SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY REGULAR MEETING AGENDA

CHAIR CORY C. MOSS
VICE CHAIR MICHAEL GREUBEL
BOARD MEMBER STEVE MARCUCCI
BOARD MEMBER MARK D. RADECKI
BOARD MEMBER NEWELL RUGGLES

JULY 23, 2026 AT 9:00 AM

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

Watch Live Meetings: https://publicinput.com/cityofindustry

Call in to participate or scan

Phone #: (855) 925-2801 Meeting Code: 6943

ADDRESSING THE SUCCESSOR AGENCY:

Agenda Items: (In Person Comments) : Members of the public may address the Successor Agency on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card or register online with the QR Code which both can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Successor Agency.

Public Comments (Non-Agenda Items): Anyone wishing to address the Successor Agency on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Successor Agency from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Successor Agency is asked to complete a Speaker's Card or register online with the QR Code, which can both be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Successor Agency.

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 Mayor Dave Way, 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., Fridays 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

6.1. Consideration of the Register of Demands for July 9,2026

RECOMMENDED ACTION: Ratify the Register of Demands.

6.2. Consideration of the Register of Demands for July 23, 2026

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

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: One vacant lot on Garcia Lane, east of Grand Avenue
Assessor Parcel Numbers:8709-027-039

Agency Negotiators: Joshua Nelson, City Manager, James Casso, City Attorney

Negotiating Parties: Industry East LLC

Under Negotiation: Price and terms of payment

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular Successor Agency to the Industry Urban-Development Agency Meeting is Thursday, August 27, 2026, at 9:00 AM.

ITEM NO. 6.1

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
AUTHORIZATION FOR PAYMENT OF BILLS
July 9, 2026

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
222	IUDA ADMIN	299,818.02
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		299,818.02

BANK RECAP:

BANK	NAME	DISBURSEMENTS
WFBK	WELLS FARGO - CKING ACCOUNT	89,818.02
BOFA	BANK OF AMERICA	210,000.00
TOTAL ALL BANKS		299,818.02

APPROVED PER EXECUTIVE DIRECTOR

JM

DATE

7/2/26
JM

Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 9, 2026

Check	Date	Payee Name	Check Amount

IUDAADM.WF.CHK - IUDA Admin WF Checking

Check	Date			Payee Name	Check Amount
33662	06/24/2026			**INDUSTRY PUBLIC UTILITY COMMISSI**	$404.87
	Invoice	Date	Description	Amount	
	2026-00002128	06/17/2026	5/1-6/1/26 SVC-370 GRAND AVE S	$134.47	
	2026-00002129	06/17/2026	5/1-6/1/26 SVC-#2 B STREET LOOP, IBC EAST	$29.26	
	2026-00002130	06/17/2026	5/1-6/1/26 SVC-#3 B STREET LOOP, IBC EAST	$36.43	
	2026-00002131	06/17/2026	5/1-6/1/26 SVC-#4 B STREET LOOP, IBC EAST	$29.53	
	2026-00002132	06/17/2026	5/1-6/1/26 SVC-1 MARCELLIN DR	$30.00	
	2026-00002133	06/17/2026	5/1-6/1/26 SVC-2 MARCELLIN DR	$28.06	
	2026-00002134	06/17/2026	5/1-6/1/26 SVC-3 MARCELLIN DR	$28.37	
	2026-00002135	06/17/2026	5/1-6/1/26 SVC-1 GRAND CROSSING PKWY	$28.16	
	2026-00002136	06/17/2026	5/1-6/1/26 SVC-2 GRAND CROSSING PKWY	$28.12	
	2026-00002137	06/17/2026	5/1-6/1/26 SVC-#6 INDUSTRY WAY	$32.47	
33663	07/01/2026			**WALNUT VALLEY WATER DISTRICT**	$13,483.97
	Invoice	Date	Description	Amount	
	5686064	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #1	$707.87	
	5686065	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #2	$721.01	
	5686066	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #3	$928.33	
	5686067	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #4	$791.82	
	5686068	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #5	$220.23	
	5686062	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #6	$404.92	
	5686061	06/09/2026	5/1-5/31/26 SVC-SE GRAND XING PKWY #7	$560.41	
	5686069	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #1	$718.82	
	5686070	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #2	$680.13	
	5686058	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #3	$581.58	
	5686071	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #4	$526.10	

Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 9, 2026

Check	Date		Payee Name		Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking					
	5686083	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #5	$648.74	
	5686084	06/09/2026	5/1-5/31/26 SVC-MARCELLIN MTR #6	$166.34	
	5686077	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #1	$545.81	
	5686078	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #2	$621.73	
	5686072	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #3	$331.19	
	5686073	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #4	$351.63	
	5686074	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #5	$353.09	
	5686075	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #6	$256.73	
	5686076	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #7	$256.00	
	5686082	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #8	$553.84	
	5686079	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #9	$543.62	
	5686080	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #10	$444.34	
	5686081	06/09/2026	5/1-5/31/26 SVC-INDUSTRY WAY #11	$437.77	
	5685977	06/09/2026	5/1-5/31/26 SVC-KOHL'S CENTER MEDIAN	$309.08	
	5686105	06/09/2026	5/1-5/31/26 SVC-SE GRAND CROSSING PKWY-TEMP	$822.84	
33664	07/09/2026		**CNC ENGINEERING**		$50,452.50
	Invoice	Date	Description	Amount	
	515553	06/25/2026	BAKER PKY SLOPE MAINT	$1,780.00	
	515554	06/25/2026	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	$790.00	
	515561	06/25/2026	ROUTE 57/60 CONFLUENCE PROJECT	$190.00	
	515562	06/25/2026	INDUSTRY EAST TRAFFIC MITIGATION	$3,200.00	
	515563	06/25/2026	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	$6,105.00	
	515564	06/25/2026	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	$2,465.00	
	515555	06/25/2026	IBC-SLOPES LANDSCAPE MAINT	$1,860.00	
	515556	06/25/2026	IMPROVEMENTS TO MAINT ACCESS RDS	$1,050.00	
	515557	06/25/2026	IBC-FUTURE PHASES AND STUDIES	$19,402.50	

Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 9, 2026

Check	Date			Payee Name	Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking					
	515558	06/25/2026	IBC-TRAFFIC MITIGATION	$450.00	
	515559	06/25/2026	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	$5,115.00	
	515560	06/25/2026	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	$8,045.00	
33665	07/09/2026		**SCS ENGINEERS**		$25,476.68
	Invoice	Date	Description	Amount	
	0580416	05/31/2026	LANDFILL ENG SVC-IBC PROJ	$25,476.68	

Checks	Status	Count	Transaction Amount
	Total	**4**	**$89,818.02**

Successor Agency To The
Industry Urban Development Agency
Bank of America
July 9, 2026

Check	Date			Payee Name	Check Amount
PJ2.BOFA.CHK - Project 2 BofA Checking					
2371	06/23/2026			**IUDA-ADMINISTRATIVE ACCOUNT**	$210,000.00
	Invoice	Date	Description	Amount	
	A2 REG 6/25/26	06/23/2026	TRANSFER FUNDS-SA REG 6/25/26	$210,000.00	

Checks	Status	Count	Transaction Amount
	Total	1	**$210,000.00**

ITEM NO. 6.2

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
AUTHORIZATION FOR PAYMENT OF BILLS
July 23, 2026

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
222	IUDA ADMIN	259,953.73
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		259,953.73

BANK RECAP:

BANK	NAME	DISBURSEMENTS
WFBK	WELLS FARGO - CKING ACCOUNT	15,000.00
BOFA	BANK OF AMERICA	244,953.73
TOTAL ALL BANKS		259,953.73

APPROVED PER EXECUTIVE DIRECTOR [signature]

DATE 7/16/26

Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 23, 2026

Checks	Date	Payee Name	Check Amount

IUDAADM.WF.CHK - IUDA Admin WF Checking

Checks	Date	Payee Name	Check Amount
33666	07/23/2026	**CNC ENGINEERING**	$53,710.00

Invoice	Date	Description	Amount
515644	07/09/2026	BAKER PKY SLOPE MAINT	$990.00
515651	07/09/2026	ROUTE 57/60 CONFLUENCE PROJECT	$190.00
515652	07/09/2026	INDUSTRY EAST TRAFFIC MITIGATION	$1,030.00
515653	07/09/2026	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	$3,085.00
515654	07/09/2026	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	$580.00
515645	07/09/2026	IBC-SLOPES LANDSCAPE MAINT	$1,410.00
515646	07/09/2026	IMPROVEMENTS TO MAINT ACCESS RDS	$840.00
515647	07/09/2026	IBC-FUTURE PHASES AND STUDIES	$13,642.50
515648	07/09/2026	IBC-TRAFFIC MITIGATION	$450.00
515649	07/09/2026	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	$7,395.00
515650	07/09/2026	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	$9,612.50
515719	07/09/2026	BAKER PKY SLOPE MAINT	$165.00
515726	07/09/2026	ROUTE 57/60 CONFLUENCE PROJECT	$190.00
515727	07/09/2026	INDUSTRY EAST TRAFFIC MITIGATION	$300.00
515728	07/09/2026	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	$1,470.00
515720	07/09/2026	IBC-SLOPES LANDSCAPE MAINT	$165.00
515721	07/09/2026	IMPROVEMENTS TO MAINT ACCESS RDS	$630.00
515722	07/09/2026	IBC-FUTURE PHASES AND STUDIES	$5,210.00
515723	07/09/2026	IBC-TRAFFIC MITIGATION	$150.00
515724	07/09/2026	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	$2,820.00
515725	07/09/2026	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	$3,385.00

Checks	Date	Payee Name	Check Amount
33667	07/23/2026	**MARIPOSA LANDSCAPES, INC**	$191,243.73

Invoice	Date	Description	Amount

Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 23, 2026

Checks	Date	Payee Name	Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking			
120978	06/30/2026	LANDSCAPE SVC-IBC SLOPES	$191,243.73

Checks	Status	Count	Transaction Amount
	Total	**2**	**$244,953.73**

Successor Agency To The
Industry Urban Development Agency
Bank of America
July 23, 2026

Check	Date			Payee Name	Check Amount
PJ2.BOFA.CHK - Project 2 BofA Checking					
2372	07/07/2026			**IUDA-ADMINISTRATIVE ACCOUNT**	$15,000.00
	Invoice	Date	Description	Amount	
	A2 REG 7/9/26	07/07/2026	TRANSFER FUNDS-SA REG 7/9/26	$15,000.00	

Checks	Status	Count	Transaction Amount
	Total	**1**	**$15,000.00**