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**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-  
DEVELOPMENT AGENCY  
SPECIAL MEETING  
AGENDA**

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

**OCTOBER 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.

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 Board Member 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: 259 446 577 321 8

Meeting Passcode: jS3PA72L

**Or call in (audio only)**

+1 657-204-3264,

Phone Conference ID: 139 364 994#

**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 October 9, 2025

RECOMMENDED ACTION: *Ratify the Register of Demands and authorize the appropriate Agency Officials to pay the bills.*

6.2. Consideration of the Register of Demands for October 23, 2025

RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate Agency Officials 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: Assessor’s Parcel No. 8719-008-916  
(Generally located at the northeast corner of Grand and Industry Way)

Agency Negotiators: Joshua Nelson, Executive Director  
James M. Casso, General Counsel

Negotiating Parties: County of Los Angeles Fire Department  
Under Negotiation: Price and terms of payment

**10. EXECUTIVE DIRECTOR COMMUNICATIONS**

**11. AB 1234 REPORTS**

**12. BOARD MEMBER COMMUNICATIONS**

**13.** Adjournment. The next regular Successor Agency to the Industry Urban-Development Agency Meeting is Thursday, November 13, 2025, at 9:00 AM.

ITEM NO. 6.1

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
October 9, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	1,749,380.63
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		1,749,380.63

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	133,380.63
BOFA	BANK OF AMERICA	1,616,000.00
TOTAL ALL BANKS		1,749,380.63

APPROVED PER EXECUTIVE DIRECTOR

  
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DATE

10/2/25  
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**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
October 9, 2025**

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

Check	Date	Description	Amount
<b>33557</b>	<b>09/24/2025</b>	<b>INDUSTRY PUBLIC UTILITY COMMISSI</b>	<b>\$242.74</b>
	Invoice	Date	Amount
	2026-00000480	09/09/2025 8/1-9/1/25 SVC-370 GRAND AVE S	\$95.50
	2026-00000481	09/09/2025 8/1-9/1/25 SVC-#2 B STREET LOOP, IBC EAST	\$15.41
	2026-00000482	09/09/2025 8/1-9/1/25 SVC-#3 B STREET LOOP, IBC EAST	\$20.89
	2026-00000483	09/09/2025 8/1-9/1/25 SVC-#4 B STREET LOOP, IBC EAST	\$15.79
	2026-00000484	09/09/2025 8/1-9/1/25 SVC-1 MARCELLIN DR	\$15.99
	2026-00000485	09/09/2025 8/1-9/1/25 SVC-2 MARCELLIN DR	\$16.74
	2026-00000486	09/09/2025 8/1-9/1/25 SVC-3 MARCELLIN DR	\$14.85
	2026-00000487	09/09/2025 8/1-9/1/25 SVC-1 GRAND CROSSING PKWY	\$14.85
	2026-00000488	09/09/2025 8/1-9/1/25 SVC-2 GRAND CROSSING PKWY	\$14.85
	2026-00000489	09/09/2025 8/1-9/1/25 SVC-#6 INDUSTRY WAY	\$17.87

Check	Date	Description	Amount
<b>33558</b>	<b>10/01/2025</b>	<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$10,382.09</b>
	Invoice	Date	Amount
	5431911	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #1	\$493.03
	5431912	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #2	\$493.54
	5431913	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #3	\$632.26
	5431914	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #4	\$618.49
	5431915	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #5	\$164.08
	5431909	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #6	\$257.41
	5431908	09/08/2025 8/1-8/31/25 SVC-SE GRAND XING PKWY #7	\$444.58
	5431916	09/08/2025 8/1-8/31/25 SVC-MARCELLIN DR MTR #1	\$499.15
	5431917	09/08/2025 8/1-8/31/25 SVC-MARCELLIN DR MTR #2	\$406.33
	5431905	09/08/2025 8/1-8/31/25 SVC-MARCELLIN DR MTR #3	\$555.25
	5431918	09/08/2025 8/1-8/31/25 SVC-MARCELLIN DR MTR #4	\$500.17

