



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

**Regular Meeting Agenda
March 9, 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 December 9, 2015 regular meeting.

RECOMMENDED ACTION: Approve as submitted.

5. Adjournment. Next regular meeting: Wednesday, April 13, 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 March 9, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	126,782.87

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	126,782.87

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20752	02/04/2016		WALNUT VALLEY WATER DISTRICT	\$30.00
	Invoice	Date	Description	Amount
	02/03/16	02/03/2016	ADMINISTRATIVE FEE FOR APPLICATION - 20137 E.	\$30.00
20753	02/05/2016		KANE, MARIAN	\$700.00
	Invoice	Date	Description	Amount
	02/04/16	02/04/2016	REFUND SECURITY DEPOSIT	\$700.00
20754	02/17/2016		GAS COMPANY, THE	\$154.78
	Invoice	Date	Description	Amount
	2016-00000979	02/09/2016	01/06-02/05/16 SVC - 16200 TEMPLE AVE	\$42.32
	2016-00000980	02/09/2016	01/06-02/05/16 SVC - 16200 TEMPLE AVE APT 100	\$16.69
	2016-00000981	02/09/2016	01/06-02/05/16 SVC - 16200 TEMPLE AVE APT 202	\$45.28
	2016-00000982	02/09/2016	02/02-02/05/16 SVC - 16000 TEMPLE AVE APT D	\$50.49
20755	02/17/2016		SO CALIFORNIA EDISON COMPANY	\$8.65
	Invoice	Date	Description	Amount
	2016-00000983	02/13/2016	02/05-02/12/16 SVC - 20137 E WALNUT DR S	\$8.65
20756	02/18/2016		YOUPA, DAVE	\$700.00
	Invoice	Date	Description	Amount
	2/18/16	02/18/2016	REFUND SECURITY DEPOSIT	\$700.00
20757	02/19/2016		HOME DEPOT CREDIT SERVICE	\$3,661.94
	Invoice	Date	Description	Amount
	4805520	01/05/2016	SUPPLIES - 16238 TEMPLE AVE	\$734.77
	4974165	01/15/2016	SUPPLIES - 16238 TEMPLE AVE	\$3,501.93
	974305	01/19/2016	SUPPLIES - 16238 TEMPLE AVE	\$952.08
	0221640	02/18/2016	CREDIT - 16238 TEMPLE AVE	(\$317.07)
	0202083	02/18/2016	CREDIT - 16238 TEMPLE AVE	(\$1,209.77)
20758	02/23/2016		HOME DEPOT CREDIT SERVICE	\$9,869.96

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

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	Invoice	Date	Description	Amount
	5201383	01/04/2016	APPLIANCES & INSTALLATION - 16238 TEMPLE AVE	\$9,869.96
20759	02/23/2016		INDUSTRY PUBLIC UTILITY	\$28.16
	Invoice	Date	Description	Amount
	2016-00000992	02/17/2016	01/10-02/10/16 SVC - 16220 E TEMPLE AVE	\$11.17
	2016-00000993	02/17/2016	01/10-02/10/16 SVC - 16238 E TEMPLE AVE	\$16.99
20760	02/25/2016		BANK OF AMERICA - VISA	\$20.00
	Invoice	Date	Description	Amount
	2016-00001016	02/06/2016	TRANSFER NAME-LA PUENTE VALLEY WATER	\$20.00
20761	02/29/2016		GAS COMPANY, THE	\$64.01
	Invoice	Date	Description	Amount
	2016-00001019	02/22/2016	02/05-02/18/16 SVC - 20137 E WALNUT DR S	\$64.01
20762	03/09/2016		CITY OF INDUSTRY	\$10,952.59
	Invoice	Date	Description	Amount
	03/01/16	03/01/2016	DUE TO/DUE FROM REIMBURSEMENT - 7/1/14-	\$10,952.59
20763	03/09/2016		CNC ENGINEERING	\$30,886.98
	Invoice	Date	Description	Amount
	44105	11/12/2015	BUILDING REMODEL - 15722 NELSON AVE	\$7,515.93
	44106	11/12/2015	IPHMA ISSUES - MISC/GENERAL	\$2,125.04
	44107	11/12/2015	IPHMA ISSUES - 20137-20249 E WALNUT DR SOUTH	\$156.88
	44447	02/11/2016	BUILDING REMODEL - 15722 NELSON AVE	\$6,821.63
	44448	02/11/2016	IPHMA ISSUES - MISC/GENERAL	\$1,571.19
	44449	02/11/2016	16220 TEMPLE AVE REPAIRS	\$380.01
	44494	02/25/2016	BUILDING REMODEL - 15722 NELSON AVE	\$9,854.98
	44495	02/25/2016	IPHMA ISSUES - MISC/GENERAL	\$2,461.32
20764	03/09/2016		CONCEPT CONSULTANT, INC.	\$51,097.22

