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**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

**MAY 22, 2025 AT 9:00 AM**

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

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**ADDRESSING THE SUCCESSOR AGENCY:**

**Agenda Items:** 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 Successor Agency is asked to complete a Speaker's Card which can be found at the back of the room and at each 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 which 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 by the City Clerk and prior to the individual being heard by the Successor Agency.

At the time of publication, no Board Member intends 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: 277 444 796 359 4

Meeting Passcode: yo7E7Ln9

**Or call in (audio only)**

+1 657-204-3264,

Phone Conference ID: 301 980 29#

**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 May 8, 2025  
*RECOMMENDED ACTION: Ratify the Register of Demands for May 8, 2025.*
  - 6.2. Consideration of the Register of Demands for May 22, 2025  
*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Agency Officials to pay the bills.*
  - 6.3. Consideration of the minutes of January 23, 2025 regular meeting and the March 19, 2025 special meeting  
*RECOMMENDED ACTION: Approve as submitted.*
  - 6.4. Consideration of Amendment No. 2 to the Professional Services Agreement with Rogers, Anderson, Malody & Scott, LLP, for Auditing Services, extending the term through June 30, 2028, increasing compensation by \$56,330.00, and updating the Rate Schedule  
*RECOMMENDED ACTION: Approve Amendment No. 2*
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION-NONE**
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 June 26, at 9:00 AM.

ITEM NO. 6.1

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
May 8, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	1,133,308.62
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		1,133,308.62

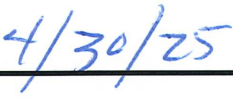
**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	910,308.62
BOFA	BANK OF AMERICA	223,000.00
TOTAL ALL BANKS		1,133,308.62

APPROVED PER EXECUTIVE DIRECTOR

  
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DATE

  
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**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
May 8, 2025**

Check	Date	Payee Name	Check Amount
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**IUDAADM.WF.CHK - IUDA Admin WF Checking**

33495	04/23/2025			\$216.63
Invoice	Date	Description	Amount	
		<b>INDUSTRY PUBLIC UTILITY COMMISSI</b>		
2025-00001727	04/17/2025	3/1-4/1/25 SVC-370 GRAND AVE SOUTH	\$72.96	
2025-00001728	04/17/2025	3/1-4/1/25 SVC-#1 B STREET LOOP, IBC EAST	\$12.36	
2025-00001729	04/17/2025	3/1-4/1/25 SVC-#2 B STREET LOOP, IBC EAST	\$13.77	
2025-00001730	04/17/2025	3/1-4/1/25 SVC-#3 B STREET LOOP, IBC EAST	\$17.54	
2025-00001731	04/17/2025	3/1-4/1/25 SVC-#4 B STREET LOOP, IBC EAST	\$13.88	
2025-00001732	04/17/2025	3/1-4/1/25 SVC-1 MARCELLIN DR	\$14.77	
2025-00001733	04/17/2025	3/1-4/1/25 SVC-2 MARCELLIN DR	\$14.03	
2025-00001734	04/17/2025	3/1-4/1/25 SVC-3 MARCELLIN DR	\$14.09	
2025-00001735	04/17/2025	3/1-4/1/25 SVC-1 GRAND CROSSING PKWY	\$14.06	
2025-00001736	04/17/2025	3/1-4/1/25 SVC-2 GRAND CROSSING PKWY	\$14.01	
2025-00001737	04/17/2025	3/1-4/1/25 SVC-#6 INDUSTRY WAY	\$15.16	

33496	04/23/2025			\$5,460.16
Invoice	Date	Description	Amount	
		<b>WALNUT VALLEY WATER DISTRICT</b>		
5293297	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #1	\$260.47	
5293298	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #2	\$257.92	
5293299	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #3	\$305.35	
5293300	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #4	\$225.28	
5293301	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #5	\$137.05	
5293295	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #6	\$164.59	
5293294	04/09/2025	3/1-3/31/25 SVC-SE GRAND XING PKWY #7	\$191.11	
5293302	04/09/2025	3/1-3/31/25 SVC-MARCELLIN DR MTR#1	\$184.48	
5293303	04/09/2025	3/1-3/31/25 SVC-MARCELLIN DR MTR#2	\$169.69	
5293291	04/09/2025	3/1-3/31/25 SVC-MARCELLIN DR MTR#3	\$212.53	

