
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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CALL TO ORDER

The Special Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Chair Cory C. Moss at 9:01 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Moss.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

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

ROLL CALL

PRESENT: Cory C. Moss, Chair
Michael Greubel, Board Member
Mark D. Radecki, Board Member
Newell Ruggles, Board Member

ABSENT: Cathy Marcucci, Vice Chair

STAFF PRESENT: Josh Nelson, Executive Director; James M. Casso, Legal Counsel; Bianca Sparks, Assistant Legal Counsel; and Julie Gutierrez-Robles, Secretary.

Chair Moss stated if there are no objections, that we excuse Vice Chair Cathy Marcucci from today's meeting. There were no objections.

PRESENTATIONS

There were none.

CONSENT ITEMS

There were no public comments.

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Board Member Ruggles asked for a staff report on Item Nos. 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, and 6.9.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 28, 2023, AND JANUARY 11, 2024

RECOMMENDED ACTION: *Ratify the Register of Demands for December 28, 2023 and January 11, 2024.*

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JANUARY 25, 2024

RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate Agency Officials to pay the bills.*

6.3 CONSIDERATION OF AMENDMENT NO. 2 TO THE MAINTENANCE SERVICES AGREEMENT WITH MARIPOSA LANDSCAPES, INC., FOR THE INDUSTRY BUSINESS CENTER SLOPES LANDSCAPE MAINTENANCE, EXTENDING THE TERM THROUGH JUNE 30, 2026, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$4,834,116.27 (MP 99-31 #61)

RECOMMENDED ACTION: *Approve the Amendment.*

Director of Operations, Sean Calvillo, from CNC Engineering, provided a staff report explaining the revised costs and maintenance schedule which includes the expanded rodent control and a two-year extension. The slope landscape maintenance covers an area of approximately 200 acres, on the east and west sides of Grand Avenue, for the IBC development and the 3-year term is up in June of this year.

Board Member Ruggles asked if we have gotten to the point yet in discussing who in the future will be paying for this maintenance and asked how frequently it is being maintained. Executive Director Josh Nelson said Mariposa Landscape Inc. is maintaining the slopes daily in different areas and The City is currently paying for the service. Whoever actually buys the property and when, will then determine if the City will continue to pay the maintenance or if a "Landscape District" will pay. The payment is yet to be determined.

6.4 CONSIDERATION OF DEDUCTIVE CHANGE ORDER NO. 6, IN THE AMOUNT OF \$154,648.76, AND NOTICE OF COMPLETION FOR CONTRACT NO. DBC-0388, DIAMOND BAR CREEK RESTORATION - PHASE 3

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RECOMMENDED ACTION: *Approve Change Order No. 6 and authorize the Engineering Manager to execute the Notice of Completion.*

Engineering Manager Mat Hudson provided a staff report along with slides of the project and Executive Director Josh Nelson contributed more information and commented that this project was completed in 3 phases. This last change order No. 6, finalizes the accounting with a total value after the under runs and over runs. Mat Hudson said he was involved in this project since the beginning and at that time was working at CNC Engineering. As of Jan 5, 2024, staff have determined that all work has been completed. Questions were asked and answered about the timeframe for the irrigation growth, the rainwater capacity, and the under and over runs. Board Member Radecki stated CNC did a fantastic job.

6.5 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH TRANSPORTATION & ENERGY SOLUTIONS, INC., TO PROVIDE TRAFFIC ENGINEERING SERVICES FOR TRAFFIC MITIGATION PROJECTS, IN AN AMOUNT NOT TO EXCEED \$200,000.00, THROUGH DECEMBER 31, 2026 (MP 99-31 #16/MP 99-31 #65)

RECOMMENDED ACTION: *Approve the Agreement.*

Engineering Manager, Mat Hudson, provided a staff report for this item, and Item No. 6.7, which are basically the same responsibilities for making sure the measures to mitigate the traffic environmental impacts are implemented. He explained the many services to be provided for traffic engineering, for traffic mitigation projects. Executive Director Josh Nelson contributed more information, and the Agency was informed that this has been budgeted for, under line-item 220, in ROPs 23-24.

6.6 CONSIDERATION OF AMENDMENT NO. 3 TO THE CONTRACT FOR EXTENSION OF ELECTRIC DISTRIBUTION LINE BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND INDUSTRY PUBLIC UTILITIES

RECOMMENDED ACTION: *Approve the Amendment.*

Senior Energy Advisor, Dev Birla, with CNC Engineering stated that this amendment is for ongoing development work at the IBC. The remaining work involves providing and installing electrical transformers and electrical services from the feeder cable to electrical service panels to each building being constructed throughout the IBC and the construction

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of remaining streetlight work. This is to ensure the electrical work can continue uninterrupted for the fiscal year 2024-2025 and has been approved in line-item no. 206 in ROPS 24-25, with the funds reimbursable to the agency, if unused.

6.7 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH TRANSPORTATION & ENERGY SOLUTIONS, INC. TO PROVIDE TRAFFIC ENGINEERING SERVICES FOR THE INDUSTRY BUSINESS CENTER PROJECTS, IN AN AMOUNT NOT TO EXCEED \$200,000.00, THROUGH DECEMBER 31, 2026 (MP 99-31 #16)

RECOMMENDED ACTION:

Approve the Agreement.

Engineering Manager, Mat Hudson, provided a staff report for this item, and Item No. 6.5, which are basically the same responsibilities for making sure the measures to mitigate the traffic environmental impacts are implemented. He explained the many services to be provided for traffic engineering for the Industry Business Centers ongoing projects, which are entering the final phases of construction. Executive Director Josh Nelson contributed more information, and the Agency was informed that this has been budgeted for, under line-item 219, in ROPs 23-24.

6.8 CONSIDERATION OF AWARD OF CONTRACT NO. IBC-0390, IMPROVEMENTS TO MAINTENANCE ACCESS ROADS, OLD BREA CANYON ROAD, DETENTION BASINS AND FINAL ASPHALT CAP TO INDUSTRY WAY, MARCELLIN DRIVE AND GRAND CROSSING PARKWAY, TO GRIFFITH COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \$10,317,700.00 (MP 99-31 #16)

RECOMMENDED ACTION:

Award the Contract to Griffith Company, Inc. in the amount of \$10,317,700.00, and authorize the Executive Director to approve change orders up to ten percent of the contract amount.

Director of Engineering, James Cramsie with CNC Engineering, provided a staff report and said this project was a bid to procure a contractor for improvements to maintenance access roads as listed on the staff report and is listed in the Recognized Obligation Payment Schedule under line-Item No. 302, which is budgeted for in FY 24-25. Construction will not begin until after July 1, 2024.

Board Member Ruggles asked what the original estimate was, were the material dollar amounts locked in or could they change, and are the curb and gutters finalized? James Cramsie said "\$2.2 million", and "yes, the cost for materials is locked in and the curb and

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gutters are finalized.” Board Member Ruggles then asked if we have worked with Griffith Company, Inc. before?

Executive Director, Josh Nelson, contributed additional information regarding these projects and said Griffith Company, Inc. came in as the lowest bidder and we have worked with them many times before. They worked on the Brea Canyon Great Separation project and are currently finishing up the Diamond Bar golf course. With maybe more cuts into the street, the asphalt caps are done at the very end.

6.9 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH SO CAL SANDBAGS, TO PROVIDE MAINTENANCE SERVICES FOR THE STORM WATER BEST MANAGEMENT PRACTICES (BMP’S) AT THE INDUSTRY BUSINESS CENTER, IN AN AMOUNT NOT TO EXCEED \$200,000.00 THROUGH JUNE 30, 2026

RECOMMENDED ACTION:

Approve the Agreement.

Director of Engineering, James Cramsie with CNC Engineering, provided a staff report and said this is budgeted for ROPS 24-25, under line-item no. 201. Staff will propose a budget for this maintenance work in ROPS 25-26 at a later date. He was available to answer any questions.

ACTION ITEMS-NONE

PUBLIC HEARINGS-NONE

CLOSED SESSION-NONE

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

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MOTION BY BOARD MEMBER GREUBEL, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	GREUBEL, RADECKI, RUGGLES, M/MOSS
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	MPT/MARCUCCI
ABSTAIN	BOARD MEMBERS:	NONE

ACTION ITEMS - NONE

PUBLIC HEARINGS - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 9:50 a.m.


Julie Gutierrez-Robles, Secretary


Cory C. Moss, Chair