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## City of Industry Property and Housing Management Authority

Regular Meeting Agenda  
November 9, 2016  
2:00 p.m.

Chairman Joseph Emmons  
Board Member Saul Jauregui  
Board Member Mike Reible

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

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### **Addressing the Authority:**

- ▶ **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 three-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 three-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.

### **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 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments

5. **BOARD MATTERS**

- 5.1 Consideration of the Register of Demands for September 15, 2016 and October 12, 2016.

*RECOMMENDED ACTION: Ratify the Register of Demands for September 15, 2016 and October 12, 2016.*

- 5.2 Consideration of the Register of Demands for November 9, 2016.

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

- 5.3 Consideration of the minutes of the August 10, 2016 special meeting.

*RECOMMENDED ACTION: Approve as submitted.*

6. Adjournment. Next regular meeting: Wednesday, December 7, 2016 at 2:00 p.m.



*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

**Industry Public Utilities Commission**  
Authorization For Payment of Bills  
Meeting of September 15, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
560	Industry Public Utilities	35,137.03
	TOTAL ALL FUNDS	35,137.03

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	Bank of America	35,137.03
	TOTAL ALL BANKS	35,137.03

APPROVED PER CITY MANAGER

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**Industry Public Utilities Commission  
Board Meeting  
September 15, 2016**

Check	Date		Payee Name	Check Amount
<b>IPUC.CHK - IPUC Water BofA Checking</b>				
40298	08/16/2016		SO CALIFORNIA EDISON COMPANY	\$29,509.37
	Invoice	Date	Description	Amount
	2017-00000129	08/04/2016	06/30-08/01/16 SVC - 1991 WORKMAN MILL U	\$29,509.37
40299	09/15/2016		CNC ENGINEERING	\$488.13
	Invoice	Date	Description	Amount
	45158	08/11/2016	ON-CALL WATER SYSTEM MAINTENANCE PROGRAM	\$488.13
40300	09/15/2016		INDUSTRY PUBLIC UTILITIES	\$1,300.00
	Invoice	Date	Description	Amount
	AUG-16	08/30/2016	REIMBURSE PAYROLL - AUGUST 2016	\$1,300.00
40301	09/15/2016		ROWLAND WATER DISTRICT	\$3,839.53
	Invoice	Date	Description	Amount
	I-07312016-B	08/02/2016	CONTRACT SVC - JULY 2016	\$1,776.88
	I-07312016-A	08/02/2016	CONTRACT SVC - JULY 2016	\$2,062.65

Checks	Status	Count	Transaction Amount
	Total	4	\$35,137.03

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
AUTHORIZATION FOR PAYMENT OF BILLS  
Board Meeting October 12, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	72,025.63

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	72,025.63

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority**  
**Bank of America Voided Checks**  
**October 12, 2016**

Check	Date	Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking			
20887	09/13/2016	09/20/2016 LA PUENTE VALLEY COUNTY	(\$1,258.22)
	Invoice	Date Description	Amount
	2017-00000229	08/22/2016 06/21-08/22/16 SVC - 15736 NELSON AVE	(\$161.75)
	2017-00000230	08/22/2016 06/21-08/22/16 SVC - 15722 NELSON AVE	(\$147.83)
	2017-00000231	08/22/2016 06/21-08/22/16 SVC - 15730 NELSON AVE	(\$219.75)
	2017-00000232	08/22/2016 06/21-08/22/16 SVC - 15714 NELSON AVE	(\$157.11)
	2017-00000233	08/22/2016 06/21-08/22/16 SVC - 15702 NELSON AVE	(\$159.43)
	2017-00000234	08/22/2016 06/21-08/22/16 SVC - 15652 NELSON AVE	(\$282.39)
	2017-00000235	08/22/2016 06/21-08/22/16 SVC - 14063 PROCTOR AVE	(\$129.96)

Checks	Status	Count	Transaction Amount
	Total	1	(\$1,258.22)

