DISTRICT NO. 2012-1 OF THE CITY OF CARSON (THE BOULEVARDS AT SOUTH BAY – REMEDIAL SYSTEMS OM&M), a public body formed pursuant to the Mello-Roos Community Facilities Act of 1982 (“CFD 2012-1”); the COMMUNITY FACILITIES DISTRICT NO. 2012-2 OF THE CITY OF CARSON (THE BOULEVARDS AT SOUTH BAY – CAPITAL IMPROVEMENTS), a public body formed pursuant to the Mello-Roos Community Facilities Act of 1982 (“CFD 2012-2”; together with CFD 2012-1, collectively, the “Districts”); and the CITY OF CARSON HOUSING AUTHORITY, public entity formed pursuant to Government Code Sections 34200 *et seq.* (“Housing Authority”). The Districts and Housing Authority are herein collectively called the “Members” and each individually a “Member”. The Agreement was entered into in accordance with Government Code Sections 6500, *et seq.* (the “Joint Powers Law”).

Section 1.02. Offices. The principal office of the Authority for the transaction of business shall be 701 E Carson Street, Carson, California 90745. The Board may, however, fix and change from time to time the principal office from one location to another within the City of Carson by noting the change of address in the minutes of the meeting of the Board at which the address was fixed or changed. The fixing or changing of such address shall be processed as an amendment to these A&R Bylaws.

Section 1.03. New Members. New members of the Authority may be admitted to membership by amendment of the Agreement in accordance with the provisions of the Agreement.

ARTICLE II

BOARD

Section 2.01. Powers. Subject to the limitations of the Agreement, the terms of these A&R Bylaws, and the laws of the State of California, the powers of this Authority shall be vested in and exercised by and its property controlled and its affairs conducted by the Board of the Authority. The Authority may exercise any powers of its Members in carrying out the remediation

and rehabilitation of Properties within the territory of the City of Carson in accordance with all laws of the State of California. 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 of projects on Properties owned by the Authority. Without limiting the generality of the foregoing, the Authority may exercise all powers provided in State Law which the Housing Authority may exercise on this date or hereafter.

Section 2.02. Number. The Board shall have five (5) members (“Officers”), who shall be appointed or designated as follows:

- a) One designation shall be the Chair of the Housing Authority Board;
- b) One appointment by the Chair of the Districts’ Board subject to ratification by a majority vote of the Districts’ Board;
- c) One seat on the Board shall be filled by a member of the Carson Planning Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority Board;
- d) One seat on the Board shall be filled by a member of the Carson Environmental Commission or the Public Works Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority; and
- e) One seat on the Board shall be filled by a member of the Carson Economic Development Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority.

The term for all Officers on the Board shall be for a period of five years. Officers can be earlier removed from the Board via majority vote of the Board, in which case a new appointment shall be made. The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.

Section 2.03. Chair. The Chair shall preside at all meetings of the Board and exercise and perform such other powers and duties as may be from time to time assigned to him/her by the Board or as prescribed by these A&R Bylaws.

The Chair shall, subject to control by the Board, preside at all meetings of the Board. He or she shall be *ex officio* member of all standing committees, if any, and shall have the general powers and duties of management usually vested in the office of Chair of a public corporation and shall have such other powers and duties as may be prescribed by the Board or by these A&R Bylaws.

Section 2.04. Vice Chair. In the absence or disability of the Chair, the Vice Chair shall perform all the duties of the Chair and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chair. The Vice Chair shall have such other powers and perform

such other duties as may from time to time be prescribed, respectively, by the Board or by these A&R Bylaws.

Section 2.05. Compensation. Officers shall serve without compensation but each Officer may be reimbursed his/her necessary and actual expenses, including travel incident to his services as Officer, pursuant to resolution of the Board. Any Officer of the Board may elect, however, to decline said reimbursement.

Section 2.06. Regular Meetings. Regular meetings of the Board shall be held at 4:00 p.m. on the first Monday of each calendar month in the City Council Chambers; provided, however, if such fixed date falls upon a legal holiday, then, the regular meeting shall take place upon the next succeeding business day at the same hour. No notice of any regular meeting of the Board need be given to the Board Officers. The Board may, however, fix and change from time to time the regular meeting time to another date or time pursuant to a resolution adopted by a majority of the Board, and by noting the change of the date / time in the minutes of the meeting of the Board.

Section 2.07. Special Meetings. A special meeting may be called and held at any time in accordance with the Ralph M. Brown Act, as set forth Chapter 9 of Part 1 of Division 2 of Title 5 of the California Government Code (“Brown Act”).

