

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

**Regular Meeting Agenda  
May 11, 2016  
10:00 a.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. Roll Call
  3. Public Comments

4. **BOARD MATTERS**

4.1 Consideration of the Register of Demands for April 13, 2016

*RECOMMENDED ACTION: Approve the Register of Demands and ratify the issuance of the checks.*

4.2 Consideration of the Register of Demands for May 11, 2016

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

4.3 Consideration of the minutes of the January 13, 2016 and February 10, 2016 regular meetings.

*RECOMMENDED ACTION: Approve as submitted.*

4.4 Discussion and direction regarding requests from Frances Ampudia and Hilda and Jose Rodriguez to be considered for Residential Rental Agreements for any residential units as they become available

*RECOMMENDED ACTION: Discuss and provide direction to Staff.*

5. Adjournment. Next regular meeting: Wednesday, June 8, 2016 at 10:00 a.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.1

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting April 13, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	85,110.84

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	85,110.84

**Industry Property and Housing Management Authority  
Board Meeting  
April 13, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20770</b>	03/08/2016		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$29.82</b>
	Invoice	Date	Description	Amount
	2016-00001100	03/04/2016	02/12-03/02/16 SVC - 20137 E WALNUT DR S	\$10.43
	2016-00001101	03/05/2016	02/04-03/04/16 SVC - 15722 NELSON AVE	\$19.39
<b>20771</b>	03/15/2016		<b>GAS COMPANY, THE</b>	<b>\$266.03</b>
	Invoice	Date	Description	Amount
	2016-00001116	03/10/2016	02/05-03/08/16 SVC - 16200 TEMPLE AVE	\$11.72
	2016-00001117	03/10/2016	02/05-03/08/16 SVC - 16200 TEMPLE AVE APT 100	\$18.60
	2016-00001118	03/10/2016	02/05-03/08/16 SVC - 16200 TEMPLE AVE APT 202	\$50.55
	2016-00001127	03/10/2016	02/08-03/08/16 SVC - 16238 HANDORF RD (TEMPLE	\$76.90
	2016-00001128	03/11/2016	02/29-03/09/16 SVC - 15722 NELSON AVE	\$108.26
<b>20772</b>	03/15/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$586.45</b>
	Invoice	Date	Description	Amount
	2974674	01/27/2016	CREDIT - 16238 TEMPLE AVE	(\$280.13)
	7012545	02/01/2016	SUPPLIES - 16238 TEMPLE AVE	\$866.58
<b>20773</b>	03/15/2016		<b>LA PUENTE VALLEY COUNTY</b>	<b>\$21.15</b>
	Invoice	Date	Description	Amount
	2016-00001119	03/04/2016	02/17-03/04/16 SVC - 15702 NELSON AVE	\$21.15
<b>20774</b>	03/15/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$105.74</b>
	Invoice	Date	Description	Amount
	2244768	03/10/2016	02/06-03/03/16 SVC - 20137 WALNUT DR SOUTH	\$105.74
<b>20775</b>	03/21/2016		<b>GAS COMPANY, THE</b>	<b>\$27.14</b>
	Invoice	Date	Description	Amount
	2016-00001144	03/16/2016	03/01-03/09/16 SVC - 15736 NELSON AVE	\$27.14
<b>20776</b>	03/21/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$359.23</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
April 13, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	7322366	02/01/2016	SUPPLIES - 16238 TEMPLE AVE	\$110.22
	6020165	02/02/2016	SUPPLIES - 16238 TEMPLE AVE	\$111.54
	4122245	02/04/2016	CREDIT - 16238 TEMPLE AVE	(\$160.46)
	0031412	02/18/2016	SUPPLIES - 16238 TEMPLE AVE	\$297.93
<b>20777</b>	03/22/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$30.00</b>
	Invoice	Date	Description	Amount
	03/21/16	03/21/2016	FEE FOR NAME CHANGE - 22002 (22036) VALLEY	\$30.00
<b>20778</b>	03/29/2016		<b>BANK OF AMERICA - VISA</b>	<b>\$20.00</b>
	Invoice	Date	Description	Amount
	03/01/16	03/06/2016	LA PUENTE VALLEY WATER NAME TRANSFER -	\$20.00
<b>20779</b>	03/29/2016		<b>PEREZ, BERTHA</b>	<b>\$4,505.03</b>
	Invoice	Date	Description	Amount
	12/27/14	12/27/2014	REIMBURSEMENT FOR STORAGE FEES	\$4,505.03
<b>20780</b>	04/13/2016		<b>CITY OF INDUSTRY-PETTY CASH</b>	<b>\$62.08</b>
	Invoice	Date	Description	Amount
	04/01/16	04/01/2016	REIMBURSE PETY CASH - HOME DEPOT-TILE &	\$62.08
<b>20781</b>	04/13/2016		<b>CITY OF INDUSTRY-REFUSE</b>	<b>\$903.88</b>
	Invoice	Date	Description	Amount
	2428222	02/29/2016	DISPOSAL SVC - 15722 NELSON AVE	\$903.88
<b>20782</b>	04/13/2016		<b>CNC ENGINEERING</b>	<b>\$28,185.64</b>
	Invoice	Date	Description	Amount
	44550	03/10/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$8,245.21
	44551	03/10/2016	IPHMA ISSUES - MISC/GENERAL	\$3,365.50
	44552	03/10/2016	IPHMA ISSUES - 20137-20249 E. WALNUT DR. S	\$506.68
	44614	03/31/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$12,045.02
	44615	03/31/2016	IPHMA ISSUES - MISC/GENERAL	\$2,569.44