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
May 8, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
5293304	04/09/2025		3/1-3/31/25 SVC-MARCELLIN DR MTR#4	\$200.29
5293316	04/09/2025		3/1-3/31/25 SVC-MARCELLIN DR MTR#5	\$174.28
5293317	04/09/2025		3/1-3/31/25 SVC-MARCELLIN DR MTR#6	\$108.71
5293310	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #1	\$218.65
5293311	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #2	\$246.19
5293305	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #3	\$158.98
5293306	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #4	\$164.08
5293307	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #5	\$163.57
5293308	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #6	\$147.25
5293309	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #7	\$147.25
5293315	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #8	\$234.46
5293312	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #9	\$224.77
5293313	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #10	\$130.93
5293314	04/09/2025		3/1-3/31/25 SVC-INDUSTRY WAY #11	\$142.66
5293210	04/09/2025		3/1-3/31/25 SVC-KOHL'S CENTER/MEDIAN	\$157.53
5293338	04/09/2025		3/1-3/31/25 SVC-SE GRAND CROSSING PKWY-TEMP	\$732.09
<b>33497</b>	<b>05/08/2025</b>		<b>AVANT-GARDE, INC</b>	<b>\$360.00</b>
Invoice	Date	Description	Amount	
11514	04/16/2025	GRAND AVE/SR60 OFF-RAMP	\$360.00	
<b>33498</b>	<b>05/08/2025</b>		<b>CNC ENGINEERING</b>	<b>\$64,725.00</b>
Invoice	Date	Description	Amount	
512439	04/24/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,610.00	
512440	04/24/2025	IMPROVEMENTS TO MAIN ACCESS RDS	\$18,953.75	
512441	04/24/2025	IBC-FUTURE PHASES AND STUDIES	\$9,291.25	
512442	04/24/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,850.00	

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
May 8, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
	512443	04/24/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$6,370.00
	512438	04/24/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$832.50
	512444	04/24/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$7,952.50
	512445	04/24/2025	IE TRAFFIC MITIGATION-BREA CYN/CHERYL LN	\$12,015.00
	512446	04/24/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$2,850.00
<b>33499</b>	05/08/2025		<b>GRIFFITH COMPANY</b>	<b>\$741,332.48</b>
	Invoice	Date	Description	Amount
	#6IBC-0390	05/01/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$780,349.98
<b>33500</b>	05/08/2025		<b>GRIFFITH COMPANY</b>	<b>\$39,017.50</b>
	Invoice	Date	Description	Amount
	#6IBC-0390-R	05/01/2025	RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	\$39,017.50
<b>33501</b>	05/08/2025		<b>LEIGHTON CONSULTING INC</b>	<b>\$43,867.27</b>
	Invoice	Date	Description	Amount
	66698	04/23/2025	GEO SVC-IBC PROJ	\$272.98
	65834	02/12/2025	GEO SVC-POSTGRADING FOR GRAND AVE	\$43,594.29
<b>33502</b>	05/08/2025		<b>NV5, INC.</b>	<b>\$4,845.00</b>
	Invoice	Date	Description	Amount
	442216	04/14/2025	IBC MASTER AGREEMENT	\$1,105.00
	442143	04/14/2025	IBC MASTER AGREEMENT	\$3,740.00
<b>33503</b>	05/08/2025		<b>PBLA ENGINEERING, INC.</b>	<b>\$4,475.00</b>
	Invoice	Date	Description	Amount
	108-3-0125	01/01/2025	SETTING SURVEY MONUMENTS-IBC	\$4,475.00

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
May 8, 2025**

Check	Date	Payee Name	Check Amount
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**IUDAADM.WF.CHK - IUDA Admin WF Checking**

<b>33504</b>	05/08/2025		<b>SCS ENGINEERS</b>	<b>\$6,009.58</b>
	Invoice	Date	Description	Amount
	0534591	03/31/2025	LANDFILL ENG SVC-IBC PROJ	\$6,009.58