Section 2.08. Public Meetings; Notice of Meetings. All proceedings of the Board shall be subject to the provisions of the Brown Act, and notice of the meetings of the Authority shall be given in accordance with the Brown Act.

Section 2.09. Consent to Meetings. The transactions of the Board at any meeting however called and noticed or wherever held, shall be as valid as though done at a meeting duly held after call and notice if a quorum is present and if either before or after the meeting each Board Officer not present signs a written waiver of notice or a consent to the holding of such meeting or approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made a part of the minutes of the meeting.

Section 2.10. Quorum. A quorum shall consist of a majority of the Officers of the Board unless a greater number is expressly required by statute, by the Agreement, or by these A&R Bylaws. Every act or decision done or made by a majority of the Officers present at a meeting duly held at which a quorum is present, shall be the act of the Board, unless a higher vote threshold is specified by statute, by the Agreement, or by these A&R Bylaws.

Section 2.11. Order of Business. The order of business at the regular meeting of the Board and, so far as possible, at all other meetings of the Board, shall be essentially as follows, or conducted in the form business that is conducted by the Housing Authority of the City:

- (a) Report on the number of Officers present in person or by proxy in order to determine the existence of a quorum.
- (b) Reading of the notice of the meeting and proof of the delivery or mailing thereof, or the waiver or waivers of notice of the meeting then filed, as the case may be.

- (c) Reading of unapproved minutes of previous meetings of the Board and the taking of action with respect to approval thereof.
- (d) Presentation and consideration of reports of Authority staff and committees.
- (e) Unfinished business.
- (f) New business or future agenda items.
- (g) Adjournment.

Notwithstanding the foregoing, the Authority may by resolution revise its order of business. Roberts Rules of Order shall apply to the deliberations of the Authority Board.

Section 2.12. Nonliability for Debts. The private property of the Officers shall be exempt from execution or other liability for any debts, liabilities or obligations of the Authority and no Officer shall be liable or responsible for any debts, liabilities or obligations of the Authority. All of the privileges and immunities from liability, exemption from laws, ordinances, and rules, all pension, relief, disability, workmen's compensation, and other benefits which apply to the activity of Officers, agents, or employees of the Authority when performing their respective functions within the territorial limits of a Member shall apply to them to the same degree and extent while engaged in the performance of any of their functions and duties under the provisions of the Agreement Chapter 5 of Title 1 of Division 7 of the California Government Code, commencing with Section 6500. However, none of the Officers, agents or employees of the Authority shall be deemed to be employed by any of the Members or to be subject to any of the requirements of such Members by reason of their employment by the Authority.

ARTICLE III

AUTHORITY ADMINISTRATION

Section 3.01. Administrative Directors. The Authority's managing administrative staff ("Directors") shall be an Executive Director, a Treasurer, a Secretary, and a General Counsel, which positions shall be filled as follows:

- a) The Executive Director of the Housing Authority shall serve as Executive Director of the Board. Such Executive Director shall have full authority and responsibility to implement the purposes and objectives of the Authority, subject only to the general authority of the Board, and specific definition of duties, responsibilities and compensation by a contract approved by the Board. The duties of the Executive Director may be delegated by the Executive Director to subordinate employees or performed through contractual services;
- b) The Treasurer shall be appointed by the Board from either a director, manager, or employee of a Member agency to hold the office of Treasurer/Auditor for the Authority, which appointment shall consider the accounting and financial experience, expertise and knowledge of the proposed appointee to Treasurer/Auditor. Alternatively, the Board may approve a professional services

contract with a certified public accountant to fulfill the Treasurer/Auditor functions. Such person or persons shall possess the powers and duties of, and shall perform all Treasurer/Auditor functions for the Authority, including those required or authorized by California Government Code Sections 6505, 6505.5, and 6505.6. The Treasurer/Auditor is the depository and has custody of all of the money of the Authority. The Treasurer/Auditor is also responsible for receipt and disbursement of said money, payment of all warrants and obligations of the Authority, and financial reporting on at least a quarterly basis to the Authority and its Members.

- c) The Secretary of the Housing Authority, or his or her designee, shall serve as the Secretary of the Board, except that in the event the Secretary to the Housing Authority is appointed to sit on the Board, then the position of Authority Secretary shall pass to the Executive Assistant of the Authority.
- d) General Counsel to the Housing Authority shall serve as the Authority's General Counsel. The Board, by resolution, may appoint such other legal counsel as the Board so desires.

