

# CITY OF INDUSTRY

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CITY COUNCIL  
SPECIAL MEETING  
AGENDA

FEBRUARY 22, 2024  
9:00 AM



Mayor Cory C. Moss  
Mayor Pro Tem Cathy Marcucci  
Council Member Michael Greubel  
Council Member Mark D. Radecki  
Council Member Newell Ruggles

**Location:** *City Council Chambers,  
15651 Mayor Dave Way, City of Industry  
California*

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**Addressing the City Council:**

< **Agenda Items:** *Members of the public may address the Council on any matter listed on the Agenda. Anyone wishing to speak to the Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed form should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Council.*

< **Public Comments (Agenda Items Only):** *During public comments, if you wish to address the City Council during this Special Meeting, under Government Code Section 54954.3(a), you may only address the City Council concerning any item that has been described in the notice for the Special Meeting.*

< *At the time of publication, no Councilmembers intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Councilmember will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement*  
[www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

*Meeting ID: 299 519 016 759*

*Meeting Passcode: xUWyGs*

**Or call in (audio only)**

+1 657-204-3264.

Phone Conference ID: 239 102 539#

**Americans with Disabilities Act:**

< *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

**Agendas and other writings:**

< *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR-NONE**
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION**

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

9.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation; Pursuant to Government Code Section  
54956.9(d)(2) One potential case

9.3 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 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:

Joshua 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

10. **CITY MANAGER REPORTS**

11. **AB 1234 REPORTS**

12. **CITY COUNCIL COMMUNICATIONS**

13. Adjournment. The next regular City Council Meeting is Thursday, March 14, 2024, at 9:00 a.m.