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CITY COUNCIL SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 22, 2024  
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**CALL TO ORDER**

The Special Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 9:02 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Mayor Moss.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Council Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Cory C. Moss, Mayor  
Cathy Marcucci, Mayor Pro Tem  
Michael Greubel, Council Member  
Mark Radecki, Council Member  
Newell W. Ruggles, Council Member

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR-NONE**

**ACTION ITEMS-NONE**

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION**

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Mike Greenspan and Armando Herman each spoke for one minute in opposition to the Consent Calendar.

9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: Assessor Parcel Numbers 8262-015-901, 8262-012-274  
and 8262-012-275

Agency Negotiators: Joshua Nelson, City Manager  
James M. Casso, City Attorney  
Negotiating Parties: Beach Street Development LLC  
Under Negotiation: Price and terms of payment

9.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section  
54956.9(d)(2) One potential case

9.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 1 Industry Hills Parkway, City of  
Industry, CA, 91744 also known as  
Assessor Parcel Numbers (portion of)  
8247-014-900, (portion of) 8247-013-  
908, 8262-001-900, 8262-001-902,  
(portion of) 8262-011-930, 8262-011-  
931, 8262-012-270, 8262-012- 271,  
8262-012-272, 8262-012-273, (portion  
of) 8262-012-274, (portion of) 8262-012-  
275, 8262-012-276,(portion of) 8262-  
015-900, (portion of) 8262-015-901,  
8262-015-902, 8262-015-904, (portion  
of) 8262-015-905, 8263-008-270, 8263-  
008-271, 8263-008-904 and 8263-027-  
270

Agency Negotiators: Joshua Nelson, City Manager  
James M. Casso, City Attorney  
Negotiating Parties: Majestic Industry Hills, LLC, a Delaware  
limited liability company  
Under Negotiation: Price and terms of payment

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Mayor Moss, recessed the meeting into Closed Session at 9:45 a.m.

Mayor Moss reconvened the meeting at 10:36 a.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present.

With regard to Closed Session Item Nos. 9.1 and 9.3, direction was given to the Agency Negotiators, no final action taken.

With regard to Closed Session Item No. 9.2, direction was given to the City Attorney's office, no final action taken.

Nothing further to report at this time.

**CITY MANAGER REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

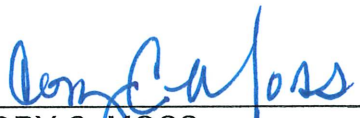
**CITY COUNCIL COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 10:37 a.m.

  
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JULIE GUTIERREZ-ROBLES  
CITY CLERK

  
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CORY C. MOSS  
MAYOR