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CITY COUNCIL SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 22, 2023  
PAGE 1

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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 Cory C. Moss.

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

There was no need for AB 2449 vote, due to having a quorum and 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; Brianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

**PUBLIC COMMENTS**

Mayor Moss reminded everyone to be respectful. Please silence your phones and do not interrupt anyone while they are speaking and any outbursts or any disruptions at all, during the meeting, will result in being removed from the Council Chambers. There will be no warning.

Mike Greenspan and Armando Herman each spoke for three minutes about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

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CITY COUNCIL SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 22, 2023  
PAGE 2

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**CLOSED SESSION**

City Clerk Gutierrez-Robles announced there was a need for Closed Session as follows:

Mike Greenspan spoke for three minutes in opposition to the Closed Session.

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

6.2 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

6.3 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

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CITY COUNCIL SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 22, 2023  
PAGE 3

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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:

Josh 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

Mayor, Cory C. Moss, recessed the meeting into Closed Session at 11:19 a.m.


Mayor Moss reconvened the meeting at 12:22 p.m.

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

With regard to Closed Session Item Nos. 6.1, 6.2, and 6.3, direction was given to the Agency Negotiators, no final action taken.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 12:23 p.m.

  
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CORY C. MOSS  
MAYOR

  
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JULIE GUTIERREZ-ROBLES  
CITY CLERK