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**October 12, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
20885	09/07/2016		<b>ROWLAND WATER DISTRICT</b>	<b>\$110.19</b>
	Invoice	Date	Description	Amount
	2017-00000209	08/25/2016	07/25-08/16/16 SVC - 17217 CHESTNUT	\$44.70
	2017-00000210	08/25/2016	07/25-08/16/16 SVC - 17229 CHESTNUT	\$65.49
20886	09/13/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$100.00</b>
	Invoice	Date	Description	Amount
	2973267	08/04/2016	MEASURING - 17217 CHESTNUT ST	\$50.00
	9973856	08/17/2016	CARPET MEASURING - 15702 NELSON AVE	\$50.00
20887	09/13/2016	09/20/2016	<b>LA PUENTE VALLEY COUNTY</b>	<b>\$1,258.22</b>
	Invoice	Date	Description	Amount
	2017-00000229	08/22/2016	06/21-08/22/16 SVC - 15736 NELSON AVE	\$161.75
	2017-00000230	08/22/2016	06/21-08/22/16 SVC - 15722 NELSON AVE	\$147.83
	2017-00000231	08/22/2016	06/21-08/22/16 SVC - 15730 NELSON AVE	\$219.75
	2017-00000232	08/22/2016	06/21-08/22/16 SVC - 15714 NELSON AVE	\$157.11
	2017-00000233	08/22/2016	06/21-08/22/16 SVC - 15702 NELSON AVE	\$159.43
	2017-00000234	08/22/2016	06/21-08/22/16 SVC - 15652 NELSON AVE	\$282.39
	2017-00000235	08/22/2016	06/21-08/22/16 SVC - 14063 PROCTOR AVE	\$129.96
20888	09/15/2016		<b>GAS COMPANY, THE</b>	<b>\$80.29</b>
	Invoice	Date	Description	Amount
	2017-00000293	09/07/2016	08/17-09/02/16 SVC - 16200 TEMPLE AVE-RODEO	\$68.69
	2017-00000294	09/08/2016	08/05-09/06/16 SVC - 15722 NELSON AVE	\$11.60
20889	09/15/2016		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$49.76</b>
	Invoice	Date	Description	Amount
	2017-00000295	09/02/2016	08/03-09/01/16 SVC - 15722 NELSON AVE	\$49.76
20890	09/20/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$50.00</b>
	In voice	Date	Description	Amount
	2973268	08/04/2016	CARPET MEASURING - 16224 TEMPLE AVE	\$50.00



**Industry Property and Housing Management Authority  
Board Meeting  
October 12, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
20891	09/20/2016		<b>INDUSTRY PUBLIC UTILITIES</b>	<b>\$129.96</b>
	Invoice	Date	Description	Amount
	2017-00000306	08/22/2016	06/21-08/22/16 SVC - 14063 PROCTOR	\$129.96
20892	09/20/2016		<b>LA PUENTE VALLEY COUNTY</b>	<b>\$1,128.26</b>
	Invoice	Date	Description	Amount
	2017-00000229	08/22/2016	06/21-08/22/16 SVC - 15736 NELSON AVE	\$161.75
	2017-00000230	08/22/2016	06/21-08/22/16 SVC - 15722 NELSON AVE	\$147.83
	2017-00000231	08/22/2016	06/21-08/22/16 SVC - 15730 NELSON AVE	\$219.75
	2017-00000232	08/22/2016	06/21-08/22/16 SVC - 15714 NELSON AVE	\$157.11
	2017-00000233	08/22/2016	06/21-08/22/16 SVC - 15702 NELSON AVE	\$159.43
	2017-00000234	08/22/2016	06/21-08/22/16 SVC - 15652 NELSON AVE	\$282.39
20893	09/28/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$224.90</b>
	Invoice	Date	Description	Amount
	2411148	09/13/2016	08/05-09/01/16 SVC - 20137 WALNUT DR	\$178.66
	2415036	09/14/2016	08/04-08/31/16 SVC - 22002 (22036) VALLEY BLVD	\$46.24
20894	10/03/2016		<b>INDUSTRY PUBLIC UTILITY</b>	<b>\$127.96</b>
	Invoice	Date	Description	Amount
	2017-00000350	09/15/2016	08/10-08/19/16 SVC - 16217 TEMPLE AVE	\$31.50
	2017-00000351	09/15/2016	08/10-09/10/16 SVC - 17217 CHESTNUT ST	\$64.30
	2017-00000352	09/15/2016	08/10-09/10/16 SVC - 16224 TEMPLE AVE	\$32.16
20895	10/12/2016		<b>CNC ENGINEERING</b>	<b>\$7,416.29</b>
	Invoice	Date	Description	Amount
	45212	08/25/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$241.15
	45213	08/25/2016	IPHMA ISSUES - MISC/GENERAL	\$2,868.36
	45214	08/25/2016	IPHMA ISSUES - 20137-20249 E. WALNUT DR. S	\$2,026.72
	45332	09/08/2016	IPHMA ISSUES - MISC/GENERAL	\$506.68
	45392	09/29/2016	IPHMA ISSUES - MISC/GENERAL	\$1,773.38