Industry Property and Housing Management Authority
Board Meeting
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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	Invoice	Date	Description	Amount
	#8IPHMA-001	03/01/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$53,786.55
20765	03/09/2016		JANUS PEST MANAGEMENT	\$5,320.00
	Invoice	Date	Description	Amount
	175291	02/04/2016	FUMIGATION SVC - 16238 TEMPLE AVE	\$1,971.00
	175292	02/04/2016	FUMIGATION SVC - 16220 TEMPLE AVE	\$2,064.00
	174080	02/01/2016	PEST SVC - 15652 NELSON AVE	\$58.00
	174076	02/01/2016	PEST SVC - 15714 NELSON AVE	\$58.00
	174078	02/01/2016	PEST SVC - 15730 NELSON AVE	\$58.00
	174079	02/01/2016	PEST SVC - 15736 NELSON AVE	\$58.00
	174081	02/01/2016	PEST SVC - 15702 NELSON AVE	\$58.00
	174435	01/08/2016	PEST SVC - 20137 E. WALNUT DR. SOUTH	\$69.00
	174433	01/22/2016	PEST SVC - 17217 CHESTNUT ST	\$69.00
	174432	01/22/2016	PEST SVC - 17229 CHESTNUT ST	\$69.00
	174429	01/08/2016	PEST SVC - 16242 TEMPLE AVE	\$69.00
	174428	01/08/2016	PEST SVC - 16238 TEMPLE AVE	\$69.00
	174427	01/08/2016	PEST SVC - 16229 TEMPLE AVE	\$69.00
	174426	01/08/2016	PEST SVC - 16227 TEMPLE AVE	\$69.00
	174425	01/08/2016	PEST SVC - 16224 TEMPLE AVE	\$69.00
	174424	01/08/2016	PEST SVC - 16220 TEMPLE AVE	\$69.00
	174423	01/08/2016	PEST SVC - 16218 TEMPLE AVE	\$69.00
	174422	01/08/2016	PEST SVC - 16217 TEMPLE AVE	\$69.00
	174421	01/08/2016	PEST SVC - CONDOS	\$138.00
	174251	01/22/2016	PEST SVC - 22036 VALLEY BLVD	\$98.00
20766	03/09/2016		LA PUENTE VALLEY COUNTY	\$122.41
	Invoice	Date	Description	Amount
	2016-00001040	02/17/2016	12/17-02/17/16 SVC - 15702 NELSON AVE	\$69.66
	2016-00001041	02/17/2016	02/03-02/17/16 SVC - 15722 NELSON AVE	\$8.85
	2016-00001042	02/17/2016	12/17-02/17/16 SVC - 15714 NELSON AVE	\$43.90

**Industry Property and Housing Management Authority
Board Meeting
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Check	Date	Payee Name		Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20767	03/09/2016	LOCKS PLUS		\$1,390.03
	Invoice	Date	Description	Amount
	33005	12/29/2015	REMOVE/REPLACE LOCKS - 16000 TEMPLE AVE	\$273.93
	32761	12/29/2015	RE-KEY LOCKS - 16220 & 16238 TEMPLE AVE	\$765.18
	32883	02/17/2016	RE-KEY LOCKS - 16224 TEMPLE AVE	\$350.92
20768	03/09/2016	SATSUMA LANDSCAPE & MAINT.		\$11,228.64
	Invoice	Date	Description	Amount
	0216EHNHCS	02/26/2016	LANDSCAPE MAINTENANCE - FEBRUARY 2016	\$11,228.64
20769	03/09/2016	THEE BEST ROOTER & PLUMBING		\$547.50
	Invoice	Date	Description	Amount
	4858	02/14/2016	PLUMBING SVC - BUNK HOUSE	\$367.50
	4862	02/14/2016	PLUMBING SVC - 15652 NELSON AVE	\$180.00

Checks	Status	Count	Transaction Amount
	Total	18	\$126,782.87

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 4.2

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 9, 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 Board Member Carlos Cuevas at 10:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

ROLL CALL

PRESENT: Carlos Cuevas, Board Member
Mike Reible, Board Member

STAFF PRESENT: Bianca Sparks, Deputy General Counsel; and Diane M. Schlichting, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF REGISTER OF DEMANDS

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

CONSIDERATION OF THE MINUTES OF THE OCTOBER 7, 2015 REGULAR MEETING

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

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

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REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:03 a.m.

MIKE REIBLE
BOARD MEMBER

CECELIA DUNLAP
ASSISTANT SECRETARY