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OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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**CALL TO ORDER**

The Special Meeting of the Oversight Board of the Successor Agency to the Industry Urban-Development Agency was called to order by Chairman Santos Kreimann at 3:36 p.m., in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Santos Kreimann.

**ROLL CALL**

PRESENT: Santos Kreimann, Chairman  
Darin DeKnikker, Board Member  
Michael Gregoryk, Board Member  
Paul Philips, Board Member  
Congressman Esteban Torres, Board Member

ABSENT: Cindy Chen, Board Member  
Yolanda Duarte, Board Member

MOTION BY BOARD MEMBER GREGORYK, AND SECOND BY BOARD MEMBER PHILIPS TO GRANT BOARD MEMBER CHEN AND BOARD MEMBER DUARTE AN EXCUSED ABSENCE. MOTION CARRIED 5--0, WITH BOARD MEMBER CHEN AND BOARD MEMBER DUARTE ABSENT.

STAFF PRESENT: Sean Varner, Oversight Board Counsel; James M. Casso, Agency Legal Counsel; and Diane M. Schlichting, Secretary.

Chairman Kreimann welcomed Board Member DeKnikker, and asked if he would like to introduce himself. Board Member DeKnikker stated that he represented the Mountain View School District, and he had worked at the District for 22 years. Board Member DeKnikker further stated that he knew the community quite well and looked forward to working with everyone.

**PUBLIC COMMENTS**

There were no public comments.

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**CONSIDERATION OF THE APPOINTMENT OF A VICE CHAIR**

Chairman Kreimann asked that this item be acted upon once Board Member Chen and Board Member Duarte arrived at the meeting.

**CONSIDERATION OF RESOLUTION NO. OB 2016-01 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE OVERSIGHT BOARD'S MINUTES FOR THE OCTOBER 1, 2015 SPECIAL MEETING**

Chairman Kreimann made a correction to page 4 where Board Member Philips and Congressman Torres abstained and approved the minutes. Secretary Schlichting stated that Board Member Philips and Board Member Torres abstained from the minutes, and that the correction would be made

**MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY BOARD MEMBER TORRES TO ADOPT RESOLUTION NO. OB 2016-01, WITH THE CORRECTION BEING MADE. THE ROLL CALL VOTE WAS AS FOLLOWS:**

**AYES:** BOARD MEMBER DEKNIKKER, BOARD MEMBER GREGORYK,  
BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND  
CHAIRMAN KREIMANN

**NOES:** NONE

**ABSENT:** BOARD MEMBER CHEN AND BOARD MEMBER DUARTE

**ABSTAIN:** NONE

**DISCUSSION ON THE STATUS OF THE LONG RANGE PROPERTY MANAGEMENT PLAN, THE DISPOSITION OF PROPERTIES, AND THE CURRENT STATUS OF MARKETING OF PROPERTIES**

Agency Legal Counsel Casso presented a staff report and responded to questions from Members of the Oversight Board for Item Nos. 5.3 and 5.4. Agency Legal Counsel Casso stated that the City Council had directed the City Manager and Agency Counsel's office to begin the process whereby the City would purchase all of the outstanding Successor Agency properties that are either not currently in escrow or where the Agency has successfully negotiated an Agreement with a developer. Discussion was held regarding

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the various Successor Agency-owned properties, the bid submitted by GH America for the purchase of the Tres Hermanos property, and the winding down of the Successor Agency.

Chairman Kreimann asked that Mr. Jim Rabe with Keyser Marston continue to be used as a third party financial advisor to confirm that all transactions are at fair market value.

Legal Counsel Varner responded to questions from Members of the Oversight Board.

Board Member Duarte arrived at the meeting at 3:55 p.m.

Board Member Chen arrived at the meeting at 4:17 p.m.

**CONSIDERATION OF THE STATUS REPORT IDENTIFYING THE INVENTORY OF PROPERTIES, PROJECTED CASH FLOW FOR PROJECTS TO BE FUNDED BY OTHER FUNDS, AND THE PROJECT SUMMARY**

MOTION BY VICE CHAIRMAN GREGORYK, AND SECOND BY BOARD MEMBER PHILIPS TO RECEIVE AND FILE THE REPORT. THE ROLL CALL VOTE WAS AS FOLLOWS:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DEKNIKKER, BOARD MEMBER DUARTE, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, VICE CHAIRMAN GREGORYK, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Agency Legal Counsel Casso stated that there was a housekeeping item that needed attention. Mr. Varner's contract was a three year contract, with two 1 year extensions, and suggested that the Board consider an extension to Mr. Varner's contract at the next Oversight Board Meeting. Chairman Kreimann asked that the Secretary place an item on the next item to consider an extension.

