

**NOTICE AND CALL OF A SPECIAL MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF INDUSTRY**

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council of the City of Industry is hereby called to be held on May 30, 2024, at 1:00 pm., in the Council Chambers at 15651 Mayor Dave Way, City of Industry, California 91744, for the purpose of discussing the following matters:

7. **ACTION ITEM**

- 7.1 Consideration of a License Agreement for access to Assessor's Parcel No. 8208-025-943 for a community event

*RECOMMENDED ACTION:* *Discuss and provide direction to Staff.*

8. **PUBLIC HEARINGS**

- 8.1 CONSIDERATION OF RESOLUTION NO. CC 2024-26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AFFIRMING THE ASSISTANT CITY MANAGER'S APRIL 5, 2024 INCOMPLETENESS DETERMINATION FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 17201-17301 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF

*RECOMMENDED ACTION:* *Open the public hearing and take public testimony; and adopt Resolution No. CC 2024-26, or provide direction to Staff.*

9. **CLOSED SESSION**

- 9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

|                      |  |
|----------------------|--|
| Property:            | 8208-027-900, 901, 902, 906, 907, and 918                    |
| Agency Negotiators:  | Joshua Nelson, City Manager<br>James M. Casso, City Attorney |
| Negotiating Parties: | El Encanto Healthcare & Habilitation<br>Center               |
| Under Negotiation:   | Price and terms of payment                                   |

9.2 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

9.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

Property: 1548 S Azusa Avenue; 8265-004-045

Agency Negotiators: Joshua Nelson, City Manager  
James M. Casso, City Attorney

Negotiating Parties: 1600 Azusa SB One LLC, 1552 Azusa One LLC, 1552 Azusa Two LLC, 1552 Azusa Three LLC

Under Negotiation: Price and terms of payment

The public will be provided an opportunity to comment on these items.

Dated: May 29, 2024

/s/  
Cory C. Moss, Mayor

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STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES ) SS  
CITY OF INDUSTRY

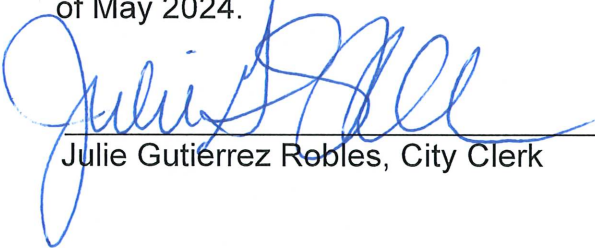
AFFIDAVIT OF POSTING

I, Julie Gutierrez-Robles, City Clerk of the City of Industry hereby certify that a copy of the Notice of the Special Meeting of the City Council of the City of Industry to be held on May 30, 2024, at the hour of 1:00 pm, was posted at the Council Chambers, City Hall, and City's website, and delivered not less than twenty-four hours before the time of the meeting to the following:

Cory C. Moss, Mayor  
Michael Greubel, Mayor Pro Tem  
Steve Marcucci, Council Member  
Mark D. Radecki, Council Member  
Newell Ruggles, Council Member  
Joshua Nelson, City Manager  
Bing Hyun, Assistant City Manager  
James M. Casso, City Attorney

Jason Henry, Southern California News Group  
Mayor Ray Marquez, City of Chino Hills  
Ben Montgomery, City of Chino Hills  
Sam Pedroza, Assistant City Manager

I declare under penalty of perjury that the foregoing is true and correct. Dated this 29th day of May 2024.

  
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Julie Gutierrez Robles, City Clerk

*DO NOT REMOVE FROM BULLETIN BOARD UNTIL AFTER MAY 30, 2024*