
Civic-Recreational-Industrial Authority



Regular Meeting Agenda
October 9, 2024

9:00 a.m.

Chairman Eric Benavidez
V. Chairman Ronald Whittemore
Board Member Sean Lee
Board Member Bob Lindsey
Board Member Ronald McPeak

Location: City Council Chambers, 15651 Mayor Dave Way, City of Industry, California

- < **Agenda Items:** Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority 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 City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.
- < **Public Comments (Non-Agenda Items):** Anyone wishing to address the Authority 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 one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority 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 City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.

At the time of publication, no Board Member intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 248 149 594 600

Passcode: 7cJViT

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 657-204-3264](tel:+16572043264).

Phone Conference ID: 938 944 19#

Americans with Disabilities Act:

- < In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 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 SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Civic-Recreational-Industrial Authority (CRIIA) Board request specific items be removed from the Consent Calendar for separate action.

- 6.1 Consideration of the Register of Demands submitted by the Finance Department for October 9, 2024

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

- 6.2 Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for August 2024

RECOMMENDED ACTION: *Receive and file.*

- 6.3 Consideration of the minutes of June 12, 2024 regular meeting, July 10, 2024 regular meeting and the August 7, 2024 regular meeting

RECOMMENDED ACTION: *Approve the Amendment*

7. **ACTION ITEMS**

- 7.1 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for August 31, 2024

RECOMMENDED ACTION: *Receive and file the report.*

- 7.2 Update on the Expo Center

RECOMMENDED ACTION: *Receive and file.*

8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION-NONE**
10. **EXECUTIVE DIRECTOR COMMUNICATIONS**
11. **AB 1234 REPORTS**
12. **BOARD MEMBER COMMUNICATIONS**
13. **PUBLIC COMMENTS**
14. Adjournment. Next regular meeting: Wednesday, November 13, 2024, at 9:00 a.m.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting October 9, 2024

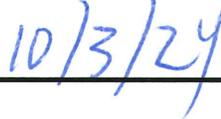
<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	36,303.81
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	275,287.78
TOTAL ALL FUNDS		311,591.59

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	311,591.59
TOTAL ALL BANKS		311,591.59

APPROVED PER EXECUTIVE DIRECTOR



DATE



Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024

Check	Date	Payee Name			Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking					
12028	09/11/2024	CORONA CLAY COMPANY			\$79,927.50
	Invoice	Date	Description	Amount	
	15937	09/10/2024	GREY CLAY FOR GRAND ARENA-EXPO	\$79,927.50	
12029	09/11/2024	INDUSTRY PUBLIC UTILITIES			\$5,973.46
	Invoice	Date	Description	Amount	
	2025-00000381	09/01/2024	6/17-8/19/24 SVC-MAIN GUARD SHACK	\$156.51	
	2025-00000382	09/01/2024	6/17-8/19/24 SVC-GRAND ARENA - E SIDE OF PARKING	\$341.08	
	2025-00000383	09/01/2024	6/17-8/19/24 SVC-GRAND ARENA - S SIDE OF PARKING	\$119.49	
	2025-00000384	09/01/2024	6/17-8/19/24 SVC-NEAR CAFE @ GRAND EXPO	\$135.95	
	2025-00000385	09/01/2024	6/17-8/19/24 SVC-PATIO CAFE	\$62.96	
	2025-00000386	09/01/2024	6/17-8/19/24 SVC-GRAND ARENA CAFE	\$287.08	
	2025-00000387	09/01/2024	6/17-8/19/24 SVC-SNACK BAR @ GRAND ARENA	\$272.49	
	2025-00000388	09/01/2024	6/17-8/19/24 SVC-BUILDING 4-E SIDE PLANTER AREA	\$662.37	
	2025-00000389	09/01/2024	6/17-8/19/24 SVC-WATER TOWER @ PAVILION PARKIN	\$2,214.67	
	2025-00000390	09/01/2024	6/17-8/19/24 SVC-ARENA NEAR BUNKHOUSE	\$178.63	
	2025-00000391	09/01/2024	6/17-8/19/24 SVC-EXPO OFFICE	\$304.98	
	2025-00000392	09/01/2024	6/17-8/19/24 SVC-BARN D	\$268.88	
	2025-00000393	09/01/2024	6/17-8/19/24 SVC-DC @ BARN D	\$103.92	
	2025-00000394	09/01/2024	6/17-8/19/24 SVC-BARN E	\$182.24	
	2025-00000395	09/01/2024	6/17-8/19/24 SVC-DC @ BARN E	\$103.92	
	2025-00000396	09/01/2024	6/17-8/19/24 SVC-BATHROOM @ BARN E	\$232.78	
	2025-00000397	09/01/2024	6/17-8/19/24 SVC-HORSE TRAINING AREA BEHIND BUN	\$178.63	
	2025-00000398	09/01/2024	6/17-8/19/24 SVC-1ST GUARD SHACK	\$62.96	
	2025-00000399	09/01/2024	6/17-8/19/24 SVC-S SIDE OF BLDG BEHIND GATED ARE	\$103.92	
12030	09/11/2024	VALLEY VISTA SERVICES, INC			\$4,443.44

**Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	1228703	08/01/2024	ORGANIC BINS LANDSCAPE MAINT- CRIA	\$4,443.44
12031	09/18/2024		VALLEY VISTA SERVICES, INC	\$472.50
	Invoice	Date	Description	Amount
	1286875	09/01/2024	IH RODEO STORAGE BOXES SEPT 2024	\$472.50
12032	09/25/2024		CRIA-EQUESTRIAN CENTER	\$76,000.00
	Invoice	Date	Description	Amount
	AUG-24	09/24/2024	REIMBURSEMENT FOR AUGUST 2024 OPERATING COS	\$76,000.00
12033	10/09/2024		AL'S MECHANICAL INC.	\$5,784.29
	Invoice	Date	Description	Amount
	4192	08/14/2024	REPLACE DOOR TO WALK IN FREEZER -PATIO CAFE	\$4,295.00
	4184	08/06/2024	REPLACE BIN CONTROL UNIT-ICE MACHINE-PATIO CA	\$513.14
	4187	06/17/2024	TROUBLE SHOOT WALK IN COOLER POWER ISSUE @	\$285.00
	4250	09/11/2024	REPAIR WALKIN COOLER BEHIND PAVILION @EXPO	\$691.15
12034	10/09/2024		CASC ENGINEERING AND CONSULTIN	\$5,078.70
	Invoice	Date	Description	Amount
	0051988	08/31/2024	MND FOR EXPO CNTR BANQUET FACILITY	\$5,078.70
12035	10/09/2024		CINTAS CORPORATION LOC 693	\$136.40
	Invoice	Date	Description	Amount
	9286379385	09/01/2024	LEASE FEE FOR AED MACHINE-EXPO CENTER SEPT 2	\$136.40
12036	10/09/2024		CITY OF INDUSTRY	\$854.55

**Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	2025-00000008	08/31/2024	AUG 2024 FUEL COSTS	\$854.55
12037	10/09/2024		CNC ENGINEERING	\$37,266.25
	Invoice	Date	Description	Amount
	511089	09/26/2024	STANDARDS OF FACILITIES MAINT-EXPO CTR	\$11,876.25
	511078	09/26/2024	PAVILION UPGRADES-EXPO CENTER	\$4,397.50
	511079	09/26/2024	EXPO CENTER ALARM SYSYTEM UPGRADES	\$13,395.00
	511080	09/26/2024	EXPO CENTER AUDIO/VIDEO UPGRADES	\$7,417.50
	511081	09/26/2024	EXPO CNTR IT INFRASTRUCTURE UPGRADES	\$180.00
12038	10/09/2024		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	SEP-24	09/09/2024	REPLENISH PAYROLL ACCT FOR SEPT 2024	\$5,000.00
12039	10/09/2024		ELEVATE PUBLIC AFFAIRS, LLC	\$6,000.00
	Invoice	Date	Description	Amount
	4019	09/11/2024	PROFESSIONAL SVC'S-AUG 2024	\$6,000.00
12040	10/09/2024		FRAZER, LLP	\$7,641.20
	Invoice	Date	Description	Amount
	190179	08/31/2024	PROFESSIONAL SVC-AUG 2024	\$7,641.20
12041	10/09/2024		GARCIA'S FENCE CORP	\$2,827.00
	Invoice	Date	Description	Amount
	082431	08/22/2024	FENCE & GATE REPAIR @EXPO	\$2,827.00

**Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12042	10/09/2024		IDS GROUP, INC.	\$1,143.60
	Invoice	Date	Description	Amount
	19X002.15-9	08/31/2024	AVALON ROOM/PATIO CAFE-GAS GENERATOR	\$1,143.60
12043	10/09/2024		INDUSTRY SECURITY SERVICES	\$50,752.80
	Invoice	Date	Description	Amount
	ECGP-INV-001	08/30/2024	8/23-8/29/24 SECURITY SVC-EXPO CNTR	\$12,465.60
	SG-ECGP-2002	09/06/2024	8/30-9/5/24 SECURITY SVC'S-EXPO CENTER	\$13,356.00
	SG-ECGP-2023	09/13/2024	9/6-9/12/24 SECURITY SVC-EXPO CENTER	\$12,465.60
	SG-ECGP-2004	09/20/2024	9/13-9/19/24 SECURITY SVC- EXPO CENTER	\$12,465.60
12044	10/09/2024		JANUS PEST MANAGEMENT	\$760.00
	Invoice	Date	Description	Amount
	275007	09/09/2024	MONTHLY PEST CONTROL SVC-EXPO	\$760.00
12045	10/09/2024		KLINE'S PLUMBING, INC.	\$2,418.25
	Invoice	Date	Description	Amount
	13660	08/26/2024	PLUMBING MAINT SVC-CRIA EXPO CNTR-COWBOY CA	\$975.00
	13662	08/26/2024	PLUMBING MAINT SVC-CRIA EXPO CNTR PAVILION	\$578.25
	13663	08/26/2024	PLUMBING MAINT SVC-CRIA EXPO CNTR PATIO CAFE	\$385.00
	13664	08/26/2024	PLUMBING MAINT SVC-CRIA EXPO CNTR-REAR GUARI	\$240.00
	13730	09/24/2024	REPAIRS TO TOILET INSIDE PAVILION @EXPO	\$240.00
12046	10/09/2024		MORTISE & TENON BUILDING CORP	\$4,623.62
	Invoice	Date	Description	Amount
	58	08/26/2024	HANDYMAN MAINT SVC'S-CRIA	\$250.00
	63	09/09/2024	HANDYMAN MAINT SVC-CRIA	\$250.00

Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	18.2	05/28/2024	PURCHASE, DELIVER 40' CONTAINER FOR EVENT MAT	\$4,123.62
12047	10/09/2024		PLACEWORKS	\$1,899.90
	Invoice	Date	Description	Amount
	IND-22.13-83772	08/31/2024	TECH SVC-NEW BANQUET @ EXPO	\$1,899.90
12048	10/09/2024		SAN GABRIEL VALLEY NEWSPAPER C	\$2,791.61
	Invoice	Date	Description	Amount
	0011687271	08/19/2024	ADVERTISEMENT,SOLICITATIONS FOR PUBLIC BIDS	\$2,791.61
12049	10/09/2024		SOUTHERN TIRE MART LLC - DEPT 14	\$5,783.98
	Invoice	Date	Description	Amount
	7080019237	09/11/2024	VEHICLE MAINT SVC-CRIA	\$853.51
	7050089883	05/29/2024	REPLACE TWO FRONT STEERING TIRES ON CATERPI	\$4,258.86
	7080019542	09/20/2024	VEHICLE MAINT SVC-CRIA	\$671.61
12050	10/09/2024		VORTEX INDUSTRIES, INC.	\$1,712.54
	Invoice	Date	Description	Amount
	04-1746896	04/30/2024	MAIN ENTRANCE GATE SVC-EXPO	\$1,712.54
12051	10/09/2024		WEST COAST ARBORISTS, INC.	\$2,300.00
	Invoice	Date	Description	Amount
	218318	08/15/2024	TREE MAINT SVC-EXPO CENTER	\$2,300.00

Civic-Recreational-Industrial Authority
Board Meeting
October 9, 2024

Check	Date	Payee Name	Check Amount
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CRIA.WF.CHK - CRIA Wells Fargo Checking

