



# SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

## SPECIAL MEETING AGENDA MAY 8, 2014 9:30 A.M.

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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 Comments

5. **BOARD MATTERS**

- 5.1 Consideration of a Reimbursement Agreement between the Agency and the City of Industry permitting the City to recover, out of the proceeds of the sale of properties, the costs associated with the sale of Agency-owned properties, such as appraisals and legal fees.

*RECOMMENDED ACTION: Approve the Agreement, and authorize its execution.*

- 5.2 Consideration of the Advisory Committee's recommendation to select Steven G. White, MAI, a real estate appraiser, to conduct appraisals on the first 17 Agency-owned properties listed for sale on the website, in the amount of \$33,000.00.

*RECOMMENDED ACTION: Approve the proposal submitted by Steven G. White, and authorize its execution.*

- 5.3 Authorize the Executive Director to negotiate with the second low bidder, R. P. Laurain & Associates, to prepare the appraisals for Agency-owned properties located at 555 El Encanto Road and 19835 Walnut Drive, for an amount not to exceed \$20,000.00.

*RECOMMENDED ACTION: Authorize the Executive Director to negotiate and execute the proposals.*

- 5.4 Consider requesting the Oversight Board to direct the Successor Agency to convey the properties listed in the Grant Deed to the City of Industry for governmental use pursuant to the Long Range Property Management Plan.

*RECOMMENDED ACTION: Approve the Grant Deed and authorize its execution upon direction from the Oversight Board.*

- 5.5 Consider requesting the Oversight Board to direct the Successor Agency to convey the properties listed in the Grant Deed to the City of Industry for other than governmental use pursuant to the Long Range Property Management Plan.

*RECOMMENDED ACTION: Approve the Grant Deed and authorize its execution upon direction from the Oversight Board.*

- 5.6 Approval of Change Order No. 2 to Sukut Construction, LLC, in the amount of \$119,846.93 for removal and stabilization of wet material and installation of additional canyon drains in conjunction with the Industry Business Center Remedial Grading, Phase 1, Contract No. IBC-0379.

*RECOMMENDED ACTION: Approve Change Order No. 2 in the amount of \$119,846.93, and authorize its execution.*

6. **CLOSED SESSION**

6.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9: One Case

6.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pending litigation pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Case: Southern California Association of Non-Profit Housing vs. state of California Department of Finance, et al.

Sacramento County Superior Court

Case No. 34-2012-80001355

7. Adjournment. Next regular meeting: Wednesday, May 21, 2014 at 9:00 a.m.