**Industry Property and Housing Management Authority  
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<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	44616	03/31/2016	IPHMA ISSUES - 20137-20249 E. WALNUT DR. S	\$1,453.79
<b>20783</b>	04/13/2016		<b>DAKOTA BACKFLOW CO.</b>	<b>\$985.00</b>
	Invoice	Date	Description	Amount
	37877	02/22/2016	TESTING OF IPHMA BACKFLOW DEVICES FOR 2015	\$985.00
<b>20784</b>	04/13/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$12,231.72</b>
	Invoice	Date	Description	Amount
	6022241	02/22/2016	SUPPLIES - 16238 TEMPLE AVE	\$15.46
	6130953	02/22/2016	CREDIT - 16238 TEMPLE AVE	(\$15.44)
	6561844	02/22/2016	SUPPLIES - IPHMA	\$59.86
	5013910	02/23/2016	SUPPLIES - 16238 TEMPLE AVE	\$7.50
	4014019	02/24/2016	SUPPLIES - 16238 TEMPLE AVE	\$458.76
	3014078	02/25/2016	SUPPLIES - 16238 TEMPLE AVE	\$46.35
	6131381	03/03/2016	CREDIT - 16238 TEMPLE AVE	(\$239.79)
	2971240	03/07/2016	CARPET MEASURING - 20137 E. WALNUT DR. S	\$50.00
	2971241	03/07/2016	CARPET MEASURING - 15730 NELSON AVE	\$50.00
	8054914	03/11/2016	SUPPLIES - 16238 TEMPLE AVE	\$114.06
	8362300	03/11/2016	NEW CARPET - 20137 E. WALNUT DR. S & 15730	\$6,045.53
	8971448	03/11/2016	APPLIANCES - 15702 NELSON AVE	\$2,378.58
	2055991	03/17/2016	SUPPLIES - 16238 TEMPLE AVE	\$144.51
	2971709	03/17/2016	APPLIANCES - 16238 TEMPLE AVE	\$3,051.01
	1056239	03/18/2016	SUPPLIES - IPHMA	\$65.33
<b>20785</b>	04/13/2016		<b>JANUS PEST MANAGEMENT</b>	<b>\$897.00</b>
	Invoice	Date	Description	Amount
	175209	02/05/2016	PEST SVC - CONDOS	\$138.00
	175210	02/05/2016	PEST SVC - 16217 TEMPLE AVE	\$69.00
	175211	02/05/2016	PEST SVC - 16218 TEMPLE AVE	\$69.00
	175212	02/05/2016	PEST SVC - 16220 TEMPLE AVE	\$69.00
	175213	02/05/2016	PEST SVC - 16224 TEMPLE AVE	\$69.00
	175214	02/05/2016	PEST SVC - 16227 TEMPLE AVE	\$69.00