Checks	Status	Count	Transaction Amount
	Total	24	\$311,591.59

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.2

Backup Material will be distributed prior to Meeting

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
OCTOBER 9, 2024

ITEM NO. 6.2
HAND-OUT

CRIA CHECK REGISTER

2024
AUGUST

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
08/02/2024	18590	AR-081024 MANUEL TELAVERA	1,200.00	REFUND ADV PMTS.EVENT CANCELLED
08/05/2024	18591	BRADY INDUSTRIES	979.96	CLEANING AND PAPER SUPPLIES EXP.
08/05/2024	18592	DEPARTMENT OF ALCOHOLIC BEVERAGE C	1,200.00	ANNUAL LICENSING FEES
08/05/2024	18593	FRONTIER COMMUNICATIONS	179.47	MONTHLY INTERNET SERVICE
08/05/2024	18594	HARBOR DISTRIBUTING,LLC	1,747.76	BEVERAGE ORDER/ALCOHOL INVENTORY
08/05/2024	18595	JANUS PEST MANAGEMENT, INC.	934.00	PEST CONTROL SERVICE
08/05/2024	18596	OFFICE DEPOT	153.38	OFFICE SUPPLIES EXP.
08/05/2024	18597	OS4 LABOR	12,401.79	CONTRACT LABOR PR W/E 0721-072824
08/05/2024	18598	PYROCOMM	225.00	MONTHLY FIRE SYSTEM MONITORING FEES
08/05/2024	18599	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE EXPENSE
08/05/2024	18600	SOCAL INDUSTRIES	2,595.15	EQUIPMENT RENTAL-ARENA EVENTS
08/05/2024	18601	SOUTHERN GLAZER'S OF CA SOUTH	9,052.01	BEVERAGE ORDER/ALCOHOL INVENTORY
08/05/2024	18602	SYSCO	3,713.71	BEVERAGE ORDER/ALCOHOL INVENTORY
08/05/2024	18603	TBS CLEANING SERVICE	2,925.00	JULY CLEAN-EXPO OFFICE, BANQUETS, ARENA EVENTS
08/05/2024	18604	UNITED RENTALS	769.23	PORTABLE RESTROOMS FOR EVENTS
08/05/2024	18605	XEROX FINANCIAL SERVICES	678.22	COPIER LEASE PAYMENT
08/05/2024	18606	PAV-072624 JOLLIBEE	700.00	SECURITY DEPOSIT REFUND
08/09/2024	18607	CINTAS	1,663.48	MATS, MOPS AND UNIFORMS
08/09/2024	18608	HARBOR DISTRIBUTING,LLC	1,612.00	BEVERAGE ORDER/ALCOHOL INVENTORY
08/09/2024	18609	INDUSTRY BUSINESS COUNCIL	225.00	REGISTRATION FEE-EXEC LUNCHEON
08/09/2024	18610	INDUSTRY SECURITY SERVICES, INC.	3,308.99	EVENT SECURITY SERVICES
08/09/2024	18611	JUAN LOPEZ	4,001.25	MONTHLY IT CONSULTING SERVICES
08/09/2024	18612	OFFICE DEPOT	129.39	OFFICE SUPPLIES EXP.
08/09/2024	18613	SOUTHERN GLAZER'S OF CA SOUTH	1,156.90	BEVERAGE ORDER/ALCOHOL INVENTORY
08/09/2024	18614	SYSCO	4,785.12	BEVERAGE ORDER/ALCOHOL INVENTORY
08/09/2024	18615	AR-080324 AGUSTIN MEJORADO	400.00	SECURITY DEPOSIT REFUND
08/09/2024	18616	AR-080424 KIMBERLY AGUILAR	400.00	SECURITY DEPOSIT REFUND
08/09/2024	18617	INDUSTRY SECURITY SERVICES, INC.	535.68	EVENT SECURITY SERVICES
08/09/2024	18618	SO CAL GAS	14.79	MONTHLY UTILITY EXPENSE
08/09/2024	18619	PRESTIGE WINDOW SOLUTIONS	1,233.74	WINDOW TINTING-EXPO OFFICES
08/12/2024	18620	PITNEY BOWES	231.27	POSTAGE METER EXPENSE
08/12/2024	18621	PCR CASH	2,474.89	REPLENISH PETTY CASH-JUNE/JULY RECEIPTS
08/12/2024	18622	ALARMCO	210.00	SERVICE CALL-FIRE PANEL
08/12/2024	18623	AT&T	592.54	MONTHLY WIRELESS PHONE CHARGES
08/12/2024	18624	GRAHAM COMPANY	515.00	QRTLTY EMERGENCY LIGHTING SYSTEM MAINT.
08/12/2024	18625	JANUS PEST MANAGEMENT, INC.	90.00	PEST CONTROL SERVICE
08/12/2024	18626	OS4 LABOR	3,528.39	CONTRACT LABOR PR W/E 080424
08/12/2024	18627	PITNEY BOWES	35.00	POSTAGE METER LATE FEE
08/12/2024	18628	ROGERS,CLEM & CO.	2,200.00	MONTHLY ACCT'G AND CONSULTING EXPENSE