When the duties do not conflict, one person may hold more than one of these positions. The Board may appoint such assistants to act in the place of the Directors (other than the Executive Director) as the Board shall from time to time deem appropriate.

Section 3.02. Subordinate Officers. The Board may elect or authorize the appointment of such further employees, consultants, contractors, or staff in addition to those hereinabove mentioned as the business of the Authority may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in these A&R Bylaws, or as the Board from time to time may authorize or determine by resolution or by contract.

Section 3.03. Removal of Directors. Any Director may be removed, either with or without cause, by a majority of the Board at any regular or special meeting of the Authority. Should a vacancy occur in any office as a result of death, resignation, removal, disqualification or any other cause, the Board may delegate the powers and duties of such office to any other Directors until such time as a successor for said office has been filled.

Section 3.04. Executive Director. The Executive Director shall perform such functions as are customary in the exercise of such a position, and as may be more specifically provided by the Board from time to time. The Executive Director shall have charge of the day-to-day administration of the Authority, all other Directors, and Authority staff, and shall execute the directives of the Board. The Executive Director may sign all contracts on behalf of the Authority that do not exceed a monetary expenditure, or assumption of potential liabilities, exceeding such amount as may be provided by resolution of the Board.

Unless provided otherwise under applicable law, the Chair or the Executive Director of the Authority shall also be an authorized signatory on any bonds and/or contracts of the Authority.

Section 3.05. Secretary. The Secretary shall attend all meetings of the Board, and shall keep or cause to be kept a book of minutes at the principal office or at such other place as the

Board may order, of all meetings of the Board, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at Board meetings and the proceedings thereof. The Secretary shall give or cause to be given notice of all meetings of the Board of the Authority, shall keep the corporate records' in safe custody any shall have such other powers and perform such other duties as may be prescribed by the Board or these A&R Bylaws.

Section 3.06. Executive Assistant. The Executive Assistant of the Authority may attend meetings of the Board on behalf of the Secretary, as and when required, and shall record or cause to be recorded the proceedings thereof, including the preparation of draft minutes for consideration by the Secretary. The Executive Assistant shall assist the Secretary in the preparation and distribution of meeting agendas, posting of notices, and maintenance of the Authority's records, and shall perform such administrative, clerical, and ministerial duties, as may be directed by the Secretary, the Executive Director, or the Board.

Section 3.07. Treasurer. Pursuant to Section 6505.5 of the Joint Powers Law, the Treasurer established under the Agreement shall be the chief financial officer of the Authority and, as such, shall perform the functions set forth in Section 6505.5 of the Joint Powers Law. Pursuant to Section 6505.1 of the Joint Powers Law, the Treasurer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto. As Treasurer of the Authority, the Treasurer has custody of all of the accounts, funds and money of the Authority from whatever source.

The Treasurer shall draw warrants to pay demands against the Authority when the demands have been approved by the Board and shall assure that there is strict accountability of all funds and reporting of all receipts and disbursements of the Authority.

In the event that the Treasurer holds moneys for the account of the Authority or the Members thereto, the Treasurer shall verify and report in writing at least quarterly to the Board and the Members the amount of money so held, the amount of receipts since the last such report, and the amount paid out since the last such report.

Section 3.08. Audits. Pursuant to Section 6505.5 of the Joint Powers Law, the Treasurer shall ensure performance of the functions of the auditor of the Authority, as such functions are set forth in Section 6505.5 of the Joint Powers Law. If the Treasurer is not qualified to perform such audit functions as required by the Joint Powers Law, then the Treasurer shall have the power and authority, with Board approval, to retain the services of a certified public accountant via professional services agreement.

The records and accounts of the Authority shall be audited annually by an independent certified public accountant. All audit costs will be borne by the Authority. These reports shall be filed within twelve (12) months after the end of the fiscal year of the Authority under audit with each Member and also with the Los Angeles County auditor and shall be sent to any public agency or person in California that submits a written request to the Authority.

ARTICLE IV

GENERAL PROVISIONS

Section 5.01. Payment of Money, Signatures. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Authority and any and all securities owned by or held by the Authority requiring signature for transfer shall be signed or endorsed by either (i) the Treasurer, (ii) the Board Chair, and/or (iii) the Executive Director, as applicable, under Section 3.04 or 5.02 of these A&R Bylaws, or other applicable provisions of the Agreement.

Section 5.02. Execution of Contracts. Unless provided otherwise under applicable law, the Executive Director or the Chair shall also be an authorized signatory on any bonds and/or contracts of the Authority.