Checks	Status	Count	Transaction Amount
	Total	10	\$910,308.62

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
May 8, 2025**

Check	Date	Payee Name	Check Amount
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**PJ2.BOFA.CHK - Project 2 BofA Checking**

2346	04/21/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$223,000.00
	Invoice	Date	Description	Amount
	A2 REG 4/24/25	04/21/2025	TRANSFER FUNDS-SA REG 4/24/25	\$223,000.00

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Checks	Status	Count	Transaction Amount
	Total	1	\$223,000.00

ITEM NO. 6.2

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
May 22, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	337,966.04
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		337,966.04

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	313,966.04
BOFA	BANK OF AMERICA	24,000.00
TOTAL ALL BANKS		337,966.04

APPROVED PER EXECUTIVE DIRECTOR

  
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DATE

5/14/2025

**- Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
May 22, 2025**

Check	Date	Payee Name	Check Amount
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**IUDAADM.WF.CHK - IUDA Admin WF Checking**

<b>33505</b>	05/22/2025	<b>CNC ENGINEERING</b>	<b>\$57,152.50</b>
Invoice	Date	Description	Amount
512519	05/08/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$1,197.50
512525	05/08/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$5,252.50
512526	05/08/2025	IE TRAFFIC MITIGATION-BREA CYN/CHERYL LN	\$7,940.00
512527	05/08/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$1,490.00
512528	05/08/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$2,937.50
512520	05/08/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,187.50
512521	05/08/2025	IMPROVEMENTS TO MAIN ACCESS RDS	\$22,380.00
512522	05/08/2025	IBC-FUTURE PHASES AND STUDIES	\$4,473.75
512523	05/08/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,850.00
512524	05/08/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$5,443.75
<b>33506</b>	05/22/2025	<b>MARIPOSA LANDSCAPES, INC</b>	<b>\$256,573.54</b>
Invoice	Date	Description	Amount
113769	04/30/2025	LANDSCAPE SVC-IBC SLOPES	\$256,573.54
<b>33507</b>	05/22/2025	<b>RKA CONSULTING GROUP</b>	<b>\$240.00</b>
Invoice	Date	Description	Amount
35892	04/29/2025	CITY OF WALNUT-STREET IMPROVEMENTS	\$240.00

Checks	Status	Count	Transaction Amount
	Total	3	\$313,966.04

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
May 22, 2025**

Check	Date	Payee Name	Check Amount
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**PJ2.BOFA.CHK - Project 2 BofA Checking**

2347	05/06/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$24,000.00
	Invoice	Date	Description	Amount
	A2 REG 5/8/25	05/06/2025	TRANSFER FUNDS-SA REG 5/8/25	\$24,000.00

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Checks	Status	Count	Transaction Amount
	Total	1	\$24,000.00

ITEM NO. 6.3

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 23, 2025  
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**CALL TO ORDER**

The Regular Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Vice Chair Michael Greubel at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Vice Chair Greubel.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Michael Greubel, Vice Chair  
Steve Marcucci, Board Member  
Mark D. Radecki, Board Member  
Newell Ruggles, Board Member

ABSENT: Cory C. Moss, Chair

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, Legal Counsel; Bianca Sparks, Assistant Legal Counsel; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT ITEMS**

Mayor Pro Tem Greubel asked for a staff report on Item Nos. 6.2, 6.3, 6.4, and 6.5.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JANUARY  
23, 2025**

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 23, 2025  
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*RECOMMENDED ACTION:* *Approve the Register of Demands and authorize the appropriate Agency Officials to pay the bills.*

**6.2 CONSIDERATION OF AMENDMENT NO. 5 TO THE AGREEMENT FOR CONSULTING SERVICES WITH LEIGHTON CONSULTING, INC., TO PROVIDE GEOTECHNICAL ENGINEERING SERVICES FOR THE INDUSTRY BUSINESS CENTER PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$200,000.00 (MP 99-31 #16)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Director of Operations, Sean Calvillo, from CNC Engineering, provided a staff report and overview of the amendment to extend the term and revise the rate schedule for Geotechnical Engineering Services with Leighton Consulting, Inc. for the IBC Project. Sean Calvillo was available to answer any questions.