CRIA CHECK REGISTER

2024
AUGUST

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
08/12/2024	18629	SPARKLETTS	952.24	BEVERAGE ORDER/ALCOHOL INVENTORY
08/13/2024	18630	PAV-081024 LAURA BARAJAS	700.00	SECURITY DEPOSIT REFUND
08/13/2024	18631	AR-080924 MINK MEDINA	400.00	SECURITY DEPOSIT REFUND
08/16/2024	18632	MARTHA CUEVAS	930.00	LINENS, BACK DROP & DECORATIONS-CM MEMORIAL
08/19/2024	18633	California Dept. of Tax and Fee Admin.	7,325.00	SALES TAX PAYMENT
08/19/2024	18634	CNC EQUESTRIAN MANAGEMENT	42,481.04	CONTRACT LABOR-SATSUMA & REIMB. FOR CC PURCH.
08/19/2024	18635	OFFICE DEPOT	386.92	OFFICE SUPPLIES EXP.
08/19/2024	18636	OS4 LABOR	2,020.47	CONTRACT LABOR PR W/E 081124
08/19/2024	18637	THE FLY GUY	446.58	PEST CONTROL MATERIAL-FLY ABATEMENT SYSTEM
08/19/2024	18638	PAV-081724 ESTEPHANIE PADILLA	700.00	SECURITY DEPOSIT REFUND
08/19/2024	18639	AR-081724 LOUIE RAMOS	400.00	SECURITY DEPOSIT REFUND
08/23/2024	18640	CINTAS	858.52	MATS, MOPS AND UNIFORMS
08/23/2024	18641	CNC EQUESTRIAN MANAGEMENT	15,000.00	MONTHLY MANAGEMENT FEE
08/23/2024	18642	FRONTIER COMMUNICATIONS	734.11	MONTHLY PHONE SERVICE-EXPO OFFICE
08/23/2024	18643	HARBOR DISTRIBUTING,LLC	831.50	BEVERAGE ORDER/ALCOHOL INVENTORY
08/23/2024	18644	HOME DEPOT	1,159.72	PROPERTY MAINT.MATERIALS EXPENSE
08/23/2024	18645	INDUSTRY SECURITY SERVICES, INC.	3,759.52	EVENT SECURITY SERVICES
08/23/2024	18646	JAM GOLF CARS	7,939.05	INSPECT & SERVICE,REPAIR ALL GOLF CARTS IN FLEET.
08/23/2024	18647	JANUS PEST MANAGEMENT, INC.	1,039.00	PEST CONTROL SERVICES
08/23/2024	18648	OFFICE DEPOT	158.90	OFFICE SUPPLIES EXP.
08/23/2024	18649	PITNEY BOWES-PURCHASE POWER	200.00	POSTAGE METER EXPENSE
08/23/2024	18650	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE MAINT.
08/23/2024	18651	SOUTHERN CALIFORNIA EDISON	30,136.65	MONTHLY UTILITY EXPENSE
08/23/2024	18652	VALLEY VISTA SERVICES	8,069.99	ROLL OFF,ORGANICS SERVICES, AND DUMP FEES,
08/23/2024	18653	CNC EQUESTRIAN MANAGEMENT	33,600.00	MONTHLY SALARIES-SEPT
08/27/2024	18654	California Dept. of Tax and Fee Admin.	529.56	SALES TAX PAYMENT
08/27/2024	18656	AR-082424 ARACELI CARRERA	400.00	SECURITY DEPOSIT REFUND
08/27/2024	18657	PAV-082424 MARILU VELASCO	700.00	SECURITY DEPOSIT REFUND
08/30/2024	18658	INDUSTRY SECURITY SERVICES, INC.	2,922.11	EVENT SECURITY SERVICES
08/30/2024	18659	JANUS PEST MANAGEMENT, INC.	1,555.00	PEST CONTROL SERVICES
08/30/2024	18660	OS4 LABOR	3,737.42	CONTRACT LABOR PR W/E 081824
08/30/2024	18661	THE FLY GUY	1,770.00	PEST CONTROL MATERIAL-FLY ABATEMENT SYSTEM
08/31/2024	18670	PAV-083124 JANET BECERRA	700.00	SECURITY DEPOSIT REFUND
08/31/2024	18671	AR-083124 BEATRIZ GONZALEZ	400.00	SECURITY DEPOSIT REFUND
TOTAL			259,089.41	

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.3

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 1

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

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: Eric Benavidez, Chairman
Ronald Whittemore, Vice Chairman
Sean Lee, Board Member
Ronald McPeak, Board Member

ABSENT: Bob Lindsey, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Kathy Tai, Development Services Manager; and Julie Gutierrez-Robles, Secretary.

Chairman Benavidez asked for a moment of silence for the loss of both Judy Perez and Mayor Pro Tem Cathy Marcucci. Cathy was a huge loss as a colleague, friend and advocate for many things, and will greatly be missed.

PRESENTATIONS

There were none.

CONSENT CALENDAR

Chairman Benavidez asked for a staff report for Item No. 6.7.

Executive Director Josh Nelson asked for a staff report for Item No. 6.5.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 2

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR MAY 8, 2024

RECOMMENDED ACTION: Ratify the Register of Demands for May 8, 2024.

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR JUNE 12, 2024

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

6.3 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR MARCH 2024 AND APRIL 2024

RECOMMENDED ACTION: Receive and file.

6.4 CONSIDERATION OF THE MINUTES OF THE MARCH 13, 2024 REGULAR MEETING AND THE APRIL 10, 2024 REGULAR MEETING

RECOMMENDED ACTION: Approve as submitted.

6.5 CONSIDERATION OF RESOLUTION NO. CRIA 2024-02 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) ADOPTING THE FY 2024-2025 CRIA BUDGET

RECOMMENDED ACTION: Adopt Resolution No. CRIA 2024-02.

Financial Analyst II, Mila Milivoievici, provided a staff report and was available to answer any questions.

6.6 CONSIDERATION OF AMENDMENT NO. 1 TO THE LICENSE AGREEMENT WITH WORAWA LLC., FOR AUTOMATED TELLER MACHINE SERVICES AT THE INDUSTRY HILLS EXPO CENTER

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 3

RECOMMENDED ACTION:
1.

Approve Amendment No.

6.7 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. EXPO- 2139, EXPO CENTER PAVILION BUILDING UPGRADES, FOR AN ESTIMATED COST OF \$4,584,100 (MP 01-34 #24)

RECOMMENDED ACTION:

Approve the plans and specifications and authorize the advertising and receipt of electronic bids.

Director of Engineering James Cramsie, from CNC Engineering, provided a staff report along with slides updating the authority on the upgrades to the Pavilion Building. Board Member McPeak asked about the timeframe for construction and James Cramsie replied 12 to 18 months depending on the events still taking place during construction. Chairman Benavidez asked about the capacity being affected with all the additions. Expo Facility Ops Manager, Cory Moss, added that the space would have no real effect and will fit around the same amount of people, based on the rearranging of the space.

6.8 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. EXPO- 2138, CAMPUS WIDE FIRE ALARM AND IT INFRASTRUCTURE UPGRADES, FOR AN ESTIMATED COST OF \$1,056,200.00 (MP 01-34 #32)

RECOMMENDED ACTION:

Approve the plans and specifications and authorize the advertising and receipt of electronic bids.

6.9 CONSIDERATION OF CHANGE ORDERS NOS. 12-16 IN THE AMOUNT OF \$65,283.38 AND NOTICE OF COMPLETION FOR CONTRACT NO. EXPO-2127R, (PROJECT CIP-EXPO 18-017-B) EXPO CENTER AVALON ROOM IMPROVEMENTS, TO KAZONI INC

RECOMMENDED ACTION:

Approve Change Order Nos. 12, 13, 14, 15 and 16, and Authorize the Engineering Manager to execute the Notice of Completion.

6.10 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH INDUSTRY SECURITY SERVICES, INC., FOR SECURITY SERVICES AT THE INDUSTRY HILLS EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2027, INCREASING COMPENSATION BY

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 4

\$2,026,593.60, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:
1.

Approve Amendment No.

6.11 CONSIDERATION OF AMENDMENT NO. 3 TO THE MAINTENANCE SERVICES AGREEMENT WITH PACIFIC UTILITY INSTALLATION, INC., FOR THE OPERATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION AND STREETLIGHT SYSTEM AT THE EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2027, AND REVISING THE RATE SCHEDULE (MP 01-34)

RECOMMENDED ACTION:
3.

Approve Amendment No.

6.12 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ROGERS, ANDERSON, MALODY & SCOTT, LLP, FOR AUDITING SERVICES EXTENDING THE TERM THROUGH JUNE 30, 2025, AND INCREASING COMPENSATION BY \$8,490.00

RECOMMENDED ACTION:
1.

