



## **City of Industry Property and Housing Management Authority**

Special Meeting Agenda  
JULY 12, 2017  
5:00 p.m.

Chairman Joseph Emmons  
Board Member Saul Jauregui  
Board Member Erin Schriever

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 (Agenda Items Only):** *During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.*

### **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 July 12, 2017.

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

5.2 Consideration of the minutes of the March 23, 2017 special meeting and April 12, 2017 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

5.3 Consideration of a proposal submitted by William P. Morrow, Esq., to serve as Legal Counsel to the Industry Property and Housing Management Authority.

*RECOMMENDED ACTION: Review the proposal and provide direction to Staff.*

5.4 Consideration of Resolution No. IPHMA 2017-02 – A RESOLUTION OF THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY RESCINDING RESOLUTION NO. IPHMA 2016-02 AND AMENDING THE TIME OF ITS REGULAR MEETINGS.

*RECOMMENDED ACTION: Adopt Resolution No. IPHMA 2017-02.*

6. Adjournment. Next regular meeting: Wednesday, August 9, 2017 at 5:00 p.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
AUTHORIZATION FOR PAYMENT OF BILLS  
Board Meeting July 12, 2017

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	19,269.76

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	19,269.76

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority  
Board Meeting  
July 12, 2017**

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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>21034</b>	06/06/2017		<b>ROWLAND WATER DISTRICT</b>	<b>\$157.94</b>
	Invoice	Date	Description	Amount
	2017-00001463	05/24/2017	04/18-05/17/17 SVC - 17217 CHESTNUT	\$72.49
	2017-00001464	05/24/2017	04/18-05/17/17 SVC - 17229 CHESTNUT	\$85.45
<b>21035</b>	06/21/2017		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$19.07</b>
	Invoice	Date	Description	Amount
	2017-00001509	06/06/2017	05/04-06/05/17 SVC - 15722 NELSON AVE	\$19.07
<b>21036</b>	06/28/2017		<b>INDUSTRY PUBLIC UTILITY</b>	<b>\$13.58</b>
	Invoice	Date	Description	Amount
	2017-00001568	06/16/2017	05/23-06/10/17 SVC - 16218 E TEMPLE AVE	\$13.58
<b>21037</b>	06/28/2017		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$237.89</b>
	Invoice	Date	Description	Amount
	2659820	06/14/2017	05/05-06/06/17 SVC - 22002 (22036) VALLEY BLVD	\$47.22
	2664120	06/15/2017	05/04-06/05/17 SVC - 20137 WALNUT DR	\$190.67
<b>21038</b>	07/12/2017		<b>ABORTA-BUG PEST CONTROL</b>	<b>\$1,945.00</b>
	Invoice	Date	Description	Amount
	20512	05/31/2017	MAY 2017 PEST SVC - 17217 & 17229 CHESTNUT ST	\$170.00
	20513	05/31/2017	MAY 2017 PEST SVC - 20137 WALNUT DR S	\$125.00
	20952	06/12/2017	JUNE 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	20953	06/12/2017	JUNE 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	20954	06/12/2017	JUNE 2017 PEST SVC - 15722 NELSON AVE	\$75.00
	20955	06/12/2017	JUNE 2017 PEST SVC - 15730 NELSON AVE	\$75.00
	20956	06/12/2017	JUNE 2017 PEST SVC - 15736 NELSON AVE	\$75.00
	20957	06/12/2017	JUNE 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	20974	06/14/2017	JUNE 2017 PEST SVC - 16200 TEMPLE AVE CONDOS	\$300.00
	20975	06/14/2017	JUNE 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
	20976	06/14/2017	JUNE 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
	20977	06/14/2017	JUNE 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00