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**April 13, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	175215	02/05/2016	PEST SVC - 16229 TEMPLE AVE	\$69.00
	175216	02/05/2016	PEST SVC - 16238 TEMPLE AVE	\$69.00
	175217	02/05/2016	PEST SVC - 16242 TEMPLE AVE	\$69.00
	175218	02/05/2016	PEST SVC - 17229 CHESTNUT ST	\$69.00
	175219	02/05/2016	PEST SVC - 17217 CHESTNUT ST	\$69.00
	175223	02/05/2016	PEST SVC - 20137 E. WALNUT DR. S	\$69.00
<b>20786</b>	04/13/2016		<b>KLINAKIS CONSTRUCTION CO., INC.</b>	<b>\$10,563.54</b>
	Invoice	Date	Description	Amount
	02/22/16	02/22/2016	NEW FLOORING & CLOSETS - 16238 TEMPLE AVE	\$9,063.54
	02/29/16	02/29/2016	INSTALL FLOORING - 16238 TEMPLE AVE	\$1,500.00
<b>20787</b>	04/13/2016		<b>LOCKS PLUS</b>	<b>\$1,236.46</b>
	Invoice	Date	Description	Amount
	32776	03/24/2016	REMOVE/REPLACE LOCKS - 15702 NELSON AVE	\$225.21
	33085	03/24/2016	RE-KEY LOCKS - 15730 & 15736 NELSON AVE	\$484.88
	33086	03/24/2016	RE-KEY LOCKS - 20137 E. WALNUT DR. S	\$290.59
	33010	01/22/2016	INSTALL MAILBOX LINES - 17217 & 17229 CHESTNUT	\$235.78
<b>20788</b>	04/13/2016		<b>ROWLAND WATER DISTRICT</b>	<b>\$145.86</b>
	Invoice	Date	Description	Amount
	2016-00001207	03/31/2016	03/08-03/17/16 SVC - 17229 CHESTNUT ST	\$75.90
	2016-00001208	03/31/2016	03/08-03/17/16 SVC - 17217 CHESTNUT ST	\$69.96
<b>20789</b>	04/13/2016		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$15,544.07</b>
	Invoice	Date	Description	Amount
	0316EHNHCS	03/30/2016	LANDSCAPE MAINTENANCE - MARCH 2016	\$15,544.07
<b>20790</b>	04/13/2016		<b>THEE BEST ROOTER &amp; PLUMBING</b>	<b>\$225.00</b>
	Invoice	Date	Description	Amount
	4908	03/20/2016	PLUMBING SVC - BUNK HOUSE	\$225.00



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Check	Date	Payee Name			Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>					
20791	04/13/2016	ZABCO PAINTING			\$8,180.00
	Invoice	Date	Description	Amount	
	403	03/04/2016	REPAINT INTERIOR & GARAGE - 16238 TEMPLE AVE	\$4,610.00	
	407	03/17/2016	PAINT INTERIOR & GARAGE - 20137 E. WALNUT DR.	\$3,570.00	

Checks	Status	Count	Transaction Amount
	Total	22	\$85,110.84

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.2

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting May 11, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	38,986.87

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	38,986.87

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**May 11, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20792</b>	04/19/2016		<b>BANK OF AMERICA - VISA</b>	<b>\$80.00</b>
	Invoice	Date	Description	Amount
	3/4/16 & 3/30/16	04/06/2016	IPHMA UTILITY ADDRESS CHANGES	\$80.00
<b>20793</b>	04/19/2016		<b>GAS COMPANY, THE</b>	<b>\$93.29</b>
	Invoice	Date	Description	Amount
	2016-00001230	04/08/2016	03/08-04/06/16 SVC - 16238 HANDORF RD (TEMPLE	\$10.12
	2016-00001231	04/08/2016	03/08-04/06/16 SVC - 16200 TEMPLE AVE	\$12.79
	2016-00001232	04/08/2016	03/08-04/05/16 SVC - 16200 TEMPLE AVE APT 100	\$15.62
	2016-00001233	04/08/2016	03/08-04/05/16 SVC - 16200 TEMPLE AVE APT 202	\$42.87
	2016-00001247	04/11/2016	03/09-04/07/16 SVC - 15722 NELSON AVE	\$11.89
<b>20794</b>	04/19/2016		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$0.18</b>
	Invoice	Date	Description	Amount
	2016-00001234	04/06/2016	03/01-04/05/16 SVC - 15736 NELSON AVE	\$0.18
<b>20795</b>	04/26/2016		<b>GAS COMPANY, THE</b>	<b>\$52.47</b>
	Invoice	Date	Description	Amount
	2016-00001268	04/11/2016	03/23-04/07/16 SVC - 15736 NELSON AVE	\$52.47
<b>20796</b>	04/26/2016		<b>INDUSTRY PUBLIC UTILITY</b>	<b>\$121.55</b>
	Invoice	Date	Description	Amount
	2016-00001269	03/15/2016	01/10-02/26/16 SVC - 16200 TEMPLE AVE UNIT D	\$22.89
	2016-00001270	04/13/2016	04/07-04/10/16 SVC - 17217 CHESTNUT ST	\$4.91
	2016-00001271	04/13/2016	02/16-04/10/16 SVC - 16224 TEMPLE AVE	\$34.35
	2016-00001272	04/13/2016	02/10-04/07/16 SVC - 16238 TEMPLE AVE	\$41.22
	2016-00001273	04/13/2016	02/10-04/10/16 SVC - 16220 TEMPLE AVE	\$18.18
<b>20797</b>	04/26/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$137.79</b>
	Invoice	Date	Description	Amount
	2271177	04/12/2016	03/23-04/04/16 SVC - 22002 (22036) VALLEY BLVD	\$19.93
	2275470	04/13/2016	03/04-04/05/16 SVC - 20137 WALNUT DR.	\$117.86

