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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2015  
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**CALL TO ORDER**

The Regular Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Chairman Troy Helling at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**ROLL CALL**

PRESENT: Troy Helling, Chairman  
Carlos Cuevas, 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 REGISTER OF DEMANDS**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE 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:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF THE MINUTES OF THE AUGUST 12, 2015 REGULAR MEETING**

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

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
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NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN CALABRESE ARCHITECT AND THE INDUSTRY PROPERTY AND HOUSING AUTHORITY FOR THE REMODEL AND ADDITION AT 16220 TEMPLE AVENUE FOR AN ESTIMATED COST OF \$75,000.00**

Mr. Josh Nelson, Senior Project Manager, with CNC Engineering presented a staff report to the Authority.

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE THE AGREEMENT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: HELLING, CUEVAS, REIBLE  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**DISCUSSION AND DIRECTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO REVIEW AND STANDARIZE THE WATER BILING POLICY FOR THE IPHMA-MANAGED RESIDENTIAL UNITS**

Executive Director Philips presented a staff report to the Authority.

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO AUTHORIZE THE EXECUTIVE DIRECTOR TO REVIEW AND STANADARIZE THE WATER BILLING POLICY FOR THE IPHMA-MANAGED RESIDENTIAL UNITS. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: HELLING, CUEVAS, REIBLE  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**CONSIDERATION OF A RESIDENTIAL RENTAL AGREEMENT BETWEEN THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY AND**

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**LEONARD NUNNALLY FOR THE PROPERTY LOCATED AT 15714 NELSON AVENUE**

MOTION BY BOARD MEMBER REIBLE, AND SECOND BY BOARD MEMBER CUEVAS TO APPROVE THE AGREEMENT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF A RESIDENTIAL RENTAL AGREEMENT BETWEEN THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY AND TRAVIS BRADY AND VIVIAN BRADY FOR THE PROPERTY LOCATED AT 15652 NELSON AVENUE**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE THE AGREEMENT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**REQUEST FROM DANIEL NEWMIRE TO BE CONSIDERED FOR A RESIDENTIAL RENTAL AGREEMENT FOR ANY RESIDENTIAL UNITS AS THEY BECOME AVAILABLE**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO ACCEPT DANIEL NEWMIRE AS A FUTURE LESSEE AS RESIDENTIAL UNITS BECOME AVAILABLE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

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**DISCUSSION AND DIRECTION REGARDING THE CANCELLATION OF THE  
REGULAR MEETING SCHEDULED FOR NOVEMBER 11, 2015**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO CANCEL THE REGULAR MEETING AND HOLD A SPECIAL MEETING ON NOVEMBER 10, 2015. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

Deputy City Clerk Dunlap announced there was a need for Closed Session as follows:

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (Two potential cases)

There were no public comments on the Closed Session items.

Chairman Helling recessed the meeting into Closed Session at 10:10 a.m.

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

Chairman Helling reconvened the meeting at 10:29 a.m. All Board Members were present. General Counsel Casso reported out of Closed Session.

With regard to the Closed Session item A, with a 3-0 vote, the Board Members provided direction to the Executive Director and General Counsel, and took no reportable action.


**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:32 a.m.

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CARLOS CUEVAS  
BOARD MEMBER

  
DIANE SCHLICHTING  
ACTING ASSISTANT SECRETARY