
CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 24, 2025
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CALL TO ORDER

The Special Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 8:31 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Mayor Moss.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

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

ROLL CALL

PRESENT: Cory C. Moss, Mayor
Michael Greubel, Mayor Pro Tem
Steve Marcucci, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

There were none

CONSENT CALENDAR

6.1. CONSIDERATION OF A FACILITY USE GUARANTEE BETWEEN THE CITY OF INDUSTRY AND MAJESTIC INDUSTRY HILLS, LLC

RECOMMENDED ACTION:

Approve the Guarantee.

Mayor Moss asked to hold over Item No. 6.1 until after Closed Session. There were no objections.

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ACTION ITEMS – NONE

PUBLIC HEARINGS - NONE

CLOSED SESSION

Mike Greenspan, Armando Herman and Identify as a Women each spoke for one minute in opposition to Closed Session.

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

City Clerk Gutierrez-Robles announced there was a need for Closed Session as follows:

- 9.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy Point, LLC
Los Angeles County Superior Court Case No. 25STCV03700
- 9.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy Point, LLC
Los Angeles County Superior Court Case No. 25STCV03524
- 9.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy Point, LLC
Los Angeles County Superior Court Case No. 25STCV03679
- 9.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. E-Ho One, LLC, et al
Los Angeles County Superior Court Case No. 25STCV03695
- 9.5. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: Cruz v. Radecki, et al.
Case No.: Los Angeles Superior Court Case No. 24STCV16690

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9.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 645 Giano Avenue, City of Industry, CA 91744
also known as Assessor Parcel Number 8728-023-031

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

Negotiating Parties: Durant Family LTD Partnership

Under Negotiation: Price and terms of payment

9.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 1 Industry Hills Parkway, City of Industry, CA, 91744 also known as Assessor Parcel Numbers (portion of) 8247-014-900, (portion of) 8247-013-908, 8262-001-900, 8262-001-902, (portion of) 8262-011-930, 8262-011- 931, 8262-012-270, 8262-012- 271, 8262-012-272, 8262-012-273, (portion of) 8262-012-274, (portion of) 8262-012- 275, 8262-012-276,(portion of) 8262- 015-900, (portion of) 8262-015- 901, 8262-015-902, 8262-015-904, (portion of) 8262-015-905, 8263-008- 270, 8263- 008-271, 8263-008-904 and 8263-027- 270

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

Negotiating Parties: Majestic Industry Hills, LLC, a Delaware limited liability company

Under Negotiation: Price and terms of payment

Mayor Moss, recessed the meeting at 8:35 a.m.

Mayor Moss reconvened the meeting at 10:20 a.m.

Mayor Moss, recessed the meeting into Closed Session at 11:10 a.m.

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Mayor Moss reconvened the meeting at 12:26 p.m.

City Attorney Casso reported out of Closed Session. All members of the Council were present except Mayor Pro Tem Greubel who left early at 12:05 p.m., due to having to go to his job.

With regard to Closed Session Item Nos. 9.1, 9.2, 9.3, and 9.4, direction was given to City Attorney's office, no final action taken.

With regard to Closed Session Item Nos. 9.5, City Attorney Casso, Assistant City Attorney Sparks, Council Member Radecki and Mayor Pro Tem Greubel recused themselves from this item due to a potential financial conflict of interest to this issue and are named parties in this lawsuit. In addition, Under the Rule of Necessity, Mayor Pro Tem Greubel and Council Member Radecki recused themselves, which was established in an earlier meeting. They all left the Chambers at 11:27 a.m. and returned at 11:42 a.m. and did not participate in this matter. Direction was reported by City Manager Josh Nelson stating that direction was given, no final action taken.

With regard to Closed Session Item No. 9.6, Council Member Ruggles recused himself due to a conflict of interest in that he lives within 500 feet from the property associated with this item. Council Member Ruggles left the Chambers at 12:07 p.m. and returned at 12:24 p.m. and did not participate in this matter. Mayor Pro Tem Greubel did not participate in this item due to leaving early to go to his job, or for conflict of interest. Direction was given to the Agency Negotiators; no final action was taken.

With regard to Closed Session Item No. 9.7, direction was given to the Agency Negotiators, no final action taken. For the record, Mayor Pro Tem Greubel did participate in this item before leaving early.

Nothing further to report at this time.

CONSENT CALENDAR

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RECOMMENDED ACTION:

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MOTION BY MAYOR MOSS, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE CONSENT CALENDAR WITH PENDING THE AMENDMENT TO SECTION 5, WITH THE CITY MANAGER AND CITY ATTORNEY'S OFFICE AGREEMENT ON THE REVISED LANGUAGE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, RUGGLES, M/MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	MPT/GREUBEL
ABSTAIN	COUNCIL MEMBERS:	NONE

CITY MANAGER REPORTS

City Manager Josh Nelson informed the Council that he was going on vacation and Bing Hyun and Sam Pedroza would be available in his absence. He said, if necessary, he could take part remotely.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

Mayor Cory Moss said earlier this week she attended a ceremony to recognize and memorialize Deputy Sheriff Michael Arruda who was a hero and gave his life in 2004. A section of the Pomona freeway was named in his honor. Senator Bob Archuleta worked hard at getting this event together and it was a very emotional ceremony. The City of Industry sponsored the lunch, and Bob Archuleta thanked the City for its support and provided a plaque, which will be hung at City Hall.

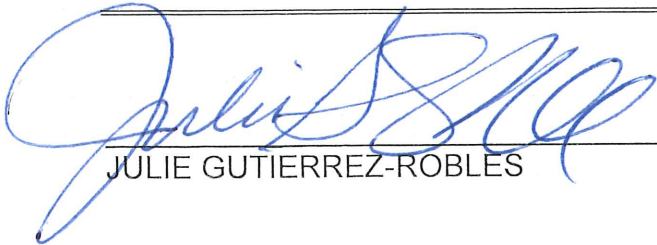
ADJOURNMENT

There being no further business, the City Council adjourned at 12:33 p.m.



CORY C. MOSS
MAYOR

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JULIE GUTIERREZ-ROBLES