The Board, except as stated in the Agreement or in these A&R Bylaws, may authorize by resolution any Director, employee, agent or agents, to enter into any contract or execute any contract or execute any instrument in the name of and on behalf of the Authority and such authorization may be general or confined to specific instances and unless so authorized by the Board, no Director, employee, agent or employee shall have any power or authority to bind the Authority by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

Section 5.03. Fiscal Year. The fiscal year(s) of the Authority shall be July 1 through June 30 of each year.

Section 5.04. Amendment of Bylaws. These A&R Bylaws may be amended at any time and from time to time by majority vote of the Board.

Section 5.05. Conflicts. In the event that there is a conflict between these A&R Bylaws and the Agreement, the terms of the Agreement shall control.

CHAIR

Lula Davis-Holmes
Authority Chair

ATTEST:

Authority Secretary



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

DISCUSSION 7.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.

I. SUMMARY

Section 2.02 of the Bylaws of the Carson Reclamation Joint Powers Authority states:

“The Board shall have five (5) members (“Officers”), “The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.” Currently there are 5 members serving on the Board of Directors who have been properly appointed for the 2026-2031 term as prescribed by said Bylaws:

1. Board Member Lula Davis-Holmes
2. Board Member Cedric Hicks, JR.
3. Board Member Dianne Thomas
4. Board Member Lillian Hopson
5. Board Member Ray Aldridge

Staff recommends the appointment of two members of the Board of Directors to serve for the 2026-2031 term, one as the Authority Chair, and another as the Authority Vice-Chair, for the Carson Reclamation Authority. Staff also recommends ratification of the appointment.

II. RECOMMENDATION

TAKE the following action:

1. **NOMINATE** and **VOTE** for one member of the Board of Directors to serve in the position of Authority Chair.
2. **NOMINATE** and **VOTE** for one member of the Board of Directors to serve in the position of Authority Vice-Chair.
3. **RATIFY** the appointment of the Authority Chair and the appointment of the Authority Vice-Chair.

III. ALTERNATIVES

TAKE any other action the Board deems appropriate.

IV. BACKGROUND

The Carson Reclamation Authority Bylaws state as follows:

Section 2.02. Number. The Board shall have five (5) members (“Officers”), The term for all Officers on the Board shall be for a period of five years. Officers can be earlier removed from the Board via majority vote of the Board, in which case a new appointment shall be made. The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.

Section 2.03. Chair. The Chair shall preside at all meetings of the Board and exercise and perform such other powers and duties as may be from time to time assigned to him/her by the Board or as prescribed by these Bylaws.

The Chair shall, subject to control by the Board, preside at all meetings of the Board. He or she shall be *ex officio* member of all standing committees, if any, and shall have the general powers and duties of management usually vested in the office of Chair of a public corporation and shall have such other powers and duties as may be prescribed by the Board or by these Bylaws.

Section 2.04. Vice Chair. In the absence or disability of the Chair, the Vice Chair shall perform all the duties of the Chair and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chair. The Vice Chair shall have such other powers and perform such other duties as may from time to time be prescribed, respectively, by the Board or by these Bylaws.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None.



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, February 2, 2026, 4:00 PM

DISCUSSION 8.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT

I. SUMMARY

This item is to allow Staff to provide the Board an update on the Lenardo Drive construction project including an overview of the project budget (sources and uses), the status of permits for work on the site, pending issues remaining to be resolved, and a short PowerPoint and video presentation of some of the recent work underway.

II. RECOMMENDATION

RECEIVE and **FILE**.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The overall Project is the construction of Lenardo Drive (the historical name for what is currently named Stadium Way in the City of Carson), a nearly one-mile public street that is being constructed/reconstructed by the CRA to facilitate the development of the 157 acre former Cal Compact Landfill, one of the largest undeveloped parcels on the 405 Freeway in LA County and a critical property for the economic development of Carson.

There is a legal separation (for environmental liability reasons) between the City of Carson itself and the CRA. The Authority exists to undertake work and assume the environmental liability on behalf of the City in contaminated-land projects and is a necessary tool for the City to be able to complete these projects. All public infrastructure construction work on the site is performed by the CRA and not the City.

The CRA has undertaken the design and permitting of Lenardo Drive, including all the civil engineering design including grading; hydrology and stormwater; street improvement plans, striping and signaling, and streetlights; median island landscaping, geotechnical and structural work; and utility design. Utilities include Southern California Edison, Southern California Gas, Spectrum, AT&T, California Water Company (domestic water), West Basin Municipal Water District (recycled water), and LA County Public Works (sewer and storm drain). These plans are complete, and construction on Lenardo began on June 26 2025 with grubbing and clearing the site.