Approve Amendment No.

6.13 CONSIDERATION OF AMENDMENT NO. 2 TO THE LICENSE AGREEMENT WITH GEORGE DAVIDSON AND BILL GIBSON FOR ACCESS TO ASSESSOR'S PARCEL NO. 8247-013-908, FOR TEMPORARY USE AS A HONEYBEE APIARY

RECOMMENDED ACTION:
2.

Approve Amendment No.

Chairman Benavidez asked if there were any comments or questions regarding the Consent Calendar. There were none.

There were no public comments.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER LEE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 5

AYES:	BOARD MEMBERS:	LEE, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR MARCH 31, 2024 AND APRIL 30, 2024

RECOMMENDED ACTION: *Receive and file the report.*

Ryan Zhang from Frazier, LLP provided a staff report regarding the Financial Report for March 31, 2024 and April 30, 2024. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions. There were none.

There were no public comments.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY CHAIRMAN BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

7.2 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION: *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report along with a handout and was available to answer any questions.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 6

Chairman Benavidez asked if there were any comments or questions. Board Member McPeak asked how long it took to set up for the Monster Truck Show? Cory Moss, Expo Facility Ops Manager, said it only took one day.

There were no public comments.

MOTION BY VICE CHAIR WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

Chairman Benavidez mentioned that July 1st will be the dedication for Phyllis Tucker and hope to see everyone at the Annual Bar-B-Q on Saturday, June 22nd.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 12, 2024
PAGE 7

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:23 a.m.

Eric Benavidez, Chairman

Julie Gutierrez-Robles, Secretary

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 10, 2024
PAGE 1

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:02 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

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: Eric Benavidez, Chairman
Ronald Whitemore, Vice Chairman
Bob Lindsey, Board Member
Ronald McPeak, Board Member

ABSENT: Sean Lee, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR JULY 10, 2024

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

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 10, 2024
PAGE 2

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR MAY 2024

RECOMMENDED ACTION:

Receive and file.

A handout was provided to the Authority.

6.3 CONSIDERATION OF RESOLUTION NO. CRIA 2024-03, A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, APPROVING BLANKET PURCHASE ORDERS (“BPOS”) FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2024-2025

RECOMMENDED ACTION:
CRIA 2024-03.

Adopt Resolution No.

6.4 Consideration of Amendment No. 3 to the Maintenance Services Agreement with A.D. Wilson, Inc., for the maintenance of underground utility substructures at the Industry Hills Expo Center, extending the term through June 30, 2025, and revising the rate schedule (MP 01-34 #1)

RECOMMENDED ACTION:

Approve the Amendment.

Chairman Benavidez asked if there were any comments or questions regarding the Consent Calendar. There were none.

There were no public comments.

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LINDSEY, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 10, 2024
PAGE 3

ACTION ITEMS

7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR MAY 31, 2024

RECOMMENDED ACTION: *Receive and file the report.*

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for May 31, 2024. He was available to answer any questions.

Board Member Lindsey asked about the Security Deposit Refunds in the report. Expo Facility Ops Manager, Cory Moss, said this is a deposit we receive with all applications and if the room is returned in its normal condition, the money is refunded.

Chairman Benavidez asked if there were any comments or questions. There were none.

There were no public comments.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LINDSEY, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

7.2 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION: *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions. There were none.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 10, 2024
PAGE 4

There were no public comments.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIRMAN WHITTEMORE TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LINDSEY, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Board Member Whittemore mentioned the Bar-B-Q this year was first class and a job well done.

Board Member McPeak brought up the "Taste of the City" event coming up in September which is being worked on now. It will be bigger and better this year and should be a lot of fun.

PUBLIC COMMENTS

There were none.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 10, 2024
PAGE 5

ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:16 a.m.

Eric Benavidez, Chairman

Julie Gutierrez-Robles, Secretary

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 1

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

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: Eric Benavidez, Chairman
Ronald Whittemore, Vice Chairman
Sean Lee, Board Member
Bob Lindsey, Board Member

ABSENT: Ronald McPeak, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR AUGUST 7, 2024

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 2

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR JUNE 2024

RECOMMENDED ACTION:

Receive and file.

A handout was provided to the Authority.

6.3 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY

RECOMMENDED ACTION:
Policy.

Approve Investment

6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONS, INC. TO PROVIDE ON-CALL LANDSCAPE ARCHITECTURE SERVICES EXTENDING THE TERM THROUGH AUGUST 12, 2026, AND REVISING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve the Amendment.

6.5 CONSIDERATION OF AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MELZER DECKERT & RUDER ARCHITECTS, INC., FOR DESIGN SERVICES FOR THE PAVILION BUILDING UPGRADES AT THE INDUSTRY HILLS EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2026 AND REVISING THE RATE SCHEDULE (MP 01-34 #24)

RECOMMENDED ACTION:

Approve the Amendment.

Chairman Benavidez asked if there were any comments or questions regarding the Consent Calendar. There were none.

There were no public comments.

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY CHAIRMAN BENAVIDEZ TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 3

AYES: BOARD MEMBERS: LEE, LINDSEY, VC/WHITTEMORE,
C/BENAVIDEZ
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: MCPEAK
ABSTAIN: BOARD MEMBERS: NONE

ACTION ITEMS

7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JUNE 30, 2024

RECOMMENDED ACTION: *Receive and file the report.*

A handout was provided to the Authority.

Dean Yamagata from Frazier, LLP provided a staff report regarding the fiscal year-end Financial Report for June 30, 2024. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions. There were none.

There were no public comments.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER LEE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: LEE, LINDSEY, VC/WHITTEMORE,
C/BENAVIDEZ
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: MCPEAK
ABSTAIN: BOARD MEMBERS: NONE

7.2 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION: *Receive and file.*

A handout was provided to the Authority.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 4

Cory Moss, Expo Facility Ops Manager, provided a staff report and was available to answer any questions.

Board Member Bob Lindsey asked about the types of dog shows presented at the Expo Center and Expo Facility Ops Manager, Cory Moss, explained the two types. One being a best in show with any type of dog and the other was an obstacle course for trained dogs.

Chairman Benavidez asked if there were any other comments or questions. There were none.

There were no public comments.

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY VICE CHAIRMAN WHITTEMORE TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MCPEAK
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Josh Nelson acknowledged Board Member Bob Lindsey for over five years of service, provided him with a pin and thanked him for his service.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 7, 2024
PAGE 5

Chairman Eric Benavidez mentioned that he noticed in the men's restroom at the Pavilion that changing tables have been installed and thought this was a good idea.