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**May 11, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20798</b>	05/11/2016		<b>AABBA ANYTYME INC.</b>	<b>\$449.00</b>
	Invoice	Date	Description	Amount
	546352	04/03/2016	EMERGENCY PLUMBING SVC - 16218 TEMPLE AVE	\$449.00
<b>20799</b>	05/11/2016		<b>CNC ENGINEERING</b>	<b>\$14,473.24</b>
	Invoice	Date	Description	Amount
	44671	04/14/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$5,595.74
	44729	04/26/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$4,950.73
	44730	04/26/2016	IPHMA ISSUES - MISC/GENERAL	\$3,926.77
<b>20800</b>	05/11/2016		<b>DAKOTA BACKFLOW CO.</b>	<b>\$315.00</b>
	Invoice	Date	Description	Amount
	38441	04/25/2016	PLUMBING REPAIRS FOR PUMP - 16220 TEMPLE AVE	\$315.00
<b>20801</b>	05/11/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$4,315.14</b>
	Invoice	Date	Description	Amount
	6202504	03/23/2016	WALL CABINET & FILLER - 20137 E. WALNUT DR. S	\$123.80
	6202657	03/23/2016	MICROWAVE - 20137 E. WALNUT DR. S	\$182.52
	5010815	03/24/2016	MIRROR - 16238 TEMPLE AVE	\$30.50
	0011069	03/29/2016	CLOSET SHELVING - 16220 TEMPLE AVE	\$49.03
	9561612	03/30/2016	SUPPLIES - 16220 TEMPLE AVE	\$133.20
	4120829	04/04/2016	CREDIT - TILE JOB - 16220 TEMPLE AVE	(\$328.77)
	4202640	04/04/2016	TILE - 16220 TEMPLE AVE	\$194.51
	1202692	04/07/2016	SUPPLIES - 16220 TEMPLE AVE	\$338.25
	6132976	04/12/2016	CREDIT - GROUT SHIELDS - 16220 TEMPLE AVE	(\$49.51)
	5314584	04/13/2016	CEILING FAN & MISC SUPPLIES - 16220 TEMPLE AVE	\$195.07
	4972987	04/14/2016	WASHER & DRYER - 15736 NELSON AVE	\$1,723.27
	4972989	04/14/2016	WASHER & DRYER - 16220 TEMPLE AVE	\$1,723.27
<b>20802</b>	05/11/2016		<b>INDUSTRY PUBLIC UTILITIES</b>	<b>\$32.05</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
May 11, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	2016-00001310	04/19/2016	03/29-04/19/16 SVC - 14063 PROCTOR	\$32.05
<b>20803</b>	05/11/2016		<b>JANUS PEST MANAGEMENT</b>	<b>\$1,176.00</b>
	Invoice	Date	Description	Amount
	175690	04/07/2016	MARCH 2016 PEST SVC - 15652 NELSON AVE	\$58.00
	175686	04/07/2016	MARCH 2016 PEST SVC - 15714 NELSON AVE	\$58.00
	175687	04/07/2016	MARCH 2016 PEST SVC - 15722 NELSON AVE	\$58.00
	175688	04/07/2016	MARCH 2016 PEST SVC - 15730 NELSON AVE	\$58.00
	175689	04/07/2016	MARCH 2016 PEST SVC - 15736 NELSON AVE	\$58.00
	175691	04/07/2016	MARCH 2016 PEST SVC - 15702 NELSON AVE	\$58.00
	176021	03/04/2016	MARCH 2016 PEST SVC - CONDOS	\$138.00
	176022	03/04/2016	MARCH 2016 PEST SVC - 16217 TEMPLE AVE	\$69.00
	176023	03/04/2016	MARCH 2016 PEST SVC - 16218 TEMPLE AVE	\$69.00
	176024	03/04/2016	MARCH 2016 PEST SVC - 16220 TEMPLE AVE	\$69.00
	176025	03/04/2016	MARCH 2016 PEST SVC - 16224 TEMPLE AVE	\$69.00
	176026	03/04/2016	MARCH 2016 PEST SVC - 16227 TEMPLE AVE	\$69.00
	176027	03/04/2016	MARCH 2016 PEST SVC - 16229 TEMPLE AVE	\$69.00
	176028	03/04/2016	MARCH 2016 PEST SVC - 16238 TEMPLE AVE	\$69.00
	176032	03/31/2016	MARCH 2016 PEST SVC - 17217 CHESTNUT ST	\$69.00
	176031	03/31/2016	MARCH 2016 PEST SVC - 17229 CHESTNUT ST	\$69.00
	176034	03/04/2016	MARCH 2016 PEST SVC - 20137 E. WALNUT DR. S	\$69.00
<b>20804</b>	05/11/2016		<b>MERRITT'S ACE HARDWARE</b>	<b>\$21.22</b>
	Invoice	Date	Description	Amount
	091609	04/04/2016	SUPPLIES - 16220 TEMPLE AVE	\$21.22
<b>20805</b>	05/11/2016		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$15,959.94</b>
	Invoice	Date	Description	Amount
	0416EHNHCS	04/27/2016	LANDSCAPE MAINTENANCE - APRIL 2016	\$15,959.94
<b>20806</b>	05/11/2016		<b>THEE BEST ROOTER &amp; PLUMBING</b>	<b>\$320.00</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
May 11, 2016**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	4936	04/16/2016	PLUMBING SVC - 15730 NELSON AVE	\$320.00
<b>20807</b>	05/11/2016		<b>ZABCO PAINTING</b>	<b>\$1,440.00</b>
	Invoice	Date	Description	Amount
	410	03/19/2016	PAINT KITCHEN POP-OUTS - 16238 TEMPLE AVE	\$320.00
	412	03/25/2016	INTERIOR PAINTING - 15736 NELSON AVE	\$1,120.00