**6.3 CONSIDERATION OF AMENDMENT NO. 7 TO THE AGREEMENT FOR CONSULTING SERVICES WITH LEIGHTON CONSULTING, INC. FOR THE DIAMOND BAR CREEK RESTORATION PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2027, AND REVISING THE RATE SCHEDULE (MP 99-31 #26)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Director of Operations, Sean Calvillo, from CNC Engineering, provided a staff report and overview of the amendment to extend the term and revise the rate schedule for Consulting Services with Leighton Consulting, Inc. for the Diamond Bar Creek Restoration Project. Sean Calvillo was available to answer any questions.

**6.4 CONSIDERATION OF AMENDMENT NO. 6 TO THE AGREEMENT FOR CONSULTING SERVICES WITH WKE, INC., FOR THE DIAMOND BAR CREEK RESTORATION PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2027, REVISING THE RATE SCHEDULE, AND UPDATING THE ADDRESS FOR WKE, INC. (MP 99-31 #26)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 23, 2025  
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Director of Operations, Sean Calvillo, from CNC Engineering, provided a staff report and overview of the amendment to extend the term and revise the rate schedule for Consulting Services with WKE, Inc., for the Diamond Bar Creek Restoration Project. Sean Calvillo was available to answer any questions.

**6.5 CONSIDERATION OF AMENDMENT NO. 6 TO THE AGREEMENT FOR CONSULTING SERVICES WITH THOMSEN ENGINEERING, INC., FOR THE DIAMOND BAR CREEK RESTORATION PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2027 (MP 99-31 #26)**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

Director of Operations, Sean Calvillo, from CNC Engineering, provided a staff report and overview of the amendment to extend the term for Consulting Services with Thomsen Engineering, Inc., for the Diamond Bar Creek Restoration Project. Sean Calvillo was available to answer any questions.

Mayor Pro Tem Greubel asked if there were any public comments regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER RADECKI, AND SECOND BY BOARD MEMBER MARCUCCI TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	MARCUCCI, RADECKI, RUGGLES, VC/GREUBEL
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	C/MOSS
ABSTAIN	BOARD MEMBERS:	NONE

**ACTION ITEMS - NONE**

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION- NONE**

**EXECUTIVE DIRECTOR REPORTS**

There were none.

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 23, 2025  
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**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 9:38 a.m.

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Cory C. Moss, Chair

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Julie Gutierrez-Robles, Secretary

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 19, 2025  
PAGE 1

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**CALL TO ORDER**

The Special Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Chair Moss at 8:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chair Moss.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Cory C. Moss, Chair  
Michael Greubel, Vice Chair  
Steve Marcucci, Board Member  
Newell Ruggles, Board Member

ABSENT: Mark D. Radecki, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, Legal Counsel; Bianca Sparks, Assistant Legal Counsel; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT ITEMS**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 13, 2025**

*RECOMMENDED ACTION:*  
*March 13, 2025.*

*Ratify the Register of Demands for*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 19, 2025  
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Chair Moss asked if there were any other public comments regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER MARCUCCI, AND SECOND BY MAYOR PRO TEM GREUBEL TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	MARCUCCI, RUGGLES, VC/GREUBEL, C/MOSS
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	RADECKI
ABSTAIN	BOARD MEMBERS:	NONE

**ACTION ITEMS**

There were none.

**PUBLIC HEARINGS**

There were none.

**CLOSED SESSION**

There were none.

**EXECUTIVE DIRECTOR REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 19, 2025  
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**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 8:33 a.m.

