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JOINT SPECIAL MEETING MINUTES OF THE  
CITY OF INDUSTRY CITY COUNCIL AND SUCCESSOR  
AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

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### **CALL TO ORDER**

The Joint Special Meeting of the City Council and the Successor Agency to the Industry Urban-Development Agency of the City of Industry, California, was called to order by Mayor/Chairman Radecki at 5:00 p.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

### **FLAG SALUTE**

The flag salute was led by Mayor/Chairman Radecki.

### **ROLL CALL**

PRESENT: Mark Radecki, Mayor/Chairman  
Cory Moss, Mayor Pro Tem/Vice Chair  
Abraham N. Cruz, Council Member/Board Member  
Catherine Marcucci, Council Member/Board Member  
Newell W. Ruggles, Council Member/Board Member

STAFF PRESENT: Troy Helling, Acting City Manager; Jamie M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; Joshua Nelson, Contract City Engineer; and Diane M. Schlichting, City Clerk.

### **PUBLIC COMMENTS**

There were none.

### **CLOSED SESSION**

City Clerk Schlichting announced there was a need for Closed Session as follows:

5.1 Conference with real property negotiators pursuant to government code section 54956.8:

- a. Property: 17647 Gale Avenue, City of Industry, CA  
also known as Assessor Parcel Numbers  
8264-012-923, 8264-013-913, 8264-013-9144
- Agency Negotiators: Troy Helling, Acting City Manager  
James M. Casso, City Attorney

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- Negotiating Parties: P.T. Enterprises, LLC  
Under Negotiation: Price and terms of payment
- b. Property: 555 El Encanto Road, City of Industry, CA,  
also known as Assessor Parcel Number 8208-  
027-901, 8208-027-901
- Agency Negotiators: Troy Helling, Acting City Manager  
James M. Casso, City Attorney
- Negotiating Parties: Successor Agency to the Industry Urban-  
Development Agency
- Under Negotiation: Price and terms of payment

There were no public comments on the Closed Session item.

Mayor/Chairman Radecki recessed the meeting into Closed Session at 5:02 p.m.

### **RECONVENE CITY COUNCIL MEETING**

Mayor/Chairman Radecki reconvened the meeting at 6:27 p.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 5.1, direction was given to staff, no further action was taken.

### **ACTION ITEMS**

#### **6.1 CONSIDERATION OF RESOLUTION NOS. CC 2018-17 AND SA 2018-02 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 15432 NELSON AVENUE, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

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MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-17 AND SA 2018-02. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.2 CONSIDERATION OF RESOLUTION NOS. CC 2018-18 AND SA 2018-03 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR PROPERTY LOCATED AT THE SOUTH SIDE OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY NO, COUNTY OF LOS ANGELES (APN: 8120-027-270) AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES; TO ADOPT RESOLUTION NOS. CC 2018-18 AND SA 2018-03. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.3 CONSIDERATION OF RESOLUTION NOS. CC 2018-19 AND SA 2018-04 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR SOUTH OF STAFFORD STREET, NORTH OF UPRR, AND WEST OF HACIENDA BOULEVARD, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

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Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-19 AND SA 2018-04. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.4 CONSIDERATION OF RESOLUTION NOS. CC 2018-20 AND SA 2018-05 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 15600 STAFFORD STREET AND 100 NORTH HACIENDA BOULEVARD, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-20 AND SA 2018-05. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.5 CONSIDERATION OF RESOLUTION NOS. CC 2018-21 AND SA 2018-06 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 15252 STAFFORD STREET, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

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Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-21 AND SA 2018-06. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI

NOES: COUNCIL/BOARD MEMBERS: NONE

ABSENT: COUNCIL/BOARD MEMBERS: NONE

ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.6 CONSIDERATION OF RESOLUTION NOS. CC 2018-22 AND SA 2018-07 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 911 BIXBY DRIVE, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-22 AND SA 2018-07. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI

NOES: COUNCIL/BOARD MEMBERS: NONE

ABSENT: COUNCIL/BOARD MEMBERS: NONE

ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.7 CONSIDERATION OF RESOLUTION NOS. CC 2018-23 AND SA 2018-08 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR THE SOUTHWESTERLY AND NORTHWESTERLY CORNERS OF HACIENDA BOULEVARD AND STAFFORD STREET, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

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Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-23 AND SA 2018-08. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.8 CONSIDERATION OF RESOLUTION NOS. CC 2018-25 AND SA 2018-10 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 15555 STAFFORD STREET, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-25 AND SA 2018-10. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.9 CONSIDERATION OF RESOLUTION NOS. CC 2018-26 AND SA 2018-11 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 15660 STAFFORD STREET, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

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Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-26 AND SA 2018-11. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**6.10 CONSIDERATION OF RESOLUTION NOS. CC 2018-28 AND SA 2018-12 – APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY AND THE CITY OF INDUSTRY FOR 425 PARRIOTT PLACE, CITY OF INDUSTRY AND MAKING THE REQUISITE CEQA FINDINGS**

Contract City Engineer Josh Nelson provided slides and an overview of the property to the Council and was available to answer any questions.

MOTION BY MAYOR PRO TEM/VICE CHAIR MOSS, AND SECOND BY COUNCIL MEMBER/BOARD MEMBER RUGGLES, TO ADOPT RESOLUTION NOS. CC 2018-28 AND SA 2018-12. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL/BOARD MEMBERS: CRUZ, MARCUCCI, RUGGLES, MOSS,  
RADECKI  
NOES: COUNCIL/BOARD MEMBERS: NONE  
ABSENT: COUNCIL/BOARD MEMBERS: NONE  
ABSTAIN: COUNCIL/BOARD MEMBERS: NONE

**ADJOURNMENT**

There being no further business, the Joint Special Meeting adjourned at 6:46 p.m.

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\_\_\_\_\_  
MARK RADECKI  
MAYOR/CHAIRMAN

  
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DIANE M. SCHLICHTING  
CITY CLERK/SECRETARY