The CRA assumed the approved- and partially constructed street plans when it acquired the Cal Compact Landfill in 2015 from the previous private owner. As originally designed in the 2009-2010 period, Lenardo Drive was intended to be a partially “submerged” street, with a 25’ depression in the middle section (about 1,000 LF) to be bridged by overhead roads connecting certain sections, particularly Cell 2 and Cells 4 and 5.

Some of the wet utilities - stormwater and sewer - were installed in 2011 based on the submerged street design. When the decision was made to return the street to “at-grade,” solutions needed to be designed to accommodate utilities which would now be nearly 30’ below grade. The wet utility redesign did not require a full reconstruction of the utilities, but rather recommended features to protect the pipes in the Lenardo Depression from additional soil load and ensure worker safety.

Additional street design amended the grading plan for Cell 2 to line up with the (old) grading plan of Cells 3, 4, and 5. A development plan for Cells 3, 4, and 5 approved in 2022 changed the site grading once again. Changes in grading plans affected the hydrology of the site and storm drain plan for the street and necessitated additional design changes to the street.

All the utility plans for the site (which travel through the clean utility corridor within the public street) were redesigned based on changes to the project. The previous owner did not fully complete all the utility design and approval before they conveyed the site to the CRA in 2015, and everything that was completed had to be approved again due to changes based on the Cell 3, 4, and 5 site design to incorporate its impacts on traffic and street design. With logistics being a significant part of the new site plan, the entire project needed to undergo a new Specific Plan amendment and several changes were made to Lenardo and Stamps Drive. These changes included driveway modifications on both sides of Lenardo; measures to limit or prohibit truck traffic from entering from or exiting to Avalon Boulevard; reducing median width near intersections to accommodate truck movements, which had a spillover effect on both streetlight location and landscaping; widening Stamps Drive to add an additional left turn onto Del Amo; and the installation of additional storm drain inlets on the Cells 3, 4, and 5 side of the street due to the changed hydrology.

A key part of the Lenardo design is that the street now crosses the Torrance Lateral (owned by LA County Flood Control) and passes through Caltrans right of way associated with the Avalon on/off ramps on the 405 Freeway. The former RDA constructed a bridge over the lateral and received easements for street and highway purposes from LA County Flood Control for the bridge and the approaches on either end. The freeway ramp was a joint project between the former RDA and Caltrans. The CRA, City, and Caltrans agree that the CRA and Caltrans will work on the access control issue – removal of the denial of service barriers and the need for an adjustment of the access control line. Installation of utilities (water and power) along the off-ramp is a "longitudinal encroachment" under Caltrans rules, and Caltrans will issue an exception for construction access; application is submitted by the utility owning the facility. The water line will be owned by Cal Water and electrical conduit owned by an entity of the CRA that distributes retail power on the site.

Status of Utilities

- Recycled Water (West Basin Municipal Water District). A portion of this system was installed in 2011. West Basin required an outlet and manhole so that recycled water can periodically be discharged into the sewer to keep it from getting stagnant in low usage periods (a "flushing station"). Work to complete the system started on January 20, 2026.

- Domestic Water (California Water Service). A portion of this system was installed in 2011. CalWater requires their line to extend over the bridge to connect to Avalon Boulevard and requires access rights from Caltrans. Work to complete the system started on January 30, 2026.
- Public Sanitary Sewer. Most of this system was installed in 2011 with the exception of stubbing to the adjacent cells based on the current development plans. In the Lenardo Depression, all existing sewer line required concrete bridging over the top to protect it from the additional 25' of soil from the backfill. This work is complete.
- Public Storm Drain. Most of this system was installed in 2011 with the exception of additional storm drain inlets required because of the changed hydrology of the site. Approximately 1,000 linear feet of pipe in the Lenardo Depression was replaced with a higher D-loaded pipe to protect it from the additional 25' of soil from the backfill. This work is complete.
- Dry Utilities. (Electrical). The CRA provided extensive amounts of information to SCE's planning and engineering teams regarding both the environmental and geotechnical conditions on the property in the locations planned for electrical conduits and cabling or equipment, provided estimated electrical loads, and received a provisional Global identifying the substations and circuits and the timing at which different amounts of power to meet this load could be provided to the property. In September 2025, however, SCE notified the CRA it will not bring power, construct, or operate any facilities on the former landfill site because of environmental concerns. The site is at the intersection of 12KV and 16KV service territories and will need to be served by three separate substations. Based on the provisional Global, the CRA's dry utility consultants have drafted a design for the electrical backbone service on the property. The CRA and its development team are providing SCE with a plan for receiving primary power at the property line. SCE's power would be run overhead on three customer-owned poles and brought down to pad-mounted equipment cabinets containing metering and switch gear. The equipment would be owned by the CRA (or its new utility) and located on clean, native material along the alignment for Lenardo Drive just east of Main Street, with another similar facility located near the Torrance Lateral Bridge. From those points power would be distributed on site through a conduit backbone to vaults for transformation and secondary distribution to buildings developed on the property.
- Dry Utilities. (SoCal Gas). SoCal Gas to install the 3,300 linear feet of gas main in a trench provided by the CRA. The Agreement was approved in November 2024.

