
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 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: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; 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 AUGUST 7, 2024

RECOMMENDED ACTION:
Demands.

Approve the Register of

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 2

Chair Ken Calvo asked for an explanation about check# 200687, 200688 and 200692, on the Register of Demands for several repairs at the Bunkhouse and an install at 16212 Temple. Field Operation Project Manager, Justin Aguilar, with CNC Engineering explained that there were updates for recessed lighting in the kitchen and they added lights in the living room to make unified, plus putting two new outlets in the restrooms. The delayed invoice for the work at the Bunkhouse was to keep the building functional and the work was done a long time ago.

6.2 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY

RECOMMENDED ACTION: *Approve the Investment Policy.*

There were no public comments.

MOTION BY VICE CHAIR SEAL, AND SECOND BY BOARD MEMBER COOK 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

ACTION ITEMS

7.1 Consideration of Amendment No. 2 to the Residential Rental Agreement for 16218 E. Temple Avenue

RECOMMENDED ACTION: *The IPHMA Ad Hoc Committee recommends approving Amendment No. 2 to the Residential Rental Agreement.*

Executive Director Josh Nelson provided to the Ad Hoc Committee, prior to this meeting, an amendment to the Residential Rental Agreement for 16218 E. Temple Avenue, requesting the following:

- Remove a tenant
- Add an occupant (Under 18 years of age)
- Remove one pet
- Add one pet.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 3

The Ad Hoc Committee agreed that the requirements were met.

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO APPROVE AMENDMENT NO. 2 TO THE RESIDENTIAL RENTAL AGREEMENT. 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

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:38 a.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 4



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary