



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

**Regular Meeting Agenda
February 10, 2016
10:00 a.m.**

**Chairman - Vacant
Board Member Saul Jauregui
Board Member Mike Reible**

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

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

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

4.2 Consideration of the minutes of the November 10, 2015 special meeting.

RECOMMENDED ACTION: Approve as submitted.

5. Adjournment. Next regular meeting: Wednesday, March 9, 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 February 10, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	65,664.25

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	65,664.25

**Industry Property and Housing Management Authority
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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20738	01/20/2016		GAS COMPANY, THE	\$104.22
	Invoice	Date	Description	Amount
	2016-00000820	01/08/2016	12/03-01/06/16 SVC - 16200 TEMPLE AVE	\$30.79
	2016-00000821	01/08/2016	12/03-01/06/16 SVC - 16200 TEMPLE AVE APT 100	\$20.57
	2016-00000822	01/08/2016	12/03-01/06/16 SVC - 16200 TEMPLE AVE APT 202	\$52.86
20739	01/27/2016		INDUSTRY PUBLIC UTILITY	\$17.65
	Invoice	Date	Description	Amount
	2016-00000865	01/15/2016	01/06-01/10/16 SVC - 16200 TEMPLE AVE UNIT D	\$0.12
	2016-00000866	01/15/2016	12/10-01/10/16 SVC - 16220 TEMPLE AVE	\$9.13
	2016-00000867	01/15/2016	12/10-01/10/16 SVC - 16238 TEMPLE AVE	\$8.40
20740	02/03/2016		HUTTON, TINA	\$600.00
	Invoice	Date	Description	Amount
	2/3/16	02/03/2016	REFUND SECURITY DEPOSIT	\$600.00
20741	02/10/2016		AIR-BREE, INC	\$290.44
	Invoice	Date	Description	Amount
	1160126953	01/26/2016	HEATING REPAIR - 15702 NELSON AVE	\$290.44
20742	02/10/2016		CALABRESE ARCHITECT	\$8,495.00
	Invoice	Date	Description	Amount
	16-3891	01/04/2016	REMODEL & ADDITION - 16220 TEMPLE AVE	\$8,495.00
20743	02/10/2016		CNC ENGINEERING	\$39,093.07
	Invoice	Date	Description	Amount
	44334	01/14/2016	BUILDING REMODEL - 15722 NELSON AVE	\$8,631.58
	44335	01/14/2016	IPHMA ISSUES - MISC/GENERAL	\$7,384.78
	44336	01/14/2016	16220 TEMPLE AVE REMODEL	\$1,054.70
	44337	01/14/2016	IPHMA ISSUES - CONDOS	\$947.11
	44392	01/28/2016	BUILDING REMODEL - 15722 NELSON AVE	\$12,326.98
	44393	01/28/2016	IPHMA ISSUES - MISC/GENERAL	\$7,312.15