Cory Moss, Expo Facility Ops Manager, shared that this is now a required state law.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:11 a.m.

Eric Benavidez, Chairman

Julie Gutierrez-Robles, Secretary

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.1



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: October 9, 2024

SUBJECT: Civic-Recreational-Industrial Authority August 31, 2024 Financial Report

Executive Summary:

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand. Fall bookings are filling up with exciting events including the charity rodeo and BMX biking.

Expo Center:

For the month ended August 31, 2024, the Expo Center generated revenues of \$105,338 and expenses of \$213,231 resulting in operating loss of \$107,893

Year to date revenues amounted to \$321,261, which represents approximately 18% of the budgeted revenues of \$1,751,800 for the year ended June 30, 2025.

Year to date operating expenses through August 31, 2024 amounted to \$486,191, which represents approximately 20% of the budgeted expenses of \$2,428,800 for the year ended June 30, 2025.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2025.

The Expo Center received year to date net transfers of \$215,000 from the Capital Project fund through August 31, 2024.

Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2025 amount to \$2,442,000. The Fund has incurred \$120,648 of year to date expenditures through August 31, 2024 which represents approximately 5% of budgeted expenditures. Year to date transfers from the City of Industry amounted to \$800,000 of which \$215,000 was transferred to the Expo Center resulting in net transfers of \$585,000 retained in the fund.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2025. The budget is \$4,750,000. For the month ended August 31, 2024, expenditures for capital improvement amounted to \$8,900 with year to date expenditures of \$8,900. This represents approximately less than 1% of total budgeted expenditures for the year ended June 30, 2025

Description of Reports:

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at August 31, 2024.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

August 31, 2024

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

August 31, 2024

TABLE OF CONTENTS

	<u>Pages</u>
Executive Summary	1 – 4
Balance Sheet as of August 31, 2024	5
Statement of Operations for the month and year to date ended August 31, 2024	6
Industry Hills Expo Center – Statement of Cash Flows for the year to date ended August 31, 2024	7
Industry Hills Expo Center – Schedule of Revenues and Expenses for the month and year to date ended August 31, 2024 and 2023– Schedule 1	8
Capital Projects Fund – Schedule of Revenues and Expenditures for the month and year to date ended August 31, 2024 – Schedule 2	9
Capital Improvements Fund – Schedule of Expenditures for the month and year to date ended August 31, 2024 – Schedule 3	10

Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
August 31, 2024

Expo Center Operations

During the month ended August 31, 2024 total revenues for the Facilities and Grand Arena revenues amounted to \$105,338. There were four events held in the Pavilion and eight events in the Avalon Room, generating \$61,460 in Facilities revenues. Five events were held in the Grand Arena, generating \$43,878 in Grand Arena revenues.

At August 31, 2024, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 8/31/2024	Year To Date 8/31/2024	Revised Budget 2024-2025	% of Revised Budget	Month Ended 08/31/2023	Year To Date 08/31/2023
Total revenues	\$ 105,338	\$ 321,261	\$ 1,751,800	18%	\$ 104,157	\$ 303,907
Expenses:						
Direct Expo Center expenses	82,985	226,023	1,077,500	21%	97,024	211,178
General and administrative expenses	130,246	260,168	1,351,300	19%	117,647	238,598
Total direct Expo Center expenses	213,231	486,191	2,428,800	20%	214,671	449,776
Net loss from operations	(107,893)	(164,930)	(677,000)	24%	(110,514)	(145,869)
Net loss	\$ (107,893)	\$ (164,930)	\$ (677,000)	24%	\$ (110,514)	\$ (145,869)

Summarized financial information by department for the month ending August 31, 2024 and 2023:

<u>Expo Center Operations</u>	Month Ended 8/31/2024	Month Ended 8/31/2024	Month Ended 8/31/2024	Month Ended 8/31/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 61,460	\$ 43,878	\$ -	\$ 105,338
Expenses:				
Direct Expo Center expenses	44,713	38,272	-	82,985
General and administrative expenses	-	-	130,246	130,246
Total direct Expo Center expenses	44,713	38,272	130,246	213,231
Net (loss) income from operations	16,747	5,606	(130,246)	(107,893)
Net (loss) income for the month ended	\$ 16,747	\$ 5,606	\$ (130,246)	\$ (107,893)

<u>Expo Center Operations</u>	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 43,871	\$ 60,250	\$ 36	\$ 104,157
Expenses:				
Direct Expo Center expenses	48,092	48,932	-	97,024
General and administrative expenses	-	-	117,650	117,650
Total direct Expo Center expenses	48,092	48,932	117,650	214,674
Net (loss) income from operations	(4,221)	11,318	(117,614)	(110,517)
Net (loss) income for the month ended	\$ (4,221)	\$ 11,318	\$ (117,614)	\$ (110,517)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
August 31, 2024

Summarized financial information by department for the year ending August 31, 2024 and 2023:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	8/31/2024	8/31/2024	8/31/2024	8/31/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 101,335	\$ 219,926	\$ -	\$ 321,261
Expenses:				
Direct Expo Center expenses	93,264	132,759	-	226,023
General and administrative expenses	-	-	260,168	260,168
Total direct Expo Center expenses	93,264	132,759	260,168	486,191
Net (loss) income from operations	8,071	87,167	(260,168)	(164,930)
Net (loss) income year to date	\$ 8,071	\$ 87,167	\$ (260,168)	\$ (164,930)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	8/31/2023	8/31/2023	8/31/2023	8/31/2023
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 66,225	\$ 237,646	\$ 36	\$ 303,907
Expenses:				
Direct Expo Center expenses	82,766	128,412	-	211,178
General and administrative expenses	-	-	238,601	238,601
Total direct Expo Center expenses	82,766	128,412	238,601	449,779
Net (loss) income from operations	(16,541)	109,234	(238,565)	(145,872)
Net (loss) income year to date	\$ (16,541)	\$ 109,234	\$ (238,565)	\$ (145,872)

CRIA Capital Assets

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at August 31, 2024 amounted to \$15,587,875 with \$3,193,299 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended August 31, 2024. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2025 annual audit.