Street Improvement Plans

- Street Improvement Plans. Plans are in final plan check at the City and are awaiting the City Engineer's signature.
- Traffic Signal Plans. Plans are approved but for Stamps and Del Amo Blvd need an easement from property owner across the street. Separate structural foundation plan was required because some revised traffic signal locations did not match locations of existing piles installed in 2019; geotech engineer bored to determine whether signals are on native soil or above waste, and structural engineer designed the foundations accordingly (piles or caissons). Structural plans approved.
- Street Lighting. Lights on Lenardo and Del Amo to be metered LS3 spec, owned by the City. Del Amo Streetlights are approved.
- Street Signage and Striping Plans are approved.
- Lenardo / Stamps Landscape & Irrigation Plan (CCA). Lenardo and Del Amo medians are in final stages of approval process by the City.

A Permit Tracking Log is included in Exhibit 1.

Environmental Scope (EKI)

- Cell 1 and 2 Buffer zone (Landfill Cap and Landfill Gas). The Cell 2 buffer design has been approved by DTSC, including the contouring of wet utilities over the liner. The Cell 1 buffer zone has different slope issues that are being addressed and is still in the design process. The implementation of the

buffer zone is to provide mitigation measures around the proposed development on Cells 3, 4, and 5, consistent with the requirements of the Management Approach to Phased Occupancy ("MAPO") approved by DTSC in April 2018.

- Buffer zones are intended to mitigate environmental, human health, and construction safety risks to occupants and users of completed phases of the landfill development. Buffer zones accomplish this by providing physical separation, as well as the implementation of mitigation measures between developed and occupied areas, and those areas still under remediation and construction. There are several historical buffer zones on the Site associated with features such as adjacent streets (i.e., Main Street, Del Amo Boulevard and the San Diego Freeway) and the Torrance Lateral. The MAPO requires that the specific dimensions and mitigation measures for a buffer zone be implemented around any developed landfill cell to allow uninterrupted occupancy of that development throughout the remaining construction on adjacent cells.
- The approved design of the landfill cap requires the Low Linear Density Polyethylene ("LLDPE") geomembrane system to extend 10 feet past the limits of waste and terminate in native soil (at the edge of or under the adjacent street). A minimum of 1.5 feet is required for the anchor trench that secures the edge of the membrane system at the termination point. Street pavement, landscaping, bike lanes and pedestrian walkways at final grade can extend into/above the 10-foot extension distance.
- Constructing the buffer zone on Cells 1 and 2 during the Lenardo construction was to avoid needing to excavate the anchor trench and install the LLDPE geomembrane liner on those cells after construction of Lenardo Drive is complete (as is required for occupancy of any development on the site) and potentially having to demolish and reconstruct a portion of Lenardo Drive.

V. FISCAL IMPACT

The Lenardo Drive project is funded by four main sources: the 2019 Measure R/Measure M bond issue (\$23,000,000), the 2024 Carson Lease Revenue Bonds (\$26,000,000), the Lenardo Drive Developer Contribution (\$12,500,000), and a Measure M grant from Metro (\$8,000,000). The latter two funds are not disbursed yet. A preconstruction contract with SLCB was also funded by Carson Goose Owner, LLC.

In a budget recap dated November 30 2025 (Exhibit 2), the total revenue to the project as described above is \$69,500,000.

On the expenditure side, the budgeted contract amount related to construction is \$59,943,616, while the budgeted amount for design, permit fees, and preconstruction work is \$9,982,129. The difference of \$574,255 is less than 1% of the overall budget and will be overtaken by future change orders in the project.

Still to be determined is the cost of creating a new electric utility to serve the site, including financing the capital cost of constructing three new switchyards that would accept primary power from three different SCE substations and distribute it to customers on the site, plus the cabling and transformers that are part of the utility backbone infrastructure and typically paid for by the utility. That system will likely need to be financed separately from the Lenardo Drive project.