**Industry Property and Housing Management Authority  
Board Meeting  
October 12, 2016**

Check	Date	Payee Name		Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
20896	10/12/2016	<b>HOME DEPOT CREDIT SERVICE</b>		<b>\$15,865.89</b>
	Invoice	Date	Description	Amount
	4974049	08/22/2016	NEW FLOORING & TOILETS - 17217 CHESTNUT ST	\$9,996.07
	4974053	08/22/2016	NEW CARPET INSTALLATION - 15702 NELSON AVE	\$5,806.63
	4043864	08/22/2016	SUPPLIES - 16217 & 16238 TEMPLE AVE	\$313.85
	6062920	09/09/2016	SUPPLIES - 17217 CHESTNUT ST	\$136.01
	6230967	09/09/2016	REFUND - 17217 CHESTNUT ST	(\$386.67)
20897	10/12/2016	<b>IPHMA - PAYROLL ACCOUNT</b>		<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	SEP-16	09/28/2016	REIMBURSE PAYROLL - SEPTEMBER 2016	\$5,000.00
20898	10/12/2016	<b>JANUS PEST MANAGEMENT</b>		<b>\$897.00</b>
	Invoice	Date	Description	Amount
	180214	08/05/2016	AUGUST 2016 PEST SVC - 16200 TEMPLE AVE	\$138.00
	180215	08/12/2016	AUGUST 2016 PEST SVC - 16217 TEMPLE AVE	\$69.00
	180216	08/12/2016	AUGUST 2016 PEST SVC - 16218 TEMPLE AVE	\$69.00
	180217	08/12/2016	AUGUST 2016 PEST SVC - 16220 TEMPLE AVE	\$69.00
	180218	08/12/2016	AUGUST 2016 PEST SVC - 16224 TEMPLE AVE	\$69.00
	180219	08/12/2016	AUGUST 2016 PEST SVC - 16227 TEMPLE AVE	\$69.00
	180220	08/12/2016	AUGUST 2016 PEST SVC - 16229 TEMPLE AVE	\$69.00
	180221	08/12/2016	AUGUST 2016 PEST SVC - 16238 TEMPLE AVE	\$69.00
	180222	08/12/2016	AUGUST 2016 PEST SVC - 16242 TEMPLE AVE	\$69.00
	180223	08/22/2016	AUGUST 2016 PEST SVC - 17229 CHESTNUT ST	\$69.00
	180224	08/22/2016	AUGUST 2016 PEST SVC - 17217 CHESTNUT ST	\$69.00
	180229	08/05/2016	AUGUST 2016 PEST SVC - 20137 E. WALNUT DR. S	\$69.00
20899	10/12/2016	<b>KLINE'S PLUMBING, INC.</b>		<b>\$3,175.00</b>
	Invoice	Date	Description	Amount
	10111	08/25/2016	WATER HEATER REPAIR - 16227 TEMPLE AVE	\$2,150.00
	10112	08/26/2016	PLUMBING SVC - 16238 TEMPLE AVE	\$350.00



**Industry Property and Housing Management Authority  
Board Meeting  
October 12, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	10108	08/18/2016	EMERGENCY PLUMBING SVC - 16220 TEMPLE AVE	\$675.00
20900	10/12/2016		<b>LOCKS PLUS</b>	<b>\$790.08</b>
	Invoice	Date	Description	Amount
	33045	09/14/2016	RE-KEY LOCKS - 17217 CHESTNUT ST	\$219.43
	33213	09/14/2016	RE-KEY LOCKS - 17217 CHESTNUT ST	\$570.65
20901	10/12/2016		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$31,305.05</b>
	Invoice	Date	Description	Amount
	0816EHNHCS	08/30/2016	AUGUST 2016 LANDSCAPE MAINTENANCE	\$13,308.98
	0916EHNHCS	09/28/2016	SEPTEMBER 2016 LANDSCAPE MAINTENANCE	\$17,996.07
20902	10/12/2016		<b>ZABCO PAINTING</b>	<b>\$5,575.00</b>
	Invoice	Date	Description	Amount
	449	08/26/2016	PREP TO REPAINT - 17217 CHESTNUT ST	\$5,575.00

