



**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 RUGLES

JULY 24, 2025 AT 9:00 AM

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

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

Meeting ID: 237 394 070 108

Meeting Passcode: fU3GY78d

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 711 282 227#

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 10, 2025
RECOMMENDED ACTION: Ratify the Register of Demands for July 10, 2025.
 - 6.2. Consideration of the Register of Demands for July 24, 2025
RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Agency Officials to pay the bills.
 - 6.3. Consideration of a Betterment Agreement for the Enhancement of Roadway in Conjunction with the Grand Avenue and La Puente Road Intersection Project with the City of Walnut (MP 99-31 #65)
RECOMMENDED ACTION: Approve the Agreement.
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION**
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 28, 2025, at 9:00 AM.

ITEM NO. 6.1

**SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
AUTHORIZATION FOR PAYMENT OF BILLS
July 10, 2025**

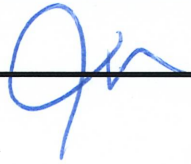
FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	691,150.54
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		691,150.54

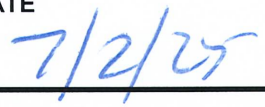
BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	642,150.54
BOFA	BANK OF AMERICA	49,000.00
TOTAL ALL BANKS		691,150.54

APPROVED PER EXECUTIVE DIRECTOR



DATE



**Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 10, 2025**

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

Check	Date	Description	Amount
33523	06/25/2025	WALNUT VALLEY WATER DISTRICT	\$8,399.25
	Invoice		
	5348747	06/10/2025 SE GRAND XING PKWY #1	\$376.75
	5348748	06/10/2025 SE GRAND XING PKWY #2	\$376.75
	5348749	06/10/2025 SE GRAND XING PKWY #3	\$470.08
	5348750	06/10/2025 SE GRAND XING PKWY #4	\$317.08
	5348751	06/10/2025 SE GRAND XING PKWY #5	\$155.92
	5348745	06/10/2025 SE GRAND XING PKWY #6	\$292.09
	5348744	06/10/2025 SE GRAND XING PKWY #7	\$392.56
	5348752	06/10/2025 MARCELLIN DR MTR #1	\$378.79
	5348753	06/10/2025 MARCELLIN DR MTR #2	\$337.48
	5348741	06/10/2025 MARCELLIN DR MTR #3	\$394.09
	5348754	06/10/2025 MARCELLIN DR MTR #4	\$357.37
	5348766	06/10/2025 MARCELLIN DR MTR #5	\$284.44
	5348767	06/10/2025 MARCELLIN DR MTR #6	\$107.18
	5348760	06/10/2025 INDUSTRY WAY #1	\$276.28
	5348761	06/10/2025 INDUSTRY WAY #2	\$482.32
	5348755	06/10/2025 INDUSTRY WAY #3	\$232.42
	5348756	06/10/2025 INDUSTRY WAY #4	\$244.66
	5348757	06/10/2025 INDUSTRY WAY #5	\$251.29
	5348758	06/10/2025 INDUSTRY WAY #6	\$192.64
	5348759	06/10/2025 INDUSTRY WAY #7	\$193.66
	5348765	06/10/2025 INDUSTRY WAY #8	\$405.82
	5348762	06/10/2025 INDUSTRY WAY #9	\$349.72
	5348763	06/10/2025 INDUSTRY WAY #10	\$130.93
	5348764	06/10/2025 INDUSTRY WAY #11	\$251.29

**Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 10, 2025**

Check	Date		Payee Name	Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking				
	5348660	06/10/2025	KOHL'S CENTER/MEDIAN	\$351.71
	5348788	06/10/2025	SE GRAND CROSSING PKWY-TEMP	\$795.93
33524	07/10/2025		AVANT-GARDE, INC	\$225.00
	Invoice	Date	Description	Amount
	11779	06/17/2025	57/60 FWY CONFLUENCE PROJ	\$225.00
33525	07/10/2025		CNC ENGINEERING	\$109,716.25
	Invoice	Date	Description	Amount
	512849	06/26/2025	IBC-SLOPES LANDSCAPE MAINT	\$2,970.00
	512850	06/26/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$25,688.75
	512851	06/26/2025	IBC-FUTURE PHASES AND STUDIES	\$25,087.50
	512852	06/26/2025	IBC-TRAFFIC MITIGATION	\$210.00
	512853	06/26/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,850.00
	512854	06/26/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$10,385.00
	512847	06/26/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$1,242.50
	512848	06/26/2025	STORM DRAIN REPAIR AT GRAND AVENUE	\$210.00
	512855	06/26/2025	DIAMOND BAR CREEK	\$1,237.50
	512856	06/26/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$8,082.50
	512857	06/26/2025	IE TRAFFIC MITIGATION-BREA CYN/CHERYL LN	\$4,920.00
	512858	06/26/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$21,985.00
	512859	06/26/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$4,847.50
33526	07/10/2025		GRIFFITH COMPANY	\$471,931.50
	Invoice	Date	Description	Amount
	#8IBC-0390	07/01/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$496,770.00

**Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 10, 2025**

Check	Date	Payee Name			Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking					
33527	07/10/2025	GRIFFITH COMPANY			\$24,838.50
	Invoice	Date	Description	Amount	
	#8IBC-0390-R	07/01/2025	RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	\$24,838.50	
33528	07/10/2025	LEIGHTON CONSULTING INC			\$5,528.96
	Invoice	Date	Description	Amount	
	66700	04/23/2025	GEO SVC-POSTGRADING FOR GRAND AVE	\$5,528.96	
33529	07/10/2025	LOS ANGELES COUNTY PUBLIC WOR			\$2,977.27
	Invoice	Date	Description	Amount	
	PW-25060906537	06/09/2025	INSTALL SIGNING & STRIPING	\$2,977.27	
33530	07/10/2025	SCS ENGINEERS			\$18,533.81
	Invoice	Date	Description	Amount	
	0541787	05/31/2025	LANDFILL ENG SVC-IBC PROJ	\$18,533.81	

Checks	Status	Count	Transaction Amount
	Total	8	\$642,150.54

**Successor Agency To The
Industry Urban Development Agency
Bank of America
July 10, 2025**

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

2350	06/23/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$49,000.00
	Invoice	Date	Description	Amount
	A2 REG 6/26/25	06/23/2025	TRANSFER FUNDS-SA REG 6/26/25	\$49,000.00

Checks	Status	Count	Transaction Amount
	Total	1	\$49,000.00

ITEM NO. 6.2

**SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
AUTHORIZATION FOR PAYMENT OF BILLS
July 24, 2025**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	290,554.68
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		290,554.68

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	247,554.68
BOFA	BANK OF AMERICA	43,000.00
TOTAL ALL BANKS		290,554.68

APPROVED PER EXECUTIVE DIRECTOR



DATE

7/17/25

**Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 24, 2025**

Check	Date	Payee Name		Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking				
33531	07/16/2025	STATE WATER RESOURCES CONTRO		\$565.00
	Invoice	Date	Description	Amount
	586735	07/07/2025	APPLICATION FEE-GRAND AVE & LA PUENTE INTERSE	\$565.00
33532	07/24/2025	CNC ENGINEERING		\$59,145.00
	Invoice	Date	Description	Amount
	512943	07/10/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$467.50
	512944	07/10/2025	STORM DRAIN REPAIR AT GRAND AVENUE	\$210.00
	512952	07/10/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$2,355.00
	512953	07/10/2025	IE TRAFFIC MITIGATION-BREA CYN/CHERYL LN	\$2,460.00
	512954	07/10/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE AVE	\$20,185.00
	512955	07/10/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$1,940.00
	512945	07/10/2025	IBC-SLOPES LANDSCAPE MAINT	\$1,485.00
	512946	07/10/2025	IMPROVEMENTS TO MAIN ACCESS RDS	\$13,533.75
	512947	07/10/2025	IBC-FUTURE PHASES AND STUDIES	\$10,978.75
	512949	07/10/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$1,140.00
	512950	07/10/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$4,390.00
33533	07/24/2025	MARIPOSA LANDSCAPES, INC		\$186,644.68
	Invoice	Date	Description	Amount
	114665	06/30/2025	LANDSCAPE SVC-IBC SLOPES	\$186,644.68
33534	07/24/2025	RKA CONSULTING GROUP		\$1,200.00
	Invoice	Date	Description	Amount
	36069	06/23/2025	CITY OF WALNUT-STREET IMPROVEMENTS	\$1,200.00

