
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 8, 2024
PAGE 1

The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Ken Calvo.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

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

ROLL CALL

PRESENT: Ken Calvo, Chair
Tim Seal, Vice Chair
James Bickel, Board Member
Phil Cook, Board Member
Timothy O’Gorman, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; Mat Hudson, Engineering Manager; Laura Hudson, Assistant to City Manager; James M. Casso, General Counsel (online); and Julie Gutierrez Robles, Secretary.

PRESENTATION

There were none.

CONSENT CALENDAR

There were no public comments.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 10, 2024

RECOMMENDED ACTION:
for April 10, 2024.

Ratify the Register of Demands

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 8, 2024
PAGE 2

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 8, 2024

RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate IPU officials to pay the bills.*

Chair Ken Calvo asked about the number of appliances that were being replaced, with several houses within the same area. Mat Hudson, Engineering Manager, said they typically get a repair estimate first and if the cost of parts is about the same as replacing the entire appliance, they will buy new ones instead. Many of the appliances, such as dishwashers, refrigerators and icemakers are getting old, and we are mostly replacing them.

Board Member O’Gorman asked why the cost for water usage at 15736 Nelson Avenue was so high and was it due to a leak? Mat Hudson said we can look into it further but suspect it is due to landscape irrigation, in that this house has a pretty large grass area in both the front and back. We can investigate this and get back should it be anything different. Possibly we could reduce the water output as well, but it was not due to a leak.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER BICKEL TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BICKEL, COOK, O’GORMAN, VC/SEAL, C/CALVO
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	NONE
ABSTAIN	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

Assistant Executive Director, Bing Hyun welcomed James Bickel to his first meeting back as Board Member with the IPHMA, nice to have you back.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 8, 2024
PAGE 3

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

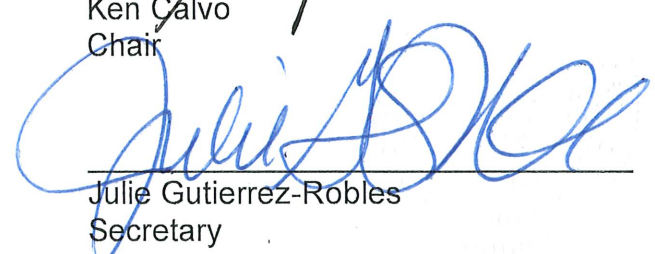
There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:37 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary