

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 24, 2015  
PAGE 1

**CALL TO ORDER**

The Special Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Chairman Tim Spohn at 9:00 a.m., in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Spohn.

**ROLL CALL**

PRESENT: Tim Spohn, Chairman  
Jeff Parriott, Vice Chairman  
John P. Ferrero, Board Member  
Roy Haber, Board Member  
Pat Marcellin, Board Member

STAFF PRESENT: Kevin Radecki, Executive Director; Jim G. Grayson, Legal Counsel; John Ballas, Agency Engineer; and Diane M. Schlichting, Assistant Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE MINUTES OF THE DECEMBER 11, 2014 SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**

MOTION BY BOARD MEMBER FERRERO, AND SECOND BY VICE CHAIRMAN PARRIOTT TO APPROVE THE MINUTES. MOTION CARRIED 5-0.

**CONSIDERATION OF THE MINUTES OF THE JANUARY 22, 2015 SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER MARCELLIN TO APPROVE THE MINUTES. MOTION CARRIED 4-0, WITH BOARD MEMBER FERRERO ABSTAINING.

**CONSIDERATION OF PURCHASE AGREEMENTS FOR THE SALE AND DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 15130 NELSON AVENUE, 17201-17301**

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 24, 2015  
PAGE 2

**GALE AVENUE, AND 17475 GALE AVENUE**

Executive Director Radecki presented a report.

MOTION BY BOARD MEMBER MARCELLIN, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE AGREEMENTS, SUBJECT TO APPROVAL FROM THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CALIFORNIA DEPARTMENT OF FINANCE. MOTION CARRIED 5-0.

**DISCUSSION REGARDING A LETTER OF INTENT SUBMITTED BY HITCHCOCK COMMERCIAL PROPERTIES TO PURCHASE AGENCY-OWNED PROPERTY LOCATED AT 17647 GALE AVENUE**

Executive Director Radecki presented a report and responded to questions from Members of the Successor Agency.

MOTION BY BOARD MEMBER FERRERO, AND SECOND BY VICE CHAIRMAN PARRIOTT TO SUBMIT THE LETTER OF INTENT TO THE OVERSIGHT BOARD FOR THEIR REVIEW AND DIRECTION. MOTION CARRIED 5-0.

**CONSIDERATION OF RESOLUTION NO. SA 2015-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX MONTH PERIOD COMMENCING JULY 1, 2015, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j) AND TAKING CERTAIN RELATED ACTIONS**

Mr. Dean Yamagata, Partner with Frazer, LLP, contracted to run the Finance Department for the City and Agency, presented a report.

MOTION BY BOARD MEMBER FERRERO, AND SECOND BY BOARD MEMBER HABER TO ADOPT RESOLUTION NO. SA 2015-02. MOTION CARRIED 5-0.

**CONSIDERATION OF RESOLUTION NO. SA 2015-03 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE SIX-MONTH FISCAL PERIOD COMMENCING JULY 1, 2015 AND TAKING CERTAIN RELATED ACTIONS**

Agency Engineer Ballas presented a staff report and responded to questions from

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 24, 2015  
PAGE 3

Members of the Successor Agency.

MOTION BY VICE CHAIRMAN PARRIOTT, AND SECOND BY BOARD MEMBER HABER TO ADOPT RESOLUTION NO. SA 2015-03. MOTION CARRIED 5-0.

**CONSIDERATION OF A BUDGET INCREASE FOR CONSULTANT CONTRACT NO. 14-SCS 13-01 MP 99-31 #16 FOR SCS ENGINEERS TO PERFORM ADDITIONAL LANDFILL ENGINEERING SERVICES AT THE INDUSTRY BUSINESS CENTER DURING CONSTRUCTION IN THE AMOUNT OF \$305,830.00, AS IDENTIFIED IN LINE ITEM NO. 221 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

Mr. Josh Nelson, Project Manager for CNC Engineering, provided additional information.

MOTION BY BOARD MEMBER HABER, AND SECOND BY VICE CHAIRMAN PARRIOTT TO APPROVE THE BUDGET INCREASE. MOTION CARRIED 5-0.

**CONSIDERATION OF A BUDGET INCREASE FOR CONSULTANT CONTRACT NO. 5-JACOBS 05-01 MP 03-10 FOR JACOBS CIVIL, INC., TO PERFORM ADDITIONAL ENGINEERING DESIGN SERVICES, CONSTRUCTION SUPPORT AND EXTENSION OF CONTRACT IN THE AMOUNT OF \$544,638.76 AS IDENTIFIED IN LINE ITEM NO. 117 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report

MOTION BY BOARD MEMBER FERRERO, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE BUDGET INCREASE. MOTION CARRIED 5-0.

**CONSIDERATION OF CHANGE ORDER NO. 1 TO C.A. RASMUSSEN, INC., IN THE AMOUNT OF \$500,983.79 FOR ADDITIONAL COSTS FOR EXTRA WORK DUE TO UNFORESEEN ITEMS AND PLAN REVISIONS ISSUED IN CONJUNCTION WITH THE INDUSTRY BUSINESS CENTER PHASE 1 MASS GRADING FAR WEST SIDE, CONTRACT NO. IBC-0379, AS IDENTIFIED IN LINE ITEM NO. 270 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

MOTION BY BOARD MEMBER FERRERO, AND SECOND BY BOARD MEMBER HABER TO APPROVE CHANGE ORDER NO. 1. MOTION CARRIED 5-0.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 24, 2015  
PAGE 4

**CONSIDERATION OF A RIGHT-OF-WAY CONTRACT BETWEEN THE SUCCESSOR AGENCY AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION ("CALTRANS") FOR THE DONATION OF RIGHT-OF-WAY TO CONSTRUCT THE WESTBOUND ON-RAMP FROM GRAND AVENUE TO THE SR-60 FREEWAY, AS IDENTIFIED IN LINE ITEM NO. 226 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Agency Engineer Ballas presented a staff report.

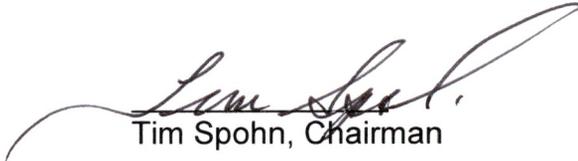
MOTION BY BOARD MEMBER FERRERO, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE CONTRACT. MOTION CARRIED 5-0.

**CONSIDERATION TO CANCEL THE NEXT REGULAR MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 25, 2015, AT 9:00 A.M.**

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER MARCELLIN TO CANCEL THE NEXT REGULAR MEETING. MOTION CARRIED 5-0.

**ADJOURNMENT**

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

  
Tim Spohn, Chairman

  
Diane M. Schlichting, Assistant Secretary