
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 1

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
Abraham Cruz, Board Member
Roy Haber, Board Member
Newell Ruggles, Board Member

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

PUBLIC COMMENTS

Mr. Bob Machuca, Sr. Regional Manager of Economic Development and Business Assistance with the Los Angeles County Economic Development Corporation, and also with the San Gabriel Valley Economic Partnership, approached the Board and explained that both entities work to maintain businesses in the area and to help businesses grow. He was working with PRL Glass Systems, provided background information on PRL Glass, and stated that PRL Glass was a bidder on the Agency-owned property located at 13530 Nelson Avenue. If PRL Glass was the successful bidder of the property, they would expand their current facility and create jobs, and provided additional information of the benefits if PRL Glass was approved as the successful bidder. Mr. Machuca responded to questions from Members of the Successor Agency

CONSIDERATION OF THE MINUTES OF THE FEBRUARY 11, 2016 SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

MOTION BY BOARD MEMBER CRUZ, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE MINUTES. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

**SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 2**

AYES: BOARD MEMBERS: CRUZ, RUGGLES, VC/MOSS, AND C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: HABER

CONSIDERATION OF THE MINUTES OF THE FEBRUARY 23, 2016 REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

MOTION BY BOARD MEMBER CRUZ, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE MINUTES. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: CRUZ, HABER, RUGGLES, VC/MOSS, AND C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

CONSIDERATION OF RESOLUTION NO. SA 2016-06 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND LW INVESTMENTS, LLC, FOR THE PROPERTY LOCATED AT 333 SOUTH HACIENDA BOULEVARD, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS

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

Legal Counsel Casso provided additional information and responded to questions from Members of the Successor Agency.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER CRUZ TO ADOPT RESOLUTION NO. SA 2016-06. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: CRUZ, HABER, RUGGLES, VC/MOSS, AND C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 3

CONSIDERATION OF RESOLUTION NO. SA 2016-07 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 1123-1135 HATCHER AVENUE, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS

Chairman Radecki recused himself due to a potential or actual conflict of interest.

Board Member Cruz recused himself due to a potential or actual conflict of interest.

Chairman Radecki and Board Member Cruz left the Council Chamber at 8:42 a.m.

Agency Legal Counsel Casso presented a report and responded to questions from Members of the Successor Agency.

Vice Chair Moss inquired if there were any questions regarding this item. Vice Chair Moss asked for a motion to adopt Resolution No. SA 2016-07.

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO ADOPT RESOLUTION NO. SA 2016-07. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HABER, RUGGLES, AND VC/MOSS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	CRUZ AND C/RADECKI

Chairman Radecki and Board Member Cruz returned to the Council Chamber at 8:45 a.m.

CONSIDERATION OF RESOLUTION NO. SA 2016-08 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 17545 GALE AVENUE, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS

Board Member Ruggles asked for an update relative to the Lease Agreement that was currently in place on the property.

Agency Legal Counsel Casso presented a report and responded to questions from Members of the Successor Agency.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 4

Mr. Curtis Fresch, Infrastructure Development with CNC Engineering, provided additional information relative to the Lease Agreement with Best Buy, and responded to questions from Members of the Successor Agency.

MOTION BY BOARD MEMBER CRUZ, AND SECOND BY BOARD MEMBER RUGGLES TO ADOPT RESOLUTION NO. SA 2016-08. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CRUZ, HABER, RUGGLES, VC/MOSS, AND C/RADECKI
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF RESOLUTION NO SA 2016-09 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR THE PROPERTY LOCATED AT THE NORTH SIDE OF STAFFORD STREET/WEST OF GLENDORA AVENUE, APN: 8208-025-943, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER CRUZ TO ADOPT RESOLUTION NO. SA 2016-09. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CRUZ, HABER, RUGGLES, VC/MOSS, AND C/RADECKI
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF RESOLUTION NO. SA 2016-10 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 208 WADDINGHAM WAY, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS

Agency Legal Counsel Casso presented a report and responded to questions from Members of the Successor Agency.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 5

MOTION BY BOARD MEMBER CRUZ, AND SECOND BY BOARD MEMBER HABER TO ADOPT RESOLUTION NO. SA 2016-10. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: CRUZ, HABER, RUGGLES, VC/ MOSS, AND C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

CONSIDERATION OF A PURCHASE REQUEST TO ISSUE A PURCHASE ORDER TO JC NATIVE PLANTS FOR THE PURCHASE OF NATIVE PLANT MATERIALS FOR THE DIAMOND BAR CREEK HABITAT RESTORATION PROJECT, IN THE AMOUNT OF \$74,880.45, AFFILIATED WITH LINE ITEM NO. 164 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Agency Engineer Calvillo presented a staff report.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER CRUZ TO AUTHORIZE THE EXPENDITURE AND APPROVE THE PURCHASE ORDER. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: CRUZ, HABER, RUGGLES, VC/MOSS, AND C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

CONSIDERATION OF CHANGE ORDER NOS. 12, 23-28, 30-57, AND 59 TO C.A. RASMUSSEN, INC., IN THE AMOUNT OF \$371,932.81, FOR ADDITIONAL WORK REQUIRED 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 Calvillo 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 APPROVE CHANGE ORDER NOS. 12, 23-28, 30-57, AND 59. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 6

AYES: BOARD MEMBERS: CRUZ, HABER, RUGGLES, VC/MOSS, AND
C/RADECKI
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

CLOSED SESSION

Assistant Secretary Schlichting announced there was a need for Closed Session as follows:

6.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section
54956.9(d)(2): Two Cases

6.2 Conference with real property negotiators pursuant to Government Code
Section 54956.8:

Property: 13530 Nelson Avenue, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: Pacific Eastern Properties, LLC, PRL Glass Systems,
Inc.
Under Negotiation: Price and terms of payment

6.3 Conference with real property negotiators pursuant to Government Code
Section 54956.8:

Property: 333 Turnbull Canyon Road, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: James Randall, Trustee of the James and Eleanor
Randall Trust dated June 1, 1993, LW Investments,
and Snak King,
Under Negotiation: Price and terms of payment

There were no public comments on the Closed Session item.

Chairman Radecki recessed the meeting into Closed Session at 9:00 a.m.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 26, 2016
PAGE 7

RECONVENE SUCCESSOR AGENCY BOARD MEETING

Chairman Radecki reconvened the meeting at 10:54 a.m. All members of the Board were present.

Legal Counsel Casso reported out of Closed Session.

With regard to Closed Session Item No. 6.1, only one case was discussed. Direction was given to Agency Legal Counsel. No further action was taken.

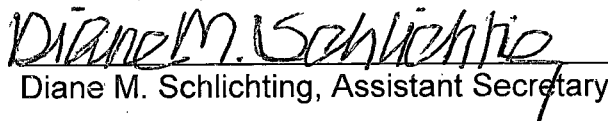
With regard to Closed Session Item Nos. 6.2 and 6.3, direction was given to the Executive Director and Agency Legal Counsel. No further action was taken.

ADJOURNMENT

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



Mark D. Radecki, Chairman



Diane M. Schlichting, Assistant Secretary