Capital Projects

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS

August 31, 2024

At August 31, 2024, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>8/31/2024</u>	<u>Year To Date</u> <u>8/31/2024</u>	<u>Budget</u> <u>2024-2025</u>	<u>% of</u> <u>Budget</u>
Total revenues	\$ <u>4</u>	\$ <u>1,003</u>	\$ <u>4,000</u>	25%
Expenditures:				
General and administrative expenses	<u>116,648</u>	<u>120,648</u>	<u>2,442,000</u>	5%
Total expenses	<u>116,648</u>	<u>120,648</u>	<u>2,442,000</u>	5%
Excess of expenditures over revenues	\$ <u>(116,644)</u>	\$ <u>(119,645)</u>	\$ <u>(2,438,000)</u>	5%

Capital Improvements Fund

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

Capital Improvement Program (CRIA)

#	Project Name	FY 24-25 Adopted Budget
1	Sewer Upgrades at Expo Center	60,000
2	Pavilion Building Upgrades	1,200,000
3	Expo Center Avalon Room Improvements	250,000
4	Expo Center Patio Café Improvements	65,000
5	Expo Center Fire Alarm System	1,000,000
6	Expo Center Electrical Loading Master Plan	40,000
7	Expo Center A/V upgrades to the Grand Arena	1,730,000
8	Expo Center Signage Improvements	15,000
9	Expo Center IT Infrastructure Upgrades	80,000
10	New Banquet Facility	250,000
11	Expo Center ADA Upgrades	10,000
12	Expo Center Barn Improvements	50,000
	Total	\$4,750,000

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
 FINANCIAL STATEMENTS
August 31, 2024

At August 31, 2024, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>8/31/2024</u>	<u>Year To Date</u> <u>8/31/2024</u>	<u>Budget</u> <u>2024-2025</u>
Equestrian Center Capital Improvements:			
Planning, Survey and Design	\$ -	\$ -	\$ 1,070,000
Construction Costs	-	-	3,640,000
Small Equipment & Supplies	<u>8,900</u>	<u>8,900</u>	<u>40,000</u>
Total expenditures	<u>8,900</u>	<u>8,900</u>	<u>4,750,000</u>
Excess of expenditures over revenues	<u>\$ 8,900</u>	<u>\$ 8,900</u>	<u>\$ 4,750,000</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF AUGUST 31, 2024

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 174,460	\$ 213,202	\$ -
Investments	90,201	-	-
Accounts receivable, net	-	7,150	-
Prepaid insurance	-	6,745	-
Inventories	-	40,977	-
Deposits	-	3,000	-
Total current assets	<u>264,661</u>	<u>319,674</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>15,587,875</u>	<u>-</u>
Total assets	<u>\$ 264,661</u>	<u>\$ 15,907,549</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ -	\$ 11,912	\$ -
Sales tax payable	-	3,865	-
Advance rental payments	-	99,095	-
Security deposits	-	36,500	-
Total current liabilities	<u>-</u>	<u>151,372</u>	<u>-</u>
FUND BALANCE:			
Fund balance	264,661	15,756,177	-
Total liabilities and fund balance	<u>\$ 264,661</u>	<u>\$ 15,907,549</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2024

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 105,338	\$ 321,261	\$ 1,751,800	18%	\$ -	\$ -	\$ -	0%
Other revenues	4	1,003	4,000	25%	-	-	-	0%	-	-	-	0%
Total revenues	4	1,003	4,000	25%	105,338	321,261	1,751,800	18%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	82,985	226,023	1,077,500	21%	8,900	8,900	4,750,000	0%
General and administrative expenses	116,648	120,648	2,442,000	5%	130,246	260,168	1,351,300	19%	-	-	-	0%
Total expenses	116,648	120,648	2,442,000	5%	213,231	486,191	2,428,800	20%	8,900	8,900	4,750,000	0%
EXCESS OF EXPENDITURES OVER REVENUES	(116,644)	(119,645)	(2,438,000)	5%	(107,893)	(164,930)	(677,000)	24%	(8,900)	(8,900)	(4,750,000)	0%
OTHER FINANCING SOURCES, NET	235,000	585,000	1,233,400	47%	215,000	215,000	173,300	124%	40,003	178,499	4,750,000	4%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	118,356	465,355	\$ (1,204,600)	-39%	107,107	50,070	\$ (503,700)	-10%	31,103	169,599	\$ -	0%
Fund balance, beginning	146,305	(200,694)			15,649,070	15,706,107			(31,103)	(169,599)		
Fund balance, ending	\$ 264,661	\$ 264,661			\$ 15,756,177	\$ 15,756,177			\$ -	\$ -		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY
INDUSTRY HILL EXPO CENTER
STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED AUGUST 31, 2024

	AMOUNT
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (164,930)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	92,340
Inventories	11,418
Accounts payable	(4,996)
Sales tax payable	(1,788)
Advance rental payments	(31,446)
Security deposits	(4,700)
Net cash used in operating activities	(150,451)
 CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	215,000
 NET CHANGE IN CASH	64,549
 Cash at July 1, 2024	148,653
Cash at August 31, 2024	\$ 213,202