Checks	Status	Count	Transaction Amount
	Total	18	\$73,283.85

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.2



**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
AUTHORIZATION FOR PAYMENT OF BILLS  
Board Meeting November 9, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	64,002.86

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	64,002.86

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority**  
**Board Meeting**  
**November 9, 2016**

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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20903</b>	10/12/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$1,578.78</b>
	Invoice	Date	Description	Amount
	4974047	08/22/2016	NEW WASHER & DRYER - 16217 TEMPLE AVE	\$1,578.78
<b>20904</b>	10/12/2016		<b>ROWLAND WATER DISTRICT</b>	<b>\$142.86</b>
	Invoice	Date	Description	Amount
	2017-00000380	09/29/2016	08/16-09/20/16 SVC - 17217 CHESTNUT	\$62.52
	2017-00000381	09/29/2016	08/16-09/20/16 SVC - 17229 CHESTNUT	\$80.34
<b>20905</b>	10/19/2016		<b>GAS COMPANY, THE</b>	<b>\$17.49</b>
	Invoice	Date	Description	Amount
	2017-00000418	10/06/2016	09/02-10/04/16 SVC - 16200 TEMPLE AVE-RODEO	\$5.26
	2017-00000419	10/07/2016	09/06-10/05/16 SVC - 15722 NELSON AVE	\$12.23
<b>20906</b>	10/26/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$263.59</b>
	Invoice	Date	Description	Amount
	2440072	10/13/2016	09/02-10/03/16 SVC - 20137 WALNUT DR	\$220.56
	2443965	10/14/2016	09/01-09/29/16 SVC - 22002 (22036) VALLEY BLVD	\$43.03
<b>20907</b>	11/01/2016		<b>INDUSTRY PUBLIC UTILITY</b>	<b>\$29.86</b>
	Invoice	Date	Description	Amount
	2017-00000432	10/14/2016	09/10-10/10/16 SVC - 16224 TEMPLE AVE	\$29.86
<b>20908</b>	11/09/2016		<b>ACCLAIM SPECIALTY CLEANING</b>	<b>\$1,940.00</b>
	Invoice	Date	Description	Amount
	401	11/25/2014	RAIN GUTTER CLEANING - IH HOUSES & CONDOS	\$1,940.00
<b>20909</b>	11/09/2016		<b>AIR-BREE, INC</b>	<b>\$703.21</b>
	Invoice	Date	Description	Amount
	1160817582	08/17/2016	EMERGENCY A/C REPAIR - 16242 TEMPLE AVE	\$703.21
<b>20910</b>	11/09/2016		<b>DAKOTA BACKFLOW CO.</b>	<b>\$440.00</b>



**Industry Property and Housing Management Authority  
Board Meeting  
November 9, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	Invoice	Date	Description	Amount
	39752	10/12/2016	TESTING OF IPHMA BACKFLOW DEVICES	\$440.00
<b>20911</b>	<b>11/09/2016</b>		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$1,729.62</b>
	Invoice	Date	Description	Amount
	0310046	10/05/2016	MICROWAVE - 16217 TEMPLE AVE	\$195.11
	2971374	10/13/2016	NEW WASHER & DRYER - 16229 TEMPLE AVE	\$1,534.51
<b>20912</b>	<b>11/09/2016</b>		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$3,000.00</b>
	Invoice	Date	Description	Amount
	OCT-16	10/27/2016	REIMBURSE PAYROLL - OCTOBER 2016	\$3,000.00
<b>20913</b>	<b>11/09/2016</b>		<b>JANUS PEST MANAGEMENT</b>	<b>\$1,245.00</b>
	Invoice	Date	Description	Amount
	180814	09/02/2016	SEPTEMBER 2016 PEST SVC - 15652 NELSON AVE	\$58.00
	180810	09/02/2016	SEPTEMBER 2016 PEST SVC - 15714 NELSON AVE	\$58.00
	180811	09/02/2016	SEPTEMBER 2016 PEST SVC - 15722 NELSON AVE	\$58.00
	180812	09/02/2016	SEPTEMBER 2016 PEST SVC - 15730 NELSON AVE	\$58.00
	180813	09/02/2016	SEPTEMBER 2016 PEST SVC - 15736 NELSON AVE	\$58.00
	180815	09/02/2016	SEPTEMBER 2016 PEST SVC - 15702 NELSON AVE	\$58.00
	181128	09/02/2016	SEPTEMBER 2016 PEST SVC - 16200 TEMPLE AVE	\$138.00
	181129	09/02/2016	SEPTEMBER 2016 PEST SVC - 16217 TEMPLE AVE	\$69.00
	181130	09/02/2016	SEPTEMBER 2016 PEST SVC - 16218 TEMPLE AVE	\$69.00
	181131	09/02/2016	SEPTEMBER 2016 PEST SVC - 16220 TEMPLE AVE	\$69.00
	181132	09/02/2016	SEPTEMBER 2016 PEST SVC - 16224 TEMPLE AVE	\$69.00
	181133	09/02/2016	SEPTEMBER 2016 PEST SVC - 16227 TEMPLE AVE	\$69.00
	181134	09/02/2016	SEPTEMBER 2016 PEST SVC - 16229 TEMPLE AVE	\$69.00
	181136	09/02/2016	SEPTEMBER 2016 PEST SVC - 16242 TEMPLE AVE	\$69.00
	181135	09/02/2016	SEPTEMBER 2016 PEST SVC - 16238 TEMPLE AVE	\$69.00
	181138	09/23/2016	SEPTEMBER 2016 PEST SVC - 17229 CHESTNUT ST	\$69.00
	181139	09/23/2016	SEPTEMBER 2016 PEST SVC - 17217 CHESTNUT ST	\$69.00
	181140	09/02/2016	SEPTEMBER 2016 PEST SVC - 20137 E WALNUT DR	\$69.00

