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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 27, 2015  
PAGE 1

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**CALL TO ORDER**

The Regular Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Chairman Radecki at 8:30 a.m., in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Radecki.

**ROLL CALL**

PRESENT: Mark Radecki, Chairman  
Cory Moss, Vice Chairman  
Roy Haber, Board Member  
Newell Ruggles, Board Member

STAFF PRESENT: Paul Philips, Executive Director; James Casso, Legal Counsel; and Diane M. Schlichting, Assistant Secretary.

**PUBLIC COMMENTS**

Mr. Matt Weinberg with Skyscraper Brewing Company approached the Board and provided background information on Skyscraper Brewing Company's efforts and frustrations in acquiring Agency-owned property located at 19835 Walnut Drive North.

Mr. Brent Little with South Coast Communities approached the Board and provided background information on his client's interest in purchasing the Tres Hermanos property.

**CONSIDERATION OF THE MINUTES OF THE JUNE 10, 2015 SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**

MOTION BY BOARD MEMBER RUGGLES, AND SECOND BY VICE CHAIR MOSS TO APPROVE THE MINUTES. MOTION CARRIED 4-0.

**CONSIDERATION OF RESOLUTION NO. SA 2015-09 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A POLICY FOR THE DISPOSAL OF REAL PROPERTY PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN HEALTH AND SAFETY CODE SECTION 34191.5**

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 27, 2015  
PAGE 2

---

MOTION BY BOARD MEMBER HABER, AND SECOND BY CHAIR RADECKI TO ADOPT RESOLUTION NO. SA 2015-09. MOTION CARRIED 4-0.

**UPDATE ON THE 2015 BOND REFINANCING**

Executive Director Philips presented a staff report.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER HABER TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0.

**CONSIDERATION OF AN AGREEMENT FOR CONSULTING SERVICES BETWEEN THE SUCCESSOR AGENCY AND WKE, INC., TO PERFORM STRUCTURAL DESIGN FOR THE INDUSTRY BUSINESS CENTER PROJECT, IN THE AMOUNT OF \$80,000.00, AS IDENTIFIED IN LINE ITEM NO. 222 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0.

**CONSIDERATION OF AWARD OF CONTRACT NO. IBC-0383R, INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION PROJECT, TO INTERNATIONAL LINE BUILDERS, INC., IN THE AMOUNT OF \$646,830.00, AS IDENTIFIED IN LINE ITEM NO. 281 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER HABER TO AWARD THE CONTRACT TO INTERNATIONAL LINE BUILDERS, INC., IN THE AMOUNT OF \$646,830.00. MOTION CARRIED 4-0.

**CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF INDUSTRY FOR THE EXPENDITURE OF CITY GRANT FUNDS ON THE GRAND AVENUE OFF-RAMP PROJECT, AS IDENTIFIED IN LINE ITEM NO. 128 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 27, 2015  
PAGE 3

---

MOTION BY BOARD MEMBER RUGGLES, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE MEMORANDUM OF UNDERSTANDING. MOTION CARRIED 4-0.

**CONSIDERATION OF A COOPERATIVE AGREEMENT WITH CALTRANS FOR THE CONSTRUCTION OF THE GRAND AVENUE OFF-RAMP, AS IDENTIFIED IN LINE ITEM NO. 128 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE AGREEMENT SUBSTANTIALLY TO FORM AND AUTHORIZE AGENCY LEGAL COUNSEL TO WORK ON THE LANGUAGE. MOTION CARRIED 4-0.

**CONSIDERATION OF OPTIONS TO FINANCE THE UPCOMING CONSTRUCTION CONTRACTS AT THE INDUSTRY BUSINESS CENTER PROJECT, AS IDENTIFIED IN LINE ITEM NO. 217 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

MOTION BY BOARD MEMBER HABER, AND SECOND BY VICE CHAIR MOSS TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0.

**UPDATE ON THE SLIDE RESTORATION WORK FOR CHANGE ORDER NO. 3, INDUSTRY BUSINESS CENTER EAST SIDE MASS GRADING, CONTRACT NO. IBC-0380, AS IDENTIFIED IN LINE ITEM NO. 271 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER RUGGLES TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0.

**UPDATE ON THE TRAFFIC MITIGATION MEASURES IN THE CITY OF WALNUT RESULTING FROM THE INDUSTRY EAST AND INDUSTRY BUSINESS CENTER PROJECTS, AS IDENTIFIED IN LINE ITEM NOS. 197, 218, 220, AND 251-254 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 27, 2015  
PAGE 4

---

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0.

Chairman Radecki recommended that the Board take a recess in order to allow the regular meeting of the City Council to begin. Chairman Radecki recessed the meeting at 9:02 a.m.

Chairman Radecki reconvened the meeting at 9:36 a.m. All Members of the Board were present.

**CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)

There were no public comments on the Closed Session Item.

Chairman Radecki recessed the meeting into Closed Session at 9:37 a.m.

**RECONVENE SUCCESSOR AGENCY BOARD MEETING**

Chairman Radecki reconvened the meeting at 10:36 a.m. All members of the Board were present.

The Successor Agency took no reportable action with regard to Closed Session Item 1.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned.

  
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Mark D. Radecki, Chairman

  
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Diane M. Schlichting, Assistant Secretary