**Industry Property and Housing Management Authority  
Board Meeting  
July 12, 2017**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
20978	06/14/2017		JUNE 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
20979	06/14/2017		JUNE 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00
20980	06/14/2017		JUNE 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
20981	06/14/2017		JUNE 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
20982	06/14/2017		JUNE 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
20983	06/14/2017		JUNE 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
21015	06/15/2017		JUNE 2017 PEST SVC - CORRECTED BILL FOR 16200	\$225.00
<b>21039</b>	<b>07/12/2017</b>		<b>ALL AMERICAN CONTRACTING</b>	<b>\$1,595.00</b>
	Invoice	Date	Description	Amount
	1513	05/24/2017	EMERGENCY GARAGE DOOR OPENER	\$400.00
	1517	06/16/2017	CLOSET DOOR REPAIR - 16220 TEMPLE AVE	\$170.00
	1519	06/26/2017	INSTALL WALL ACCESS PANEL - 16212 TEMPLE AVE	\$175.00
	1514	05/24/2017	NEW GARAGE DOOR OPENER INSTALLATION -	\$850.00
<b>21040</b>	<b>07/12/2017</b>		<b>CITY OF INDUSTRY-REFUSE</b>	<b>\$226.11</b>
	Invoice	Date	Description	Amount
	0002878041	05/31/2017	DISPOSAL SVC - 16224 TEMPLE AVE	\$224.36
	0002878171	05/31/2017	DISPOSAL SVC PENALTY - 16200-5 (16212) TEMPLE	\$1.75
<b>21041</b>	<b>07/12/2017</b>		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$972.08</b>
	Invoice	Date	Description	Amount
	0314302-IPHMA.	05/23/2017	SUPPLIES - 16220 & 16229 TEMPLE AVE	\$321.12
	1310066	06/01/2017	DOORBELL - 16224 TEMPLE AVE	\$31.16
	7310487-IPHMA	06/05/2017	NEW WASHER - 16200 TEMPLE AVE UNIT C	\$560.35
	3312297	06/19/2017	LIGHT BULBS - 15736 NELSON AVE	\$59.45
<b>21042</b>	<b>07/12/2017</b>		<b>INDUSTRY PUBLIC UTILITIES</b>	<b>\$118.26</b>
	Invoice	Date	Description	Amount
	2017-00001586	06/20/2017	04/18-06/20/17 SVC - 14063 PROCTOR	\$118.26
<b>21043</b>	<b>07/12/2017</b>		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$500.00</b>

**Industry Property and Housing Management Authority  
Board Meeting  
July 12, 2017**

Check	Date	Payee Name		Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	Invoice	Date	Description	Amount
	JUN-17	06/28/2017	REIMBURSE PAYROLL - JUNE 2017	\$500.00
<b>21044</b>	<b>07/12/2017</b>		<b>JANUS PEST MANAGEMENT</b>	<b>\$1,245.00</b>
	Invoice	Date	Description	Amount
	187569	05/01/2017	MAY 2017 PEST SVC - 15652 NELSON AVE	\$58.00
	187565	05/01/2017	MAY 2017 PEST SVC - 15714 NELSON AVE	\$58.00
	187566	05/01/2017	MAY 2017 PEST SVC - 15722 NELSON AVE	\$58.00
	187567	05/01/2017	MAY 2017 PEST SVC - 15730 NELSON AVE	\$58.00
	187568	05/01/2017	MAY 2017 PEST SVC - 15736 NELSON AVE	\$58.00
	187570	05/01/2017	MAY 2017 PEST SVC - 15702 NELSON AVE	\$58.00
	187882	05/05/2017	MAY 2017 PEST SVC - 16238 TEMPLE AVE	\$69.00
	187881	05/05/2017	MAY 2017 PEST SVC - 16229 TEMPLE AVE	\$69.00
	187880	05/05/2017	MAY 2017 PEST SVC - 16227 TEMPLE AVE	\$69.00
	187879	05/05/2017	MAY 2017 PEST SVC - 16224 TEMPLE AVE	\$69.00
	187878	05/05/2017	MAY 2017 PEST SVC - 16220 TEMPLE AVE	\$69.00
	187877	05/05/2017	MAY 2017 PEST SVC - 16218 TEMPLE AVE	\$69.00
	187876	05/05/2017	MAY 2017 PEST SVC - 16217 TEMPLE AVE	\$69.00
	187875	05/01/2017	MAY 2017 PEST SVC - 16200 TEMPLE AVE CONDOS	\$138.00
	187884	05/05/2017	MAY 2017 PEST SVC - 17229 CHESTNUT ST	\$69.00
	187885	05/05/2017	MAY 2017 PEST SVC - 17217 CHESTNUT ST	\$69.00
	187883	05/05/2017	MAY 2017 PEST SVC - 16242 TEMPLE AVE	\$69.00
	187890	05/08/2017	MAY 2017 PEST SVC - 20137 E WALNUT DR S	\$69.00
<b>21045</b>	<b>07/12/2017</b>		<b>KLINE'S PLUMBING, INC.</b>	<b>\$2,150.00</b>
	Invoice	Date	Description	Amount
	10356	06/01/2017	EMERGENCY PLUMBING SVC - 16229 TEMPLE AVE	\$1,975.00
	10374	06/13/2017	EMERGENCY WATER LEAK REPAIR - 16200 TEMPLE	\$175.00
<b>21046</b>	<b>07/12/2017</b>		<b>LOCKS PLUS</b>	<b>\$283.05</b>
	Invoice	Date	Description	Amount
	23841	05/10/2017	RE-KEY LOCKS - 16200 TEMPLE AVE CONDO B	\$163.05

**Industry Property and Housing Management Authority  
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Check	Date	Payee Name	Check Amount	
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
23849	05/24/2017	REMOVE/REPLACE LOCKS	\$120.00	
21047	07/12/2017	SATSUMA LANDSCAPE & MAINT.	\$9,806.78	
	Invoice	Date	Description	Amount
	0617EHNHCS	06/28/2017	JUNE 2017 LANDSCAPE MAINTENANCE	\$9,806.78

Checks	Status	Count	Transaction Amount
	Total	14	\$19,269.76



*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 23, 2017  
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**CALL TO ORDER**

The Special Meeting of the City of Industry Property and Housing Management Authority 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.

