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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 RUGGLES

**DECEMBER 11, 2025 AT 8:30 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: 283 105 552 033 71

Meeting Passcode: vD77k3cD

**Or call in (audio only)**

+1 657-204-3264,

Phone Conference ID: 977 151 329#

**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 November 27, 2025

*RECOMMENDED ACTION:*                      *Ratify the Register of Demands for November 27, 2025.*

- 6.2. Consideration of the Register of Demands for December 11, 2025

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

- 6.3. Consideration of the minutes of the April 24, 2025 regular meeting, August 28, 2025 regular meeting, September 25, 2025 regular meeting, and the October 22, 2025 special meeting

*RECOMMENDED ACTION:*                      *Approve as submitted.*

- 6.4. Consideration of Resolution No. SA 2025-02 – A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2026 TO JUNE 30, 2027

*RECOMMENDED ACTION:*                      *Adopt Resolution No. SA 2025-02*

- 6.5. Consideration of Resolution No. SA 2025-03 – A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2026 TO JUNE 30, 2027 (ROPS 26-27) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

*RECOMMENDED ACTION:*                      *Adopt Resolution No. SA 2025-03*

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. Adjournment. The next regular Successor Agency to the Industry Urban-Development Agency Meeting is Thursday, January 22, 2026, at 9:00 AM.

ITEM NO. 6.1

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
November 27, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	744,491.16
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		744,491.16

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	694,491.16
BOFA	BANK OF AMERICA	50,000.00
TOTAL ALL BANKS		744,491.16

APPROVED PER EXECUTIVE DIRECTOR

DATE





**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Voided Checks  
November 27, 2025**

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

33572	11/13/2025	11/13/2025	GRIFFITH COMPANY	(\$972,862.16)
	Invoice	Date	Description	Amount
			VOIDED CK-INCORRECT PAYEE	
	#9IBC-0390	11/01/2025	IMPROVEMENTS TO MAINT ACCESS RDS	(\$972,862.16)
	#9IBC-0390-R	11/01/2025	RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	(\$48,643.13)

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Checks	Status	Count	Transaction Amount
	Total	1	(\$972,862.16)

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
November 27, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
33575	11/17/2025		GRIFFITH COMPANY	\$924,219.03
	Invoice	Date	Description	Amount
	#9IBC-0390	11/01/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$972,862.16
33576	11/17/2025		GRIFFITH COMPANY	\$48,643.13
	Invoice	Date	Description	Amount
	#9IBC-0390-R	11/01/2025	RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	\$48,643.13
33577	11/19/2025		WALNUT VALLEY WATER DISTRICT	\$112,896.00
	Invoice	Date	Description	Amount
	11/6/2025	11/06/2025	INSTALL WATER SERVICES-GRAND CROSSING @ 110	\$112,896.00
33578	11/27/2025		CNC ENGINEERING	\$104,662.50
	Invoice	Date	Description	Amount
	513810	11/13/2025	GRAND AVE/GOLDEN SPRINGS DR IMPROVEMENTS	\$410.00
	513811	11/13/2025	STORM DRAIN REPAIR AT GRAND AVENUE	\$307.50
	513818	11/13/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$3,622.50
	513819	11/13/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$22,671.25
	513820	11/13/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$3,550.00
	513812	11/13/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,815.00
	513813	11/13/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$8,742.50
	513814	11/13/2025	IBC-FUTURE PHASES AND STUDIES	\$18,631.25
	513815	11/13/2025	IBC-TRAFFIC MITIGATION	\$1,032.50
	513816	11/13/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$1,995.00
	513817	11/13/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$22,772.50
	513821	11/13/2025	INDUSTRY EAST DEVELOPMENT	\$17,112.50

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
November 27, 2025**

Check	Date			Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>					
33579	11/27/2025			CT&T CONCRETE PAVING INC.	\$457,385.14
	Invoice	Date	Description	Amount	
	#1GLP-0391	11/01/2025	GRAND AVE & LA PUENTE RD INTERSECTION IMPROV	\$481,458.05	
33580	11/27/2025			INDUSTRY PROPERTY & HOUSING AU	\$3,250.02
	Invoice	Date	Description	Amount	
	11/12/2025	11/12/2025	REIMBURSE IPHMA FOR CLEAR CHANNEL PAYMENT 8	\$3,250.02	
33581	11/27/2025			RKA CONSULTING GROUP	\$16,297.50
	Invoice	Date	Description	Amount	
	36495	10/22/2025	CITY OF WALNUT-STREET IMPROVEMENTS	\$16,297.50	