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
October 9, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
	5431930	09/08/2025	8/1-8/31/25 SVC-MARCELLIN DR MTR #5	\$332.38
	5431931	09/08/2025	8/1-8/31/25 SVC-MARCELLIN DR MTR #6	\$98.51
	5431924	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #1	\$369.61
	5431925	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #2	\$623.08
	5431919	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #3	\$289.54
	5431920	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #4	\$319.12
	5431921	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #5	\$295.15
	5431922	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #6	\$220.18
	5431923	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #7	\$221.71
	5431929	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #8	\$633.79
	5431926	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #9	\$566.47
	5431927	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #10	\$131.44
	5431928	09/08/2025	8/1-8/31/25 SVC-INDUSTRY WAY #11	\$353.80
	5431824	09/08/2025	8/1-8/31/25 SVC-KOHL'S CENTER/MEDIAN	\$242.65
	5431951	09/08/2025	8/1-8/31/25 SVC-SE GRAND CROSSING PKWY-TEMP	\$620.37
<b>33559</b>	10/09/2025		<b>AVANT-GARDE, INC</b>	<b>\$1,080.00</b>
	Invoice	Date	Description	Amount
	12176	09/18/2025	57/60 FWY CONFLUENCE PROJ	\$1,080.00
<b>33560</b>	10/09/2025		<b>CNC ENGINEERING</b>	<b>\$96,445.00</b>
	Invoice	Date	Description	Amount
	513499	09/25/2025	STORM DRAIN REPAIR AT GRAND AVENUE	\$1,946.25
	513506	09/25/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$8,110.00
	513507	09/25/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$12,821.25
	513508	09/25/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$2,565.00
	513500	09/25/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,712.50

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
October 9, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
513501	09/25/2025		IMPROVEMENTS TO MAINT ACCESS RDS	\$17,401.25
513502	09/25/2025		IBC-FUTURE PHASES AND STUDIES	\$19,063.75
513503	09/25/2025		IBC-TRAFFIC MITIGATION	\$590.00
513504	09/25/2025		IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,565.00
513505	09/25/2025		IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$15,750.00
513509	09/25/2025		INDUSTRY EAST DEVELOPMENT	\$11,920.00
<b>33561</b>	10/09/2025		<b>SCS ENGINEERS</b>	<b>\$4,483.58</b>
	Invoice	Date	Description	Amount
	0550181	08/31/2025	LANDFILL ENG SVC-IBC PROJ	\$4,483.58
<b>33562</b>	10/09/2025		<b>VERDANTAS INC.</b>	<b>\$20,747.22</b>
	Invoice	Date	Description	Amount
	68534	09/24/2025	GEO SVC-POSTGRADING FOR GRAND AVE	\$20,747.22

Checks	Status	Count	Transaction Amount
	Total	6	\$133,380.63

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
October 9, 2025**

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

2356	09/22/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$1,616,000.00
	Invoice	Date	Description	Amount
	A2 REG 9/25/25	09/22/2025	TRANSFER FUNDS-SA REG 9/25/25	\$1,616,000.00

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Checks	Status	Count	Transaction Amount
	Total	1	\$1,616,000.00

ITEM NO. 6.2

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
October 23, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	2,241,012.98
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		2,241,012.98

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	2,214,512.98
BOFA	BANK OF AMERICA	26,500.00
TOTAL ALL BANKS		2,241,012.98

APPROVED PER EXECUTIVE DIRECTOR

  
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DATE

  
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**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
October 23, 2025**

Check	Date	Payee Name		Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
33563	10/23/2025	CITY OF INDUSTRY		\$1,919,976.00
	Invoice	Date	Description	Amount
		10/3/2025	OVERPAYMENT IN SA FOR MTA REIMBURSEMENT FOI	\$959,988.00
		10/03/2025	OVERPAYMENT FOR MTA REIMBURSEMENT-57/60 COI	\$959,988.00
33564	10/23/2025	CNC ENGINEERING		\$87,556.25
	Invoice	Date	Description	Amount
	513584	10/09/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$320.00
	513585	10/09/2025	STORM DRAIN REPAIR AT GRAND AVENUE	\$717.50
	513592	10/09/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$8,152.50
	513593	10/09/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$11,962.50
	513594	10/09/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$1,425.00
	513586	10/09/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,187.50
	513587	10/09/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$11,281.25
	513588	10/09/2025	IBC-FUTURE PHASES AND STUDIES	\$19,665.00
	513589	10/09/2025	IBC-TRAFFIC MITIGATION	\$1,327.50
	513590	10/09/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,137.50
	513591	10/09/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$18,175.00
	513595	10/09/2025	INDUSTRY EAST DEVELOPMENT	\$9,205.00
33565	10/23/2025	MARIPOSA LANDSCAPES, INC		\$192,310.73
	Invoice	Date	Description	Amount
	116186	09/30/2025	LANDSCAPE SVC-IBC SLOPES	\$192,310.73
33566	10/23/2025	RKA CONSULTING GROUP		\$14,670.00
	Invoice	Date	Description	Amount

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
October 23, 2025**

Check	Date	Payee Name	Check Amount
IUDAADM.WF.CHK - IUDA Admin WF Checking 36385	09/23/2025	CITY OF WALNUT-STREET IMPROVEMENTS	\$14,670.00

Checks	Status	Count	Transaction Amount
	Total	4	\$2,214,512.98

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
October 23, 2025**

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

2357	10/06/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$26,500.00
	Invoice	Date	Description	Amount
	A2 REG 10/9/25	10/06/2025	TRANSFER FUNDS-SA REG 10/9/25	\$26,500.00

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Checks	Status	Count	Transaction Amount
	Total	1	\$26,500.00