**ROLL CALL**

PRESENT: Joseph Emmons, Chairman  
Saul Jauregui, Board Member  
Erin Schriever, Board Member

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

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 8, 2017**

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO RATIFY THE REGISTER OF DEMANDS FOR MARCH 8, 2017. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, SCHRIEVER, C/EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**DISCUSSION AND DIRECTION REGARDING REQUESTS TO SECURE RENTAL HOUSING IN THE CITY OF INDUSTRY**

Executive Director Philips advised the Board that staff had received a letter from Mr. Jacob Cortez and another letter from Mrs. Mary Radecki requesting approval to secure rental housing in the City of Industry.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO AUTHORIZE STAFF TO PREPARE AND ENTER INTO HOUSING AGREEMENTS

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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WITH MR. JACOB CORTEZ AND WITH MRS. MARY RADECKI. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, SCHRIEVER, C/EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 2:04 p.m.

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JOSEPH EMMONS  
CHAIRMAN

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DIANE M. SCHLICHTING  
ASSISTANT SECRETARY

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

The Regular Meeting of the City of Industry 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.

**ROLL CALL**

PRESENT: Joseph Emmons, Chairman  
Saul Jauregui, Board Member

ABSENT: Erin Schriever, Board Member

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

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 12, 2017**

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER JAUREGUI TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	JAUREGUI, C/EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	SCHRIEVER
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF THE MINUTES OF THE JANUARY 11, 2017 REGULAR MEETING**

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER JAUREGUI TO APPROVE AS SUBMITTED. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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AYES: BOARD MEMBERS: JAUREGUI, C/EMMONS  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: SCHRIEVER  
ABSTAIN: BOARD MEMBERS: NONE

**CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH AKJERS CONSULTING SERVICES, INC., DBA ABORTA BUG PEST & TERMITE CONTROL FOR RESIDENTIAL PEST CONTROL SERVICES IN AN AMOUNT NOT-TO-EXCEED \$56,700.00 FROM APRIL 12, 2017 TO APRIL 12, 2020**

Ms. Kristen Weger, Administrative Analyst, presented a staff report.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY CHAIRMAN EMMONS TO APPROVE THE AGREEMENT. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: JAUREGUI, C/EMMONS  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: SCHRIEVER  
ABSTAIN: BOARD MEMBERS: NONE

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 2:06 p.m.

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JOSEPH EMMONS  
CHAIRMAN

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DIANE M. SCHLICHTING  
ASSISTANT SECRETARY

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.3



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

P.O. BOX 3366 • CITY OF INDUSTRY • CALIFORNIA 91744  
(626) 333-2211 • Fax (626) 961-6795 • www.cityofindustry.org

**MEMORANDUM**

**TO:** The Honorable Chair and Members of the City of Industry Property and Housing Management Authority (IPHMA)

**FROM:** Paul J. Philips, Executive Director *Paul J. Philips*

**DATE:** July 12, 2017

**SUBJECT:** Attached correspondence from William Morrow, Esq.

Attached please find recent correspondence from William Morrow, Esq., regarding his proposal to serve as Legal Counsel to the Industry Property and Housing Management Authority.

IT IS RECOMMENDED that the Authority review the proposal and direct staff accordingly.

# The Morrow Law Firm

*Law & Government Strategies*

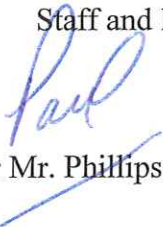
**SENATOR BILL MORROW, ESQ**  
*California State Senate-Retired*  
[Senator.Morrow@morrowlawfirm.org](mailto:Senator.Morrow@morrowlawfirm.org)

June 23, 2017

Paul Phillips, City Manager  
City of Industry  
15625 East Stafford Street, #100  
City of Industry, CA 91744

**HAND DELIVERED**

RE: Staff and legal resource for City of Industry Housing Commission

  
Dear Mr. Phillips:

It has come to my attention that the City of Industry Housing Commission has requested a dedicated staff and legal resource to assist the Commission in developing a response to the housing issues raised by Independent Monitor Bill Lockyer in his report of April 12, 2017, and recommending policy changes to the City Council regarding the same.

The purpose of this letter is to make known that I am very much interested and available to provide the services requested by the Commission.

During my tenure in the Legislature, I had the good fortune to closely work with Bill Lockyer on a number of legislative issues. On a personal, as well as professional level, I would very much enjoy, and look forward to working with him again.