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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	44394	01/28/2016	IPHMA ISSUES - LAKE LOOP SEWER SYSTEM	\$313.76
	44395	01/28/2016	IPHMA ISSUES - LAKE LOOP SINGLE FAMILY HOMES	\$615.33
	44396	01/28/2016	IPHMA ISSUES - CONDOS	\$506.68
20744	02/10/2016		HOME DEPOT CREDIT SERVICE	\$829.81
	Invoice	Date	Description	Amount
	9015921	12/21/2015	SUPPLIES - 16000 TEMPLE AVE UNIT B	\$71.91
	9124986	12/31/2015	FLOORING MEASUREMENT - 17229 CHESTNUT ST	\$50.00
	1562965	01/08/2016	SUPPLIES - 16238 TEMPLE AVE	\$347.09
	1562967	01/08/2016	SUPPLIES - 16238 TEMPLE AVE	\$23.37
	1593411	01/08/2016	SUPPLIES - 16238 TEMPLE AVE	\$32.67
	7043181	01/12/2016	SUPPLIES - 16238 TEMPLE AVE	\$216.42
	7593673	01/12/2016	SUPPLIES - 16238 TEMPLE AVE	\$39.80
	5580644	01/14/2016	SUPPLIES - 16238 TEMPLE AVE	\$48.55
20745	02/10/2016		JANUS PEST MANAGEMENT	\$897.00
	Invoice	Date	Description	Amount
	173566	12/04/2015	PEST SVC - 16000 TEMPLE AVE CONDOS	\$138.00
	173567	12/04/2015	PEST SVC - 16217 TEMPLE AVE	\$69.00
	173568	12/04/2015	PEST SVC - 16218 TEMPLE AVE	\$69.00
	173569	12/04/2015	PEST SVC - 16220 TEMPLE AVE	\$69.00
	173570	12/04/2015	PEST SVC - 16224 TEMPLE AVE	\$69.00
	173571	12/04/2015	PEST SVC - 16227 TEMPLE AVE	\$69.00
	173572	12/04/2015	PEST SVC - 16229 TEMPLE AVE	\$69.00
	173573	12/04/2015	PEST SVC - 16238 TEMPLE AVE	\$69.00
	173574	12/04/2015	PEST SVC - 16242 TEMPLE AVE	\$69.00
	173576	12/18/2015	PEST SVC - 17229 CHESTNUT ST	\$69.00
	173577	12/18/2015	PEST SVC - 17217 CHESTNUT ST	\$69.00
	175240	12/04/2015	PEST SVC - 20137 E WALNUT DR. SOUTH	\$69.00
20746	02/10/2016		KLINAKIS CONSTRUCTION CO., INC.	\$3,574.03
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority
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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	187696	12/22/2015	REPAIR DAMAGED SEWER/DRAIN LINE - 16000	\$3,574.03
20747	02/10/2016		MERRITT'S ACE HARDWARE	\$43.33
	Invoice	Date	Description	Amount
	090210	01/08/2016	SUPPLIES - 16238 TEMPLE AVE	\$31.36
	090461	01/22/2016	SUPPLIES - 17217 & 17229 CHESTNUT ST	\$11.97
20748	02/10/2016		MX GRAPHICS, INC.	\$46.87
	Invoice	Date	Description	Amount
	8896	01/04/2016	BLUEPRINT SVC - MP 12 06	\$24.57
	8938	01/08/2016	BLUEPRINT SVC - MP 12 06	\$22.30
20749	02/10/2016		ROLLING GREEN, INC.	\$246.42
	Invoice	Date	Description	Amount
	6552	12/18/2015	TREE TRIMMING - 17217 & 17229 CHESTNUT ST	\$246.42
20750	02/10/2016		SATSUMA LANDSCAPE & MAINT.	\$11,067.00
	Invoice	Date	Description	Amount
	0116EHNHCS	01/27/2016	LANDSCAPE MAINTENANCE - JANUARY 2016	\$11,067.00
20751	02/10/2016		THEE BEST ROOTER & PLUMBING	\$359.41
	Invoice	Date	Description	Amount
	4802	01/11/2016	PLUMBING SVC - 16000 TEMPLE AVE UNIT A	\$169.08
	4835	01/24/2016	PLUMBING SVC - 16242 TEMPLE AVE	\$190.33

Checks	Status	Count	Transaction Amount
	Total	14	\$65,664.25

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 4.2

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 Troy Helling at 3:00 p.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:	CUEVAS, REIBLE, HELLING
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 9, 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:	CUEVAS, REIBLE, HELLING
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SPECIAL MEETING MINUTES
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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: (One potential case)

There were no public comments on the Closed Session items.

Chairman Helling recessed the meeting into Closed Session at 3:02 p.m.

RECONVENE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY MEETING

Chairman Helling reconvened the meeting at 3:13 p.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 took no reportable action.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 3:14 p.m.

MIKE REIBLE
BOARD MEMBER

CECELIA DUNLAP
ASSISTANT SECRETARY