**Successor Agency To The
Industry Urban Development Agency
Wells Fargo Bank
July 24, 2025**

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

Checks	Status	Count	Transaction Amount
	Total	4	\$247,554.68

**Successor Agency To The
Industry Urban Development Agency
Bank of America
July 24, 2025**

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

2351	07/08/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$43,000.00
	Invoice	Date	Description	Amount
	A2 REG 7/10/25	07/07/2025	TRANSFER FUNDS-SA REG 7/10/25	\$43,000.00

Checks	Status	Count	Transaction Amount
	Total	1	\$43,000.00

ITEM NO. 6.3



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

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Mathew Hudson, Director of Public Works
Sean Calvillo, Director of Operations
Upendra Joshi, Senior Project Manager

DATE: July 24, 2025

SUBJECT: Consideration of a Betterment Agreement for the Enhancement of Roadway in Conjunction with the Grand Avenue and La Puente Road Intersection Project with the City of Walnut (MP 99-31 #65)

Background:

The Environmental Impact Reports (“EIR”) for the Grand Crossing Industrial Park (formerly known as Industry East) and Industry Business Center (“IBC”), identified several intersections within the City of Walnut (“Walnut”) that require mitigation due to the developments. One of the impacted intersections is Grand Avenue and La Puente Road in Walnut. Plans and specifications for the intersection improvement project, Contract No. GLP-0391, were prepared by the Successor Agency’s consultant, RKA Consulting Group. This project is approved in the Recognized Obligation Payment Schedule (“ROPS”) 25-26, under line item No. 291.

On January 9, 2025, the Successor Agency awarded the Grand Avenue and La Puente Road Intersection Improvements Project (“Project”) to CT&T Concrete Paving Inc. (“Contractor”) in an amount of \$4,046,153.62. The Project provides for additional northbound and southbound through lanes and a northbound left-turn lane on Grand Avenue. In addition, the work consists of constructing new curb and gutter, storm drain, sidewalk, a concrete pavement retaining wall, traffic signals, and signing and striping improvements.

Discussion:

During design, Walnut coordinated with Successor Agency Staff to add additional work to the Project. This work includes widening La Puente Road by two feet on the north side of the street at the intersection to about 350 feet west of Grand Avenue. The additional work also involves the construction of a two to three foot tall, 350 feet long retaining wall, the reconstruction of a catch basin with associated storm drain improvements, cold mill and overlay La Puente Road 350 feet west of Grand Avenue, and signing and striping extending 650 feet west of Grand Avenue. In order to facilitate the additional work for Walnut, a Betterment Agreement

("Betterment") with Walnut has been prepared. Walnut will be responsible for 100 percent of the actual Betterment costs, including any change orders. The Betterment cost per the awarded contract is \$529,710.24 and the Successor Agency's Contractor will be completing all the work.

Fiscal Impact:

The fiscal impact is \$529,710.24 based on the contract amount. The Successor Agency will invoice Walnut for the actual work that is completed by the contractor. Walnut will pay 100 percent of the Betterment costs performed by the contractor, including any change orders approved by the Successor Agency for the Betterment work.

Recommendation:

It is hereby recommended that the Successor Agency Board approve the Betterment Agreement.

Exhibits:

1. Betterment Agreement for the Enhancement of Roadway for the Grand Avenue and La Puente Road Intersection Project

EXHIBIT A

This item will be distributed at the meeting