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Cory C. Moss, Chair

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Julie Gutierrez-Robles, Secretary



SUCCESSOR AGENCY TO THE  
**INDUSTRY URBAN - DEVELOPMENT  
AGENCY**

**MEMORANDUM**

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Yamini Pathak, Finance Director  
Yvette Padilla, Management Analyst II

**DATE:** May 22, 2025

**SUBJECT:** Consideration of Amendment No. 2 to the Professional Services Agreement with Rogers, Anderson, Malody & Scott, LLP, for Auditing Services, extending the term through June 30, 2028, increasing compensation by \$56,330.00, and updating the Rate Schedule

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**Background:**

On or about April 27, 2023, the Agency entered into a Professional Services Agreement (“Agreement”) with Rogers, Anderson, Malody & Scott, LLP (“RAMS”) for auditing services, in the amount of \$13,060.00 through June 30, 2024. On May 23, 2024, Amendment No. 1 was approved to extend the term through June 30, 2025, with an increase of \$13,060.00.

**Discussion:**

Under the terms of the Agreement, there are three, one-year extensions. Amendment No. 2 is the second extension, and also increases compensation by \$13,060.00. In addition, the Agency and RAMS wish to extend the agreement for another three (3) years, in lieu of executing the third (3) and final extension next year. As such, RAMS will perform Agency audits through fiscal year ending 2028, with a companion increase in compensation of additional \$43,270.00.

**Fiscal Impact:**

The total fiscal impact is \$56,330.00 for audit related to fiscal years ending June 2025 through June 2028. Costs for audit work to be performed through June 30, 2028 will be appropriated in General Fund – Finance- Professional Services (Account 100-506-5120.01) as part of the respective fiscal year adopted budget.

**Recommendation:**

Staff recommends that the City Council approve Amendment No. 2.

**Exhibits:**

1. SAIUDA RAMS Amendment No. 2

ITEM NO. 6.4

**AMENDMENT NO. 2  
TO PROFESSIONAL SERVICES AGREEMENT WITH  
ROGERS, ANDERSON, MALODY, & SCOTT, LLP**

This Amendment No. 2 to the Professional Services Agreement (“Agreement”), is made and entered into this 22nd of May, 2025 (“Effective Date”), between the Successor Agency to the Industry Urban-Development Agency, a public body (“Agency”) and Rogers, Anderson, Malody, & Scott, LLP, a California Limited Liability Partnership (“Consultant”). The Agency and Consultant are hereinafter collectively referred to as the “Parties”.

**RECITALS**

**WHEREAS**, on or about April 27, 2023, the Agreement was entered into and executed between the Agency and Rogers, Anderson, Malody, & Scott, LLP (“RAMS”) to provide professional auditing services; and

**WHEREAS**, on or about May 23, 2024, Amendment No. 1 was approved to extend the term through June 30, 2025, and increased compensation by \$13,060.00; and

**WHEREAS**, the Parties desire to amend the Agreement to extend the term to June 30, 2028, with a companion increase in compensation of \$56,330.00 and update the Rate Schedule; and

**WHEREAS**, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 2, as set forth below.

**AMENDMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

**Section 1. TERM**

Section 1 is hereby amended to read in its entirety as follows:

This Agreement shall commence on the Effective Date and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2028, unless sooner terminated pursuant to the provisions of this Agreement.

**Section 4. PAYMENT**

Section 4(a) is hereby amended to read in its entirety as follows:

(a) The Agency agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B (“Rate Schedule”), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Eighty-Two Thousand Four Hundred and Fifty Dollars (\$82,450.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

**EXHIBIT B. RATE SCHEDULE**

The Rate Schedule is hereby rescinded in its entirety and replaced with the Rate Schedule set forth in Attachment 1, attached hereto and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties here executed this Amendment No. 2 to the Agreement as of the Effective Date.

**“AGENCY”**  
**Successor Agency**

**“CONSULTANT”**  
**Rogers, Anderson, Malody & Scott, LLP**

By: \_\_\_\_\_  
Joshua Nelson, Executive Director

By: \_\_\_\_\_  
Scott W. Manno, Partner

**Attest:**

By: \_\_\_\_\_  
Julie Gutierrez-Robles, Secretary

**APPROVED AS TO FORM**

By: \_\_\_\_\_  
James M. Casso, General Counsel

Attachment 1

**EXHIBIT B**

**RATE SCHEDULE**

Description of Services	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Successor Agency audit and related reports	\$13,060.00	\$14,000.00	\$14,420.00	\$14,850.00
Grand Total				<b>\$56,330.00</b>