Checks	Status	Count	Transaction Amount
	Total	7	\$1,667,353.32

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
November 27, 2025**

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

2359	11/12/2025		IUDA-ADMINISTRATIVE ACCOUNT	\$50,000.00
	Invoice	Date	Description	Amount
	A2 REG 11/13/25	11/12/2025	TRANSFER FUNDS-SA REG 11/13/25	\$50,000.00

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Checks	Status	Count	Transaction Amount
	Total	1	\$50,000.00

ITEM NO. 6.2

**SUCCESSOR AGENCY TO THE  
INDUSTRY URBAN-DEVELOPMENT AGENCY  
AUTHORIZATION FOR PAYMENT OF BILLS  
December 11, 2025**

**FUND RECAP:**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
222	IUDA ADMIN	850,813.50
221	IUDA PROJECT 1	0.00
	IUDA PROJECT 2	0.00
	IUDA PROJECT 3	0.00
TOTAL ALL FUNDS		850,813.50

**BANK RECAP:**

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
WFBK	WELLS FARGO - CKING ACCOUNT	340,813.50
BOFA	BANK OF AMERICA	510,000.00
TOTAL ALL BANKS		850,813.50

APPROVED PER EXECUTIVE DIRECTOR

  
\_\_\_\_\_

DATE

12/4/25  
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**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Voided Checks  
December 11, 2025**

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

33576	11/17/2025	12/03/2025	GRIFFITH COMPANY	(\$48,643.13)
	Invoice	Date	Description	Amount
	#9IBC-0390-R	11/01/2025	VOIDED-CK RETURNED RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	(\$48,643.13)

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Checks	Status	Count	Transaction Amount
	Total	1	(\$48,643.13)

Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
December 11, 2025

Check Date Payee Name Check Amount

IUDAADM.WF.CHK - IUDA Admin WF Checking

Check	Date	Payee Name	Check Amount	
33582	11/25/2025	INDUSTRY PUBLIC UTILITY COMMISSI	\$211.42	
	Invoice	Date	Description	Amount
	2026-00000857	11/12/2025	10/1-11/1/25 SVC-370 GRAND AVE S	\$75.41
	2026-00000858	11/12/2025	10/1-11/1/25 SVC-#2 B STREET LOOP,IBC EAST	\$14.77
	2026-00000859	11/12/2025	10/1-11/1/25 SVC-#3 B STREET LOOP,IBC EAST	\$18.51
	2026-00000860	11/12/2025	10/1-11/1/25 SVC-#4 B STREET LOOP,IBC EAST	\$14.90
	2026-00000861	11/12/2025	10/1-11/1/25 SVC-1 MARCELLIN DR	\$14.90
	2026-00000862	11/12/2025	10/1-11/1/25 SVC-2 MARCELLIN DR	\$14.24
	2026-00000863	11/12/2025	10/1-11/1/25 SVC-3 MARCELLIN DR	\$14.24
	2026-00000864	11/12/2025	10/1-11/1/25 SVC-1 GRAND CROSSING PKWY	\$14.10
	2026-00000865	11/12/2025	10/1-11/1/25 SVC-2 GRAND CROSSING PKWY	\$14.10
	2026-00000866	11/12/2025	10/1-11/1/25 SVC-#6 INDUSTRY WAY	\$16.25

Check	Date	Payee Name	Check Amount	
33583	11/25/2025	WALNUT VALLEY WATER DISTRICT	\$10,438.02	
	Invoice	Date	Description	Amount
	5487436	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #1	\$472.63
	5487437	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #2	\$474.16
	5487438	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #3	\$603.19
	5487439	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #4	\$496.60
	5487440	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #5	\$151.33
	5487434	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #6	\$279.34
	5487433	11/10/2025	10/1-10/31/25 SVC-SE GRAND XING PKWY #7	\$409.90
	5487441	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #1	\$508.84
	5487442	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #2	\$447.64
	5487430	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #3	\$631.24
	5487443	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #4	\$564.43
	5487455	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #5	\$380.83
	5487456	11/10/2025	10/1-10/31/25 SVC-MARCELLIN DR MTR #6	\$105.14