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**November 9, 2016**

Check	Date	Payee Name	Check Amount
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**IPHMA.CHK - IPHMA BofA Checking**

<b>20914</b>	11/09/2016	<b>L A COUNTY TAX COLLECTOR</b>		<b>\$39,057.83</b>
	Invoice	Date	Description	Amount
	8940 149 012 16	10/01/2016	PROP TAX FY 16-17 - 16217 TEMPLE AVE	\$2,236.45
	8940 149 029 16	10/01/2016	PROP TAX FY 16-17 - 16227 TEMPLE AVE	\$2,788.34
	8940 149 031 16	10/01/2016	PROP TAX FY 16-17 - 14063 PROCTOR AVE	\$844.66
	8940 149 033 16	10/01/2016	PROP TAX FY 16-17 - 16218 TEMPLE AVE	\$780.04
	8940 149 035 16	10/01/2016	PROP TAX FY 16-17 - 16242 TEMPLE AVE	\$3,131.88
	8940 149 036 16	10/01/2016	PROP TAX FY 16-17 - 20137 S WALNUT ST	\$1,104.02
	8940 149 037 16	10/01/2016	PROP TAX FY 16-17 - 15722 NELSON AVE	\$1,111.16
	8940 149 038 16	10/01/2016	PROP TAX FY 16-17 - 15714 NELSON AVE	\$1,693.09
	8940 149 041 16	10/01/2016	PROP TAX FY 16-17 - 16224 TEMPLE AVE	\$3,568.84
	8940 149 042 16	10/01/2016	PROP TAX FY 16-17 - 16000 TEMPLE AVE #A	\$2,227.04
	8940 149 043 16	10/01/2016	PROP TAX FY 16-17 - 16000 TEMPLE AVE #D	\$2,227.04
	8940 149 044 16	10/01/2016	PROP TAX FY 16-17 - 16000 TEMPLE AVE #C	\$2,227.04
	8940 149 046 16	10/01/2016	PROP TAX FY 16-17 - 17229 CHESTNUT ST	\$3,240.61
	8940 149 047 16	10/01/2016	PROP TAX FY 16-17 - 22036 VALLEY BLVD	\$2,437.26
	8940 149 049 16	10/01/2016	PROP TAX FY 16-17 - 17217 CHESTNUT ST	\$3,244.68
	8940 149 050 16	10/01/2016	PROP TAX FY 16-17 - 16229 TEMPLE AVE	\$2,776.14
	8940 149 051 16	10/01/2016	PROP TAX FY 16-17 - 15702 NELSON AVE	\$1,798.95
	8940 149 053 16	10/01/2016	PROP TAX FY 16-17 - 15736 NELSON AVE	\$1,620.59
<b>20915</b>	11/09/2016	<b>MERRITT'S ACE HARDWARE</b>		<b>\$254.95</b>
	Invoice	Date	Description	Amount
	094557	09/30/2016	SUPPLIES - 16200-5 TEMPLE AVE	\$254.95
<b>20916</b>	11/09/2016	<b>PEREZ, VINCENT</b>		<b>\$1,665.18</b>
	Invoice	Date	Description	Amount
	8940 149 034-15	10/24/2016	REIMBURSEMENT FOR FY 2015-2016 PROPERTY	\$1,665.18
<b>20917</b>	11/09/2016	<b>RESOURCE BUILDING MATERIALS</b>		<b>\$37.54</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
November 9, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	2028848	09/30/2016	SUPPLIES - 20137 E. WALNUT DR. S	\$37.54
<b>20918</b>	11/09/2016		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$1,761.75</b>
	Invoice	Date	Description	Amount
	1016EHNHCS	10/28/2016	OCTOBER 2016 LANDSCAPE MAINTENANCE	\$11,761.75
<b>20919</b>	11/09/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$135.20</b>
	Invoice	Date	Description	Amount
	FY 16/17	10/01/2016	ASSESSMENT/SPECIAL TAX FY 2016-2017	\$135.20