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**CONSIDERATION OF THE APPOINTMENT OF A VICE CHAIR**

Chairman Kreimann opened the floor for a nomination of a Vice Chair.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY CONGRESSMAN TORRES  
TO NOMINATE BOARD MEMBER CHEN.

MOTION BY BOARD MEMBER CHEN, AND SECOND BY BOARD MEMBER  
DEKNIKKER TO NOMINATE BOARD MEMBER GREGORYK.

Discussion was held regarding the process.

Chairman Kreimann asked for those in favor of Board Member Chen to serve as Vice Chair

AYES: BOARD MEMBER PHILIPS AND CONGRESSMAN TORRES

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Chairman Kreimann asked for those in favor of Board Member Gregoryk to serve as Vice  
Chair:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DEKNIKKER, BOARD  
MEMBER DUARTE, BOARD MEMBER GREGORYK, AND  
CHAIRMAN KREIMANN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**CONSIDERATION OF RESOLUTION NO. OB 2016-02 - A RESOLUTION OF THE  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-  
DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY  
OF INDUSTRY, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD**

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**JULY 1, 2016 TO JUNE 30, 2017**

Mr. Dean Yamagata, Partner with Frazer, LLP, contracted to run the Finance Department for the City and Agency, presented a staff report and responded to questions from Members of the Oversight Board.

Mr. Josh Nelson, Project Manager for CNC Engineering, provided additional information and responded to questions from Members of the Oversight Board.

Legal Counsel Varner responded to questions from Members of the Oversight Board.

Agency Legal Counsel Casso responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY VICE CHAIRMAN GREGORYK TO ADOPT RESOLUTION NO. OB 2016-02, WITH THE CORRECTION BEING MADE to Line Item No. 263. THE ROLL CALL VOTE WAS AS FOLLOWS:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DEKNIKKER, BOARD MEMBER DUARTE, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, VICE CHAIRMAN GREGORYK, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**CONSIDERATION OF RESOLUTION NO. OB 2016-03 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2016-2017**

MOTION BY CONGRESSMAN TORRES, AND SECOND BY BOARD MEMBER PHILIPS TO ADOPT RESOLUTION NO. OB 2016-03. THE ROLL CALL VOTE WAS AS FOLLOWS:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DEKNIKKER, BOARD

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MEMBER DUARTE, BOARD MEMBER PHILIPS, CONGRESSMAN  
TORRES, VICE CHAIRMAN GREGORYK, AND CHAIRMAN  
KREIMANN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**CONSIDERATION OF RESOLUTION NO. OB 2016-04 - A RESOLUTION OF THE  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-  
DEVELOPMENT AGENCY APPROVING THE FACILITIES RELOCATION AGREEMENT  
BETWEEN THE AGENCY AND SOUTHERN CALIFORNIA EDISON FOR THE  
PROPERTY LOCATED AT THE INDUSTRY BUSINESS CENTER**

Mr. Josh Nelson, Project Manager for CNC Engineering, provided additional information and responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY VICE CHAIRMAN  
GREGORYK TO ADOPT RESOLUTION NO. OB 2015-11. THE ROLL CALL VOTE WAS  
AS FOLLOWS:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DEKNIKKER, BOARD  
MEMBER DUARTE, BOARD MEMBER PHILIPS, CONGRESSMAN  
TORRES, VICE CHAIRMAN GREGORYK, AND CHAIRMAN  
KREIMANN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**ADJOURNMENT**

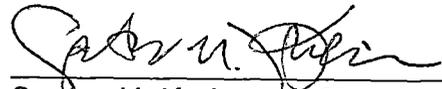
There being no further business, the Oversight Board of the Successor Agency to the

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Industry Urban-Development Agency adjourned.



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Santos H. Kreimann, Chairman



Diane M. Schlichting, Secretary