It is my understanding that the work contemplated for the Commission would include, but not be limited to, developing a formal application procedure for potential City-housing tenants; and formulating policies which assess and balance the compatibility of housing expansion with environmental and legal exposures in an industrial city such as Industry.

If I were to assume these new responsibilities and additional work for the Commission, I could still continue to perform the duties of the City Clerk in the administration of elections.

On the elections front, my immediate project, which I had previously mentioned to you that I would undertake, and which I have begun, is to research and assess the extent to which the election consolidation requirements of SB 415 apply to the City. As you recall, SB 415, which was signed into law in 2015, becomes operative on January 1<sup>st</sup>, 2018. In certain instances, this new law (statutorily embodied in California Elections Code §§ 14050-14057) requires general

OCEANSIDE OFFICE: 5052 Palmeta Drive, Oceanside, CA 92056

SACRAMENTO OFFICE: 1100 N Street, Unit 4D, Sacramento, CA 95814

PH: 760/941-5458; FX: 760/941-7969



municipal elections to be consolidated with county elections, which effectively occur during the statewide primary and general elections held in even-numbered years only. If this law applies to charter cities such as Industry (and this is not clear on the face of the statutes), then the City of Industry, which presently holds its municipal elections in odd-numbered years pursuant to its Charter, may be required to adopt an election consolidation plan before the end of this year (and which would effectively convert its off-year and local-only elections to county and statewide elections in even-numbered years). I am also assessing the pros and cons, and the desirability or not, of election consolidation with L.A. County apart from SB 415; as well as interfacing with the County, who as you might expect, is pressuring all cities in the County to consolidate.

As you are aware, to assist the City in maintaining its budget and ensuring cost controls, I agreed to billing the City on a monthly fixed rate of \$5,000 per month, instead of my standard hourly billing rate. Moreover, to further help the City in controlling its costs and providing transparency in budget management, as well as in specific response to press inquiries, I have kept meticulous records of all my work on behalf of the City, including the number of man-hours which I provided. All of which I agreed to document, and have documented, in detailed monthly invoices to the City, despite in the end, only billing the agreed upon fixed monthly rate. Even a cursory review and tabulation of the data documented in the invoices, comparing my hourly rate to the actual fixed rate charged, quickly and clearly reveal that the City has realized thousands of dollars in savings and value for my work.

I am willing to continue this manner of billing for both the City Clerk services that I presently provide, as well as the anticipated additional services to be provided to the Housing Commission, for a monthly fixed fee of \$10,000 per month.

If you wish to discuss further, let me know. Thank you for considering my interest in working for the City Housing Commission, and I am ...

Very Truly Yours,



William "Bill" P. Morrow

WPM/mlf

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.4

**RESOLUTION NO. IPHMA 2017-02**

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

**WHEREAS**, the Industry Property and Housing Management Authority (the “IPHMA”) was created pursuant to the Joint Exercise of Powers Agreement (the “JPA”) by and between the City of Industry and the Civic-Recreational-Industrial Authority on March 23, 2006; and

**WHEREAS**, Section 2.04(a) of the JPA permits the Board of Directors of the IPHMA (the “Board”) to establish a schedule for its regular meetings; and

**WHEREAS**, Section 2.04 of the Bylaws of the IPHMA permits the Board to adopt rules designating the time and place for the regular meetings of the IPHMA; and

**WHEREAS**, on August 10, 2016, the Board adopted Resolution No. IPHMA 2016-02, setting the time of its regular meetings to be 2:00 p.m. on the Wednesday preceding the second Thursday of each month; and

**WHEREAS**, the Board desires to change the time of its regular meetings to be 5:00 p.m. on the Wednesday preceding the second Thursday of each month.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The Board finds that the facts, findings and conclusions set forth above are true and correct and are adopted herein by reference.

**SECTION 2.** The Board hereby rescinds Resolution No. IPHMA 2016-02 in its entirety.

**SECTION 3.** The regular meetings of the IPHMA shall be held at the place and time specified as follows:

City of Industry Council Chambers  
City Hall Annex  
15651 East Stafford Street  
City of Industry, CA 91744  
Wednesday Preceding the Second Thursday of Each Month  
5:00 p.m.

**SECTION 4.** In the event the Executive Director determines that there is no need for any such regular meeting in a particular month, the Executive Director will provide notice to the Board that the regular meeting for such month will not be conducted unless requested by the Chairman or a majority of the Board.

**SECTION 5.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 6.** That the IPHMA Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**SECTION 7.** This Resolution shall take effect immediately upon adoption.

**PASSED, APPROVED AND ADOPTED** by the Board at a regular meeting held on July 12, 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Joseph Emmons  
Chairman

ATTEST:

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Diane M. Schlichting  
Secretary