Checks	Status	Count	Transaction Amount
	Total	17	\$64,002.86



*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.3

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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**CALL TO ORDER**

The Special Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Chairman Joseph Emmons at 2:00 p.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Joseph Emmons.

**ROLL CALL**

PRESENT: Joseph Emmons, Chairman  
Saul Jauregui, Board Member  
Mike Reible, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; James M. Casso, General Counsel; and Cecelia Dunlap, Assistant Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE REGISTER OF DEMANDS**

MOTION BY BOARD MEMBER REIBLE, AND SECOND BY BOARD MEMBER JAUREGUI TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF THE MINUTES OF THE MAY 11, 2016 REGULAR MEETING**



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MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE THE MINUTES AS SUBMITTED. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF RESOLUTION NO. IPHMA 2016-02 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY RESCINDING RESOLUTION NO. IPHMA 2011-02 AND AMENDING THE TIME OF ITS REGULAR MEETINGS**

MOTION BY BOARD MEMBER REIBLE, AND SECOND BY BOARD MEMBER JAUREGUI TO ADOPT RESOLUTION NO. IPHMA 2016-02. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**DISCUSSION AND DIRECTION REGARDING A REQUEST FROM BECKY SIMON FOR HOUSING RELOCATION**

Executive Director Philips presented a staff report to the Board Members.

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER JAUREGUI TO ACCEPT BECKY SIMON'S REQUEST FOR HOUSING RELOCATION. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**DISCUSSION AND DIRECTION REGARDING A REQUEST FROM SONIA DIERKES TO BE CONSIDERED FOR A RESIDENTIAL RENTAL AGREEMENT FOR ANY**



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**RESIDENTIAL UNIT AS THEY BECOME AVAILABLE**

Executive Director Philips presented a staff report to the Board Members.

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER REIBLE TO ACCEPT SONIA DIERKES AS A FUTURE LESSEE AS RESIDENTIAL UNITS BECOMES AVAILABLE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**DISCUSSION AND DIRECTION REGARDING A REQUEST FROM DANIEL AND MARIA MOLINA TO BE CONSIDERED FOR A RESIDENTIAL RENTAL AGREEMENT FOR ANY RESIDENTIAL UNIT AS THEY BECOME AVAILABLE**

Executive Director Philips presented a staff report to the Board Members.

MOTION BY BOARD MEMBER REIBLE, AND SECOND BY BOARD MEMBER JAUREGUI TO ACCEPT DANIEL AND MARIA MOLINA AS FUTURE LESSEES AS RESIDENTIAL UNITS BECOME AVAILABLE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE, EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**CLOSED SESSION**

Assistant Secretary Dunlap announced there was a need for Closed Session as follows:

**A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):  
One Potential Case

There were no public comments on the Closed Session item.



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Chairman Emmons recessed the meeting into Closed Session at 2:07 p.m.

**RECONVENE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT  
AUTHORITY MEETING**

Chairman Emmons reconvened the meeting at 2:10 p.m. All Board Members were present. General Counsel Casso reported out of Closed Session.

With regard to the Closed Session item A, the Board Members provided direction to the General Counsel and the Executive Director, and took no reportable action.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 2:12 p.m.

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JOSEPH EMMONS  
CHAIRMAN

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DIANE M. SCHLICHTING  
ASSISTANT SECRETARY