



SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

REGULAR MEETING AGENDA MAY 26, 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 (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 three-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 each podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Successor Agency..*

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.*
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1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comment
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5. **BOARD MATTERS**

- 5.1 Consideration of the minutes of the February 11, 2016 special meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes, with Board Member Haber abstaining.

- 5.2 Consideration of the minutes of the February 23, 2016 regular meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes.

- 5.3 Consideration of Resolution No. SA 2016-06 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND LW INVESTMENTS, LLC, FOR THE PROPERTY LOCATED AT 333 SOUTH HACIENDA BOULEVARD, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS.

RECOMMENDED ACTION: Adopt Resolution No. SA 2016-06.

- 5.4 Consideration of Resolution No. SA 2016-07 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 1123-1135 HATCHER AVENUE, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS.

RECOMMENDED ACTION: Adopt Resolution No. SA 2016-07.

- 5.5 Consideration of Resolution No. SA 2016-08 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 17545 GALE AVENUE, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS.

RECOMMENDED ACTION: Adopt Resolution No. SA 2016-08.

- 5.6 Consideration of Resolution No. SA 2016-09 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR THE PROPERTY LOCATED AT THE NORTH SIDE OF STAFFORD STREET/WEST OF GLENDORA AVENUE, APN: 8208-025-943, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS.

RECOMMENDED ACTION: Adopt Resolution No. SA 2016-09.

- 5.7 Consideration of Resolution No. SA 2016-10- A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE AGENCY AND THE CITY OF INDUSTRY FOR 208 WADDINGHAM WAY, CITY OF INDUSTRY, AND MAKING THE REQUISITE CEQA FINDINGS.

RECOMMENDED ACTION: Adopt Resolution No. SA 2016-10.

- 5.8 Consideration of a Purchase Request to issue a Purchase Order to JC Native Plants for the purchase of native plant materials for the Diamond Bar Creek habitat restoration project, in the amount of \$74,880.45, affiliated with Line Item No. 164 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Authorize the expenditure and approve the Purchase Order.

- 5.9 Consideration of Change Order Nos. 12, 23-28, 30-57, and 59 to C.A. Rasmussen, Inc., in the amount of \$371,932.81, for additional work required in conjunction with the Industry Business Center Phase 1 Mass Grading Far West Side, Contract No. IBC-0379, as identified in Line Item No. 270 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve Change Order Nos. 12, 23-28, 30-57, and 59.

6. **CLOSED SESSION**

- 6.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): Two Cases

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

Property: 13530 Nelson Avenue, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: Pacific Eastern Properties, LLC, PRL Glass Systems, Inc.
Under Negotiation: Price and terms of payment

- 6.3 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 of payment

7. Adjournment. Next regular Successor Agency meeting will be on Thursday,
June 23, 2016, at 8:30 a.m.