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
December 11, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
	5487449	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #1	\$378.79
	5487450	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #2	\$623.08
	5487444	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #3	\$303.31
	5487445	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #4	\$313.00
	5487446	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #5	\$307.90
	5487447	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #6	\$241.09
	5487448	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #7	\$242.62
	5487454	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #8	\$523.12
	5487451	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #9	\$466.51
	5487452	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #10	\$298.72
	5487453	11/10/2025	10/1-10/31/25 SVC-INDUSTRY WAY #11	\$306.37
	5487349	11/10/2025	10/1-10/31/25 SVC-KOHL'S CENTER/MEDIAN	\$253.29
	5487476	11/10/2025	10/1-10/31/25 SVC-SE GRAND CROSSING PKWY-TEMP	\$654.95
<b>33584</b>	12/03/2025		<b>GRIFFITH COMPANY</b>	<b>\$48,643.13</b>
	Invoice	Date	Description	Amount
	#9IBC-0390-R	11/01/2025	RETENTION-IMPROVEMENTS TO MAINT ACCESS ROA	\$48,643.13
<b>33585</b>	12/11/2025		<b>CNC ENGINEERING</b>	<b>\$119,126.25</b>
	Invoice	Date	Description	Amount
	513940	11/27/2025	INDUSTRY EAST TRAFFIC MITIGATION	\$4,335.00
	513941	11/27/2025	IE TRAFFIC MITIGATION-GRAND AVE/LA PUENTE	\$13,945.00
	513942	11/27/2025	IE TRAFFIC MITIGATION-VALLEY BLVD/LEMON AVE	\$7,395.00
	513934	11/27/2025	IBC-SLOPES LANDSCAPE MAINT	\$3,085.00
	513935	11/27/2025	IMPROVEMENTS TO MAINT ACCESS RDS	\$6,335.00
	513936	11/27/2025	IBC-FUTURE PHASES AND STUDIES	\$14,330.00
	513937	11/27/2025	IBC-TRAFFIC MITIGATION	\$1,622.50
	513938	11/27/2025	IBC TRAFFIC MITIGATION-GRAND AVE & FERRERO PK	\$2,565.00
	513939	11/27/2025	IBC TRAFFIC MITIGATION-BREA CYN & CHERYL LN	\$17,942.50

**Successor Agency To The  
Industry Urban Development Agency  
Wells Fargo Bank  
December 11, 2025**

Check	Date		Payee Name	Check Amount
<b>IUDAADM.WF.CHK - IUDA Admin WF Checking</b>				
	513943	11/27/2025	INDUSTRY EAST DEVELOPMENT	\$47,571.25
<b>33586</b>	12/11/2025		<b>MARIPOSA LANDSCAPES, INC</b>	<b>\$192,310.73</b>
	Invoice	Date	Description	Amount
	116752	10/31/2025	LANDSCAPE SVC-IBC SLOPES	\$192,310.73
<b>33587</b>	12/11/2025		<b>SCS ENGINEERS</b>	<b>\$9,334.08</b>
	Invoice	Date	Description	Amount
	0556778	10/31/2025	LANDFILL ENG SVC-IBC PROJ	\$9,334.08
<b>33588</b>	12/11/2025		<b>STATE WATER RESOURCES CONTRO</b>	<b>\$4,526.00</b>
	Invoice	Date	Description	Amount
	WD-0305111	11/19/2025	ANNUAL PERMIT FEE-IBC EAST	\$4,526.00
<b>33589</b>	12/11/2025		<b>VERDANTAS INC.</b>	<b>\$4,867.00</b>
	Invoice	Date	Description	Amount
	69101	11/06/2025	GEO SVC-BAKER PKY PAVEMENT	\$2,477.50
	69181	11/10/2025	GEO SVC-GRAND AVE WIDENING	\$2,389.50

Checks	Status	Count	Transaction Amount
	Total	8	\$389,456.63

**Successor Agency To The  
Industry Urban Development Agency  
Bank of America  
December 11, 2025**

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

2360	11/24/2025		11/30/2025	IUDA-ADMINISTRATIVE ACCOUNT	\$510,000.00
	Invoice	Date	Description	Amount	
	A2 REG 11/27/25	11/24/2025	TRANSFER FUNDS-SA REG 11/27/25	\$510,000.00	

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Checks	Status	Count	Transaction Amount
	Total	1	\$510,000.00

ITEM NO. 6.3

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 24, 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 Chair Moss 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 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; 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 27, 2025 AND APRIL 10, 2025**

*RECOMMENDED ACTION:*  
*March 27, 2025 and April 10, 2025.*

*Ratify the Register of Demands for*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 24, 2025  
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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 24, 2025**

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

Mike Greenspan and Armando Herman each spoke for one minute in opposition to the Consent Calendar.

