



SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

SPECIAL MEETING AGENDA FEBRUARY 23, 2016 8:30 A.M.

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the 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 three-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 Secretary prior to the Agenda item being called and prior to the individual being heard by the Successor Agency.*
- ▶ **Public Comments (Agenda Items Only):** *During oral communications, if you wish to address the Agency Board during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Agency Board concerning any item that has been described in the notice for the Special Meeting.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any meeting (including assisted listening devices), please contact the Office of the Secretary to the Successor Agency (626) 333-2211. Notification of at least 72 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 Government Code Section 54957.5(b), staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the Secretary of the Successor Agency during regular business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m.*

-
1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments
-

5. **BOARD MATTERS**

- 5.1 Consideration of the minutes of the October 22, 2015 regular meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes.

- 5.2 Consideration of the minutes of the November 17, 2015 special meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes.

- 5.3 Consideration of the minutes of the November 25, 2015 special meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes.

- 5.4 Consideration of Annual Audited Financial Statements for the Fiscal Year Ended June 30, 2015, and the Continuing Annual Disclosure Report.

RECOMMENDED ACTION: Receive and file.

- 5.5 Consideration of a Grant of Easement to Southern California Edison for the 66KV Transmission Lines at the Industry Business Center, as identified/affiliated with Line Item No. 202 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the Easement.

- 5.6 Consideration of a Subordination Agreement with Southern California Edison and Majestic Realty to subordinate the Grant of Easement for the 66KV Transmission Lines at the Industry Business Center, as identified/affiliated with Line Item No. 202 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the Agreement.

- 5.7 Consideration of two Right-of-Way Certification forms for the 57/60 Westbound Off-Ramp Project that will allow Caltrans to move forward with the bidding process.

RECOMMENDED ACTION: Approve both forms.

- 5.8 Consideration to cancel the next regular meeting scheduled for Thursday, February 25, 2016, at 8:30 a.m.

RECOMMENDED ACTION: Cancel the next regular meeting.

6. **CLOSED SESSION**

- 6.1 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 333 Turnbull Canyon Road, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties James Randall, Trustee of the James and Eleanor Randall Trust dated June 1, 1993, LW Investments, and Snak King,
Under Negotiation: Price and terms

- 6.2 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 17723 Gale Avenue, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties David A. Marvin (Puente Hills Automotive Services)
Under Negotiation: Price and terms

- 6.3 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 17647 Gale Avenue, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties Frank Lin (NCCP, Inc.)
Under Negotiation: Price and terms

- 6.4 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 19835 East Walnut Drive North, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: Bluesky Investment, LLC, DAUM Property, LLC, Dunbar Real Estate Holdings, LLC, Nicholas Hung Supreme Foods,
Under Negotiation: Price and terms

- 6.5 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Properties: 244 Hudson Avenue, 15500 Rausch Road, 100 South Hacienda Boulevard, 15660 Stafford Street, 15701 Stafford Street, 555 El Encanto Road, 1123 and 1135 Hatcher Avenue, 200 Waddingham Way, 17475 Gale Avenue, 120 North Hudson Avenue, 15400 Stafford Street, City of Industry, and the Tres Hermanos Property

Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties City Manager and City Attorney
Under Negotiation: Price and terms

7. Adjournment. If item 5.8 is approved, the next Successor Agency meeting will be on Thursday, March 24, 2016 at 8:30 a.m.