Checks	Status	Count	Transaction Amount
	Total	16	\$38,986.87

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.3



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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 13, 2016  
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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 Board Member Mike Reible at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**ROLL CALL**

PRESENT: Saul Jauregui, Board Member  
Mike Reible, Board Member

STAFF PRESENT: Bianca Sparks, Deputy General Counsel; and Cecelia Dunlap, Assistant Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE REGISTER OF DEMANDS**

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

**CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

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

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

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
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ABSTAIN: BOARD MEMBERS: NONE

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:04 a.m.

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MIKE REIBLE  
BOARD MEMBER

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CECELIA DUNLAP  
ASSISTANT SECRETARY

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
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CITY OF INDUSTRY, CALIFORNIA  
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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 Board Member Mike Reible at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**ROLL CALL**

PRESENT: Saul Jauregui, Board Member  
Mike Reible, Board Member

STAFF PRESENT: Curtis Fresch, Infrastructure Development; and Cecelia Dunlap, Assistant Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE REGISTER OF DEMANDS**

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

**CONSIDERATION OF THE MINUTES OF THE NOVEMBER 10, 2015 SPECIAL MEETING**

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

AYES:	BOARD MEMBERS:	JAUREGUI, REIBLE
NOES:	BOARD MEMBERS:	NONE

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
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ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

Mr. Fresch requested that the Authority call a special meeting of the Industry Property and Housing Management Authority for Thursday, February 18, 2016.

Discussion ensued between the Board Members, and direction was provided to call a special meeting of the Industry Property and Housing Management Authority for Thursday, February 18, 2016, at 10:00 a.m.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:05 a.m.

