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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 10, 2024  
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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  
James Bickel, Board Member  
Phil Cook, Board Member  
Timothy O’Gorman, Board Member

ABSENT: Tim Seal, Vice Chair

STAFF PRESENT: Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Mat Hudson, Engineering Manager; 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 JUNE 12, 2024**

*RECOMMENDED ACTION:*  
*Demands.*

*Approve the Register of*

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Board Member McPeak asked for an explanation about check# 200667, on the Register of Demands (Invoice # 510505 for \$4296.25 to IPH MGMT AUTHORITY ISSUES). Field Operation Project Manager, Justin Aguilar, with CNC Engineering explained this was a sum of money added together for multiple homes, on multiple days for general housing repairs, including termite inspections.

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS**

**7.1 CONSIDERATION OF RESOLUTION NO. IPHMA 2024-08, A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY, APPROVING BLANKET PURCHASE ORDERS (“BPOS”) FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2024-2025**

*RECOMMENDED ACTION:* *Adopt Resolution No. IPHMA 2024-08.*

Financial Analyst II, Mila Milivoievici, provided a staff report and explained how approving this resolution, regarding blanket purchase orders, would streamline the purchasing process and assist staff to efficiently obtain goods and services, to tend to its day-to-day operations. This is a formal review done annually at the new fiscal year. Mila Milivoievici was available to answer any questions.

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO ADOPT RESOLUTION NO. IPHMA 2024-08. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES:	BOARD MEMBERS:	BICKEL, COOK, O'GORMAN, C/CALVO
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	VC/SEAL
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 10:39 a.m.

  
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Ken Calvo  
Chair

  
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Julie Gutierrez-Robles  
Secretary