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

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**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**

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*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**

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

*RECOMMENDED ACTION:*

*Approve Amendment No.*

1.

**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:*

*Approve Amendment No.*

3.

**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:*

*Approve Amendment No.*

1.

**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:*

*Approve Amendment No.*

2.

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:

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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.

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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 1<sup>st</sup> will be the dedication for Phyllis Tucker and hope to see everyone at the Annual Bar-B-Q on Saturday, June 22<sup>nd</sup>.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENTS**

There were none.

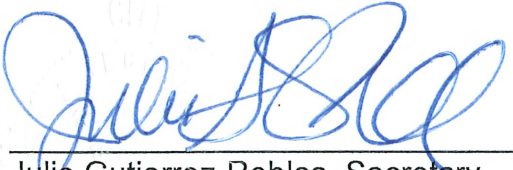
**ADJOURNMENT**

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



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Julie Gutierrez-Robles, Secretary



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Eric Benavidez, Chairman