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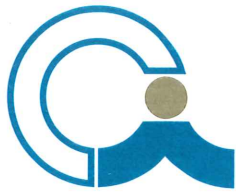
MIKE REIBLE  
BOARD MEMBER

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CECELIA DUNLAP  
ASSISTANT SECRETARY

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.4



**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](http://www.cityofindustry.org)

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

Paul J. Philips, Executive Director  
James M. Casso, General Counsel  
Phyllis Tucker, Treasurer  
Cecelia Dunlap, Assistant Secretary

**MEMORANDUM**

**TO:** The Honorable Chair and Members of the Property and Housing Management Authority

**FROM:** Paul J. Philips City Manager, City of Industry

**DATE:** May 10, 2016

**SUBJECT:** Request for Housing Assistance

The City has received two separate letters from Frances Ampudia, and Hilda and Jose Rodriguez outlining a request for housing assistance.

IT IS RECOMMENDED that the Board review the two attached requests, and direct staff accordingly.

April 26, 2016

To the City of Industry Housing Authority,

I would respectfully like to ask for immediate assistance in obtaining a home in the city for myself and my family. As of current I am living in San Diego with 2 of my children. My spouse is living with his mom 4 days a week because his job is in Yorba Linda. So we are living in 2 separate households. With rent as high as it is and the commute back and forth to OC it would be beneficial for us to live in one household and be able to be a family. I have recently been diagnosed with Cervical Cancer and have a very long process for treatment. I have started treatment here in San Diego but will be finishing treatment at The City of Hope. Due to my treatments, I have not been able to handle working my normal full time job and have been reduced to part time work only, and soon I will have to take time off all together. So we have become a one income household, relying on my spouse's income alone. My son Xander is 11 and my daughter Gia is 17. Gia will be graduating in June and attending Fullerton JC. So this would allow her to stay at home instead of worrying about dorm costs. My 18 yr. old daughter, Devynne is attending UC Santa Cruz. We help Devynne cover costs that were not covered with her grants, aid, and scholarships, and what she makes working at the dining hall.

We support business and the strong need to continue to bring business to California. We fully understand and accept the existence of certain impacts that are associated with living in such close proximity of a 24 hour a day manufacturing city.

The possibility of lowering our rent and keeping us all in the same household is more than I could dream of. Thank you for your consideration in the request for a house. Anything you could do would be a tremendous help to me and my family.

Sincerely,

Frances Ampudia

To: Mr. Mike Reible, Mr. Saul Juregui  
Mr. Joe Emmons, Members of the  
Industry Property and Housing Management  
Authority, and MR Paul Phillips, Executive Director

From: Mrs. Hilda Rodriguez  
Re: Request for Housing

Dear Sirs,

My name is Hilda Rodriguez and I am respectfully requesting your consideration for a home for myself and my family. First let me tell you about ourselves. I have been married to my husband Jose for 14 years. We have two children, Natalie who is 13 and in the 7th grade and Anthony who is 9 and in the 4th grade. I currently work part-time as a Cafeteria worker at Western Christian School. Jose is an auto body repair man and works on a free lance basis from shop to shop as work is available. To say that our finances are tight would be an understatement. We currently are renting a two bedroom duplex in Pomona. Our rent is \$1050 a month plus utilities and



We routinely pay over 50% of our take home pay for our housing.

My biggest concern is for our children. We live in a very rough neighborhood and gangs and shootings are a weekly concern for me and my husband. One of the reasons we are so desperate to move to the City of Industry is to get my kids into a much better public school. Also, as you can imagine, our son and daughter are getting to old to share a bedroom.

Additionally, I have been dealing with health issues and recently had a tumor removed from my breast and now it appears I may have to have surgery on my other breast as well. Our family also takes care of our 87 year old grandfather. He lives near Amar and Temple, so in addition to better schools, we will be much closer to make sure our grandfather receives the best care possible. Unfortunately, my health issues put an additional and unpredictable strain on our finances.

Thank you for your consideration of our needs. I can assure you that we will be quiet neighbors who will treat your property with the utmost respect.

Please call me at \_\_\_\_\_ with any questions or let me know if there is anything we can do to hurry up this request. We are paying on a month to month basis and can move on a moment's notice.

Thank you,

Hilda and Jose Rodriguez  
Hilda and Jose Rodriguez