Chair Moss asked if there were any other public comments regarding the Consent Calendar. There were none.

MOTION BY VICE CHAIR GREUBEL AND SECOND BY BOARD MEMBER MARCUCCI 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 -NONE**

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION - 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  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 24, 2025  
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**PUBLIC COMMENTS**

Mike Greenspan and Armando Herman each spoke for one minute about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 9:11 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  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 28, 2025  
PAGE 1

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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 Chair C. Moss at 9:02 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  
Mark D. Radecki, Board Member  
Newell Ruggles, 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**

Board Member Ruggles asked for a staff report on Item No. 6.5.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 14, 2025**

*RECOMMENDED ACTION:*  
*August 14, 2025.*

*Ratify the Register of Demands for*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 28, 2025  
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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 28, 2025**

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

**6.3 CONSIDERATION OF THE MINUTES OF THE MAY 22, 2025 REGULAR MEETING, JUNE 26, 2025 REGULAR MEETING AND THE JULY 24, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**6.4 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

*RECOMMENDED ACTION:* *Approve the Investment Policy.*

**6.5 CONSIDERATION OF THE FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF INDUSTRY AND THE SUCCESSOR AGENCY TO THE URBAN-DEVELOPMENT AGENCY FOR THE 57/60 CONFLUENCE, GRAND AVENUE AT GOLDEN SPRINGS DRIVE PROJECT (MP 99-31 #22)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Director of Public Works Mathew Hudson provided a staff report and City Manager Josh Nelson added that a corresponding Memorandum of Understanding will be on the City Council's agenda today as well.

Mike Greenspan and Armando Herman each spoke for one minute in opposition to the Consent Calendar.

Chair Moss asked if there were any other public comments regarding the Consent Calendar. There were none.

MOTION BY VICE CHAIR GREUBEL AND SECOND BY BOARD MEMBER MARCUCCI TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS – NONE**

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION - NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENTS**

Mike Greenspan and Armando Herman each spoke for one minute about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 9:11 a.m.

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Cory C. Moss, Chair

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Julie Gutierrez-Robles, Secretary

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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 Chair C. Moss 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 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  
Mark D. Radecki, Board Member  
Newell Ruggles, 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 SEPTEMBER 11, 2025**

*RECOMMENDED ACTION:*  
*September 11, 2025.*

*Ratify the Register of Demands for*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 25, 2025**

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

Mike Greenspan and Armando Herman each spoke for one minute in opposition to the Consent Calendar.

Chair Moss asked if there were any other public comments regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER RADECKI, AND SECOND BY VICE CHAIR GREUBEL TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS – NONE**

**PUBLIC HEARINGS - NONE**

**CLOSED SESSION - NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

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**PUBLIC COMMENTS**

Mike Greenspan and Armando Herman each spoke for one minute about their first amendment freedom of speech rights, to include the tolerance of all unpleasant forms of speech. They spoke about their opposition to government policies/leadership and provided documents for the record.

Chair Moss asked if there were any other public comments regarding the Consent Calendar. There were none.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 9:07 a.m.

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Cory C. Moss, Chair

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Julie Gutierrez-Robles, Secretary

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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 C. Moss 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 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  
Mark D. Radecki, Board Member  
Newell Ruggles, 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 OCTOBER 9, 2025**

*RECOMMENDED ACTION:*  
*October 9, 2025.*

*Ratify the Register of Demands for*

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SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR OCTOBER 22, 2025**

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

Chair Moss 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 5-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS – NONE**

**PUBLIC HEARINGS - NONE**

**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

Chair Moss asked if there were any public comments regarding Closed Session. There were none.

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Chair Moss recessed the meeting at 9:04 a.m.

Chair Moss reconvened the meeting at 9:27 a.m.

Chair Moss recessed the meeting into Closed Session at 9:27 a.m.

Chair Moss reconvened the meeting at 10:32 a.m.

City Attorney Casso reported out of Closed Session. All members of the Agency were present.

With regard to Closed Session Item No. 91, direction was given to the Agency Negotiators, no final action was taken. Nothing further to report at this time.

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned at 10:33 a.m.

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Cory C. Moss, Chair

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Julie Gutierrez-Robles, Secretary

ITEM NO. 6.4

Backup Material will be distributed prior to Meeting

ITEM NO. 6.5

Backup Material will be distributed prior to Meeting