Other future changes orders include the need to replace sections of landfill gas header pipe, and the need to acquire several easements from other property owners for the placement of traffic signals.

VI. EXHIBITS

1. Master Permitting Tracking Log
2. RES Design/Preconstruction (SOW-4) and Construction Management (SOW-3) Budget

Attachments

[Master Permitting Log_DASB Lenardo Drive_1.26.2026](#)

[RES Design/Preconstruction \(SOW-4\) and Construction Management Budget_2025.11.30_final](#)

Permit Tracker - District at South Bay /Lenardo Dr. Street Improvement Project

Date Updated		1/26/2026					
#	Category	Permit/License/Clearance	AHJ / Contact	Inspection Agency	Plan Check Status	Consultant	Permit Obtained? Y/N
1	Civil	Rough Grading Plan	City of Carson / plancheck@transtech.com	City Public Works / Building & Safety	Approved	MBI	Y
2	Civil / SWPPP	Storm Drain Plan Revisions Delta 4 (EIMP2008000075)	LACDPW / Isaac Carrera	LACDPW	Approved	MBI	Y
3	Civil / Wet Utility	Sewer Improvement Plan Revisions	LACDPW / Justin Dulay	LACDPW	Approved	MBI	Y
4	Civil / Wet Utility	Domestic Water Improvement Plan Revisions	Cal Water / Tracy Maestro, Clyde Arucan, Evan Tuligowski	Cal Water	Approved	CalWater	Partial (Still pending Offsite)
5	Site	Street Improvement Plan Revisions (EIMP2024000259)	LACDPW & City	City Public Works / LACDPW	In-Progress	MBI	N
6	Site/Traffic Signal	Traffic Signal Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Approved 7.8.2025	MBI	N
7	Site/Traffic Signal	Traffic Signal Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Approved 7.9.2025	MBI	N
8	Site/Signage & Striping	Signing and Striping Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Approved 7.9.2025	MBI	N
9	Site/Signage & Striping	Signing and Striping Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Approved 7.8.2025	MBI	N
10	Street Lighting	Street Light Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Approved	MBI	N
11	Street Lighting	Street Light Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Approved	MBI	N
12	Wet Utilities / Recycled Water	Recycled Water Plans	West Basin / Frank Fuchs, Orlando Rodriguez	??	Approved	MBI	Y
13	Permanent Power	SCE Global	SCE / Thomas Baker	SCE	In-Progress	SCEF/AB	N
14	Permanent Power	Applicant Design	SCE / Thomas Baker	SCE	In-Progress	SCEF/AB	N
15	Landscaping	Landscape Plans (Lenardo)	City of Carson - Community Planning & Public Works	City Public Works	In-Progress	CCA	N
16	Landscaping	Landscape Plans (Del Amo Median)	City of Carson - Community Planning & Public Works	??	In-Progress	CCA	N
26	GCCS	Cells 1 - 5 Buffer Zone Landfill Gas System Design (100% Design Set)	DTSC	DTSC	Approved on 7/8/2025	EKI	N/A
27	Environmental / Buffer Zone Cap	Cell 1 & Cell 2 Buffer Zone Cap Design (100% Design Set)	DTSC	DTSC	Approved on 12/30/2025	EKI	N/A
32							
17	Structural	Structural Foundation Plan	City of Carson		Approved	KPFF	Y
Potential Additional Required Permit Descriptions							
30							
31							

RES Design/PreConstruction (SOW-4) and Construction Management (SOW-3) Budget

January 1, 2025 through December 31, 2027

11/30/2025

Note: SOW-4 and SOW-3 are paid from various City of Carson accounts; see Sources & Uses Exhibit for balances

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact F	\$62,250,000
Cash Payments from 10/1/2024 through 12/31/2024	(\$1,406,980)
Projected City of Carson Funds as of start of financial model on 1/1/2025	\$60,843,020
Actual City of Carson Funds as of 1/1/2025 (less \$12.5M Lenardo Developer Payment)	\$48,343,020
Cash Payments from 1/1/2025 through 11/30/2025	(\$11,042,791)
Current City of Carson Fund Balances as of 11/30/2025	\$37,300,229
Projected City of Carson A/R Funds Remaining (\$12.5M Lenardo Developer Payment + \$8M SBGOG Grant)	\$20,500,000
Total Current and Projected City of Carson Funds Remaining as of 11/30/2025	\$57,800,229