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2024**

<u>Expo Center Operations</u>	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	BUDGET 2024-2025	% OF BUDGET 2024-2025	MONTH ENDED 08/31/2023	YEAR TO DATE 08/31/2023
Expo revenues						
Facilities rentals	\$ 34,059	\$ 58,845	\$ 214,100	27%	\$ 20,954	\$ 30,173
Facilities rentals - bar sales	21,350	31,698	181,900	17%	18,498	29,607
Facilities - security	4,841	8,690	43,000	20%	3,646	5,472
Facilities - food	-	-	1,300	0%	73	73
Facilities - Insurance	1,100	1,700	7,300	23%	700	900
Facilities - other	-	-	400	0%	-	-
Facilities - concessions	110	402	-	0%	-	-
Grand Arena - special events rentals	10,000	27,500	182,600	15%	11,000	28,000
Grand Arena - outdoor arena rentals	-	-	4,200	0%	-	-
Grand Arena - show barn stall rentals	1,200	10,160	79,100	13%	1,225	9,170
Grand Arena - shaving sales	931	1,431	5,400	27%	-	668
Grand Arena - security	-	17,587	77,900	23%	4,257	24,705
Grand Arena - trailer parking	1,350	5,000	57,600	9%	300	2,350
Grand Arena - bar sales	18,246	84,208	502,600	17%	19,783	91,869
Grand Arena - food	-	-	200	0%	-	-
Grand Arena - parking	9,609	43,368	261,200	17%	18,600	50,490
Grand Arena - other	2,542	30,672	131,800	23%	5,085	30,394
Total revenues	<u>105,338</u>	<u>321,261</u>	<u>1,750,600</u>	<u>18%</u>	<u>104,121</u>	<u>303,871</u>
Direct general and administrative revenues						
G&A- Other	-	-	1,200	0%	36	36
Expo expenses						
Cost of sales	18,877	44,076	172,300	26%	19,877	42,082
Bar supplies	461	2,277	5,800	39%	204	204
Promotional banquet	-	-	700	0%	-	-
Feed	-	-	400	0%	-	-
Contract labor/wages	45,582	113,010	613,300	18%	55,733	127,741
Furniture/fixtures & equipment	-	11,233	36,100	31%	4,264	4,264
Facilities - Insurance	-	-	1,100	0%	-	1,000
Miscellaneous	-	-	4,300	0%	339	339
Promotional	-	-	18,900	0%	4,950	4,950
Property maintenance	515	515	11,600	4%	485	1,823
Repairs and maintenance	-	-	600	0%	-	546
Racer purse payout	5,477	24,486	-	0%	-	-
Sales tax	530	530	-	0%	599	599
Security - Grand Arena	-	-	97,500	0%	6,380	13,835
Security - Facilities	5,049	8,998	52,800	17%	1,431	3,257
Shavings	(77)	1,120	4,400	25%	420	950
Supplies	5,303	12,308	39,600	31%	2,342	6,634
Equipment rental	1,268	7,570	18,100	42%	-	2,954
Total Expo expenses	<u>82,985</u>	<u>226,023</u>	<u>1,077,500</u>	<u>21%</u>	<u>97,024</u>	<u>211,178</u>
Operating net income before direct G & A and CRIA indirect expenses	<u>22,353</u>	<u>95,238</u>	<u>674,300</u>	<u>14%</u>	<u>7,133</u>	<u>92,729</u>
Direct general and administrative expenses						
Office supplies	160	160	5,300	3%	-	-
Travel and meetings	-	-	1,200	0%	-	-
Dues, subscriptions, books, etc.	1,280	3,513	25,400	14%	1,580	3,481
Equipment rental/lease	883	1,792	12,200	15%	991	1,723
Furniture/fixtures & equipment	1,233	2,520	8,400	30%	957	957
Telephone	1,507	3,022	18,100	17%	1,424	2,839
Postage	334	428	1,000	43%	283	283
Miscellaneous	2,300	7,201	24,200	30%	8,787	10,129
Professional services	30,667	60,342	357,400	17%	31,692	50,955
Repairs and equipment	200	219	4,400	5%	1,668	1,668
Vehicle expenses	7,939	8,734	47,100	19%	-	11,471
Insurance and bonds	1,383	2,507	14,000	18%	1,124	2,248
Supplies	2,549	7,735	43,700	18%	3,573	7,519
Contract labor/administrative wages	39,835	79,385	401,900	20%	26,059	61,509
Property maintenance	9,834	21,078	151,700	14%	10,125	26,012
Utilities	30,152	61,532	235,300	26%	29,384	57,804
Total direct general and administrative expenses	<u>130,246</u>	<u>260,168</u>	<u>1,351,300</u>	<u>19%</u>	<u>117,647</u>	<u>238,598</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (107,893)</u>	<u>\$ (164,930)</u>	<u>\$ (677,000)</u>	<u>24%</u>	<u>\$ (110,514)</u>	<u>\$ (145,869)</u>

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2024

REVENUES:	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	BUDGET 2024-2025	% OF BUDGET
Other revenues	\$ 4	\$ 1,003	\$ 4,000	25%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,982	7,669	45,000	17%
Payroll taxes	-	-	4,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	58	111	1,000	11%
PARS - ARS	150	288	2,000	14%
Landscaping	19,535	19,535	950,000	2%
Legal	-	-	16,000	0%
Professional services	-	-	235,000	0%
Accounting	123	246	2,000	12%
Small equipment and supplies	136	136	2,000	7%
Vehicle expenses	-	-	10,000	0%
General engineering	9,414	9,417	200,000	5%
Security	63,456	63,454	626,000	10%
Property maintenance	2,541	2,539	300,000	1%
Utilities	-	-	28,000	0%
Reclaimed water	-	-	15,000	
Other	16,855	16,855	-	0%
Total general and administrative expenditures	<u>116,648</u>	<u>120,648</u>	<u>2,442,000</u>	5%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (116,644)</u>	<u>\$ (119,645)</u>	<u>\$ (2,438,000)</u>	5%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2024

EXPENDITURES	MONTH ENDED 8/31/2024	YEAR TO DATE 8/31/2024	BUDGET 2024-2025	% OF BUDGET
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ -	\$ -	\$ 1,070,000	0%
Construction Costs	-	-	3,640,000	0%
Small Equipment & Supplies	<u>8,900</u>	<u>8,900</u>	<u>40,000</u>	22%
Total expenditures	<u>8,900</u>	<u>8,900</u>	<u>4,750,000</u>	0%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 8,900</u>	 <u>\$ 8,900</u>	 <u>\$ 4,750,000</u>	 0%

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.2
Verbal Presentation

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
OCTOBER 9, 2024*

ITEM NO. 7.2
HAND-OUT

UPDATE ON EXPO CENTER FOR THE MONTH OF AUGUST

In the month of **AUGUST**, the Expo center held 7 Pavilion events and 4 Avalon events with revenues totaling **\$61,459.95**

In the Grand arena we held 5 events with revenues totaling **\$40,336.34**

Tjarks Agility

MA-080324 Speedway

MA-081424 Speedway

MA-081724 Tjarks agility Keeshond

MA-082424 Speedway

MA-083024 Tjarks agility Golden Retriever

Next month we will bring you the details for the following events held in the month of **SEPTEMBER**:

MA-090724 TJARKS AGILITY

MA-091324 FERIA DEL CABALLOS ESPANOL

VY-092124 WALK OUT OF DARKNESS

MA-092724 SANTA ANA KENNEL CLUB

Next month I will report on the revenues of 5 Avalon room bookings and 5 Pavilion bookings.

I have asked Juan Lopez, our IT consultant to obtain quotes and give me an estimated cost for us to replace our PCs at the Expo center. Our current computers are nearly 9 years old, and we are all experiencing issues with functionality which is resulting in lost work time. We did budget for this at the beginning of the fiscal year so once Juan has

Industry Hills

Expo Center

completed his search we will review all our options and choose the best equipment based on our needs.

We are continuing to take RV reservations for the BMX SoCal National race coming up on October 25th-27th. RV reservation will be accepted until Sept. 30th and at that time the reservation period will be closed.

The Satsuma crew have begun building out the rodeo chutes and stock pens. Volunteers have been on property setting up since Monday and things are moving along very nicely. As always it is our pleasure to assist the rodeo committee any way that we can during these busy days leading up to rodeo weekend.

Thank you very much, this concludes my report.

Cory Moss