	Original Contract SOV as of 11/2025	Change Orders / Budget Revisions as of 11/30/2025	Current Contract SOV as of 11/30/2025	Potential PCOs/ Budget Revisions as of 11/30/2025	Estimate at Completion SOV as of 11/30/2025	Cash Payments as of 11/30/2025	Estimate to Complete as of 11/30/2025
Forecast RES SOW-3 Construction Expenses:							
Electrical Design Consultants	80,000	-	80,000	-	80,000	-	80,000
Cummings Curley & Associates	20,000	-	20,000	-	20,000	-	20,000
EKI	593,541	-	593,541	-	593,541	-	593,541
KPFF	-	12,325	12,325	-	12,325	2,000	10,325
Labor Compliance Management	43,887	-	43,887	-	43,887	14,045	29,842
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	63,512	254,840
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	25,885	197,115
Owner Contingency (5% ???)	-	-	-	-	-	7,860	-
SL Carson Builders (excluding ROM for Turn Lane)	53,329,043	1,018,531	54,347,574	1,058,788	55,406,362	4,022,251	51,384,111
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	-	3,146,149	-	3,146,149	385,875	2,760,274
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$1,130,856	\$58,884,828	\$1,058,788	\$59,943,616	\$4,526,919	\$55,424,557
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	-	703,040	-	703,040	816,596	-
Electrical Design Consultants	210,000	-	210,000	-	210,000	226,628	-
Cummings Curley & Associates	6,500	-	6,500	-	6,500	15,900	-
Cumming Management Group	217,688	176,401	394,089	-	394,089	274,973	119,116
EKI	2,647,259	-	2,647,259	-	2,647,259	1,788,646	858,613
KPFF	26,000	3,325	29,325	-	29,325	18,033	11,292
Leighton Consulting (Verdantas)	248,500	65,266	313,766	-	313,766	315,800	-
Michael Baker International	560,000	-	560,000	-	560,000	329,872	230,128
Other / Off-Off Invoices	-	-	-	-	-	3,615	-
AMPCO	671,890	-	671,890	-	671,890	671,890	-
Plan Check, Permit Fees and Assessments	1,249,280	-	1,249,280	-	1,249,280	46,283	1,202,997
SL Carson Builders	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	-	180,000	29,327	150,673
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,720,157	\$244,992	\$6,965,149	\$0	\$6,965,149	\$4,537,563	\$2,572,818
Total RES SOW-3 and SOW-4 Budget	\$64,474,128	\$1,375,848	\$65,849,976	\$1,058,788	\$66,908,764	\$9,064,482	\$57,997,375
City of Carson Direct-Paid Items through 12/31/2024							
SLCB Payments	\$149,308	-	149,308	-	149,308	149,308	-
Gas Line Extension	\$235,720	-	235,720	-	235,720	235,720	-
Full Payment of Master Invoice #86 (R&M)	\$155,762	-	155,762	-	155,762	155,762	-
Full Payment of Master Invoice #85 (R&M)	\$108,876	-	108,876	-	108,876	108,876	-
Drawdown from R&M (FY24)	\$757,314	-	757,314	-	757,314	757,314	-
Total City of Carson Direct-Paid Items through 12/31/2024	\$1,406,980	\$0	\$1,406,980	\$0	\$1,406,980	\$1,406,980	\$0
Total City of Carson Direct-Paid Items from 1/1/2025 through 11/30/2025							
SLCB Payments	\$461,542	-	461,542	-	461,542	461,542	-
Drawdown from R&M	\$731,531	-	731,531	-	731,531	731,531	-
Utilities / Plan Check Fees	\$1,147,422	-	1,147,422	-	1,147,422	1,147,422	-
Lease Revenue Bonds	\$707,412	-	707,412	-	707,412	707,412	-
Insurance	\$374,407	-	374,407	-	374,407	374,407	-
RES Master Invoices	\$2,211,574	-	2,211,574	-	2,211,574	2,211,574	-
RES Construction Invoices	\$3,915,148	-	3,915,148	-	3,915,148	3,915,148	-
RES Expense Invoices	\$188,771	-	188,771	-	188,771	188,771	-
Total Total City of Carson Direct-Paid Items from 1/1/2025 through 11/30/2025	\$9,737,807	\$0	\$9,737,807	\$0	\$9,737,807	\$9,737,807	\$0

Original Projected Funding Variance (\$60.8M - \$64.5M) as of 1/1/2025	(\$3,631,108)
Current City of Carson Fund Balances (\$37.3M) less Estimate to Complete (\$58.0M) as of 11/30/2025	(\$20,697,146)
Current & Projected City of Carson Funding Variance (\$57.8M - \$58.0M) as of 11/30/2025	(\$197,146)