



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

**Regular Meeting Agenda  
July 13, 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. Flag Salute
  3. Roll Call
  4. Public Comments

5. **BOARD MATTERS**

5.1 Consideration of the Register of Demands

*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 31, 2016 special meeting

*RECOMMENDED ACTION: Approve as submitted.*

6. Adjournment. Next regular meeting: Wednesday, August 10, 2016 at 10:00 a.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 13, 2016

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	84,274.88

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	84,274.88

**Industry Property and Housing Management Authority  
Board Meeting  
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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
20827	06/07/2016		VOIDED	\$0.00
20828	06/07/2016		VOIDED	\$0.00
20829	06/07/2016		HOME DEPOT CREDIT SERVICE	\$92.45
	Invoice	Date	Description	Amount
	5563594	05/03/2016	MISC SUPPLIES - 16229 TEMPLE AVE	\$92.45
20830	06/07/2016		ROWLAND WATER DISTRICT	\$119.10
	Invoice	Date	Description	Amount
	2016-00001447	05/25/2016	04/18-05/18/16 SVC - 17229 CHESTNUT	\$77.37
	2016-00001448	05/25/2016	04/18-05/18/16 SVC - 17217 CHESTNUT	\$41.73
20831	06/14/2016		GAS COMPANY, THE	\$152.71
	Invoice	Date	Description	Amount
	2016-00001513	06/08/2016	5/5/-6/6/16 SVC-16200 TEMPLE AVE	\$9.85
	2016-00001514	06/08/2016	5/5/-6/6/16 SVC-16200 TEMPLE AVE APT 100	\$17.16
	2016-00001515	06/08/2016	5/5-6/5/16 SVC-16200 TEMPLE AVE APT 202	\$47.11
	2016-00001516	06/08/2016	5/5/-6/6/16 SVC-16238 HANDORF RD (TEMPLE AVE)	\$34.37
	2016-00001517	06/06/2016	2/2-4/15/16 SVC-16220 TEMPLE AVE	\$44.22
20832	06/14/2016		SO CALIFORNIA EDISON COMPANY	\$33.48
	Invoice	Date	Description	Amount
	2016-00001511	06/04/2016	5/4-6/3/16 SVC-15722 NELSON AVE	\$12.63
	2016-00001512	06/01/2016	5/4-5/27/16 SVC-15736 NELSON AVE	\$20.85
20833	06/21/2016		GAS COMPANY, THE	\$13.54
	Invoice	Date	Description	Amount
	2016-00001545	06/09/2016	5/6-6/7/16 SVC-15722 NELSON AVE	\$13.54
20834	06/29/2016		INDUSTRY PUBLIC UTILITY	\$89.45
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	2016-00001565	06/16/2016	04/10-06/10/16 SVC - 16224 TEMPLE AVE	\$12.51
	2016-00001566	06/16/2016	04/10-06/10/16 SVC - 17217 CHESTNUT ST	\$17.95
	2016-00001567	06/16/2016	04/15-05/13/16 SVC - 16229 TEMPLE AVE	\$18.24
	2016-00001568	06/16/2016	04/13-06/10/16 SVC - 16200 TEMPLE AVE D	\$33.95
	2016-00001569	06/17/2016	04/10-04/15/16 SVC - 16220 TEMPLE AVE	\$6.80
<b>20835</b>	06/29/2016		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$188.17</b>
	Invoice	Date	Description	Amount
	2326410	06/13/2016	05/06-06/07/16 SVC - 22002 (22036) VALLEY BLVD	\$43.03
	2330704	06/14/2016	05/05-06/06/16 SVC - 20137 WALNUT DR	\$145.14
<b>20836</b>	07/13/2016		<b>AABBA ANYTYME INC.</b>	<b>\$3,250.00</b>
	Invoice	Date	Description	Amount
	546345	04/26/2016	EMERGENCY PLUMBING SVC - 16220 TEMPLE AVE	\$3,250.00
<b>20837</b>	07/13/2016		<b>CITY OF INDUSTRY-PETTY CASH</b>	<b>\$87.18</b>
	Invoice	Date	Description	Amount
	06/16	06/27/2016	REIMBURSE PETTY CASH	\$87.18
<b>20838</b>	07/13/2016		<b>CNC ENGINEERING</b>	<b>\$27,137.06</b>
	Invoice	Date	Description	Amount
	44873	06/09/2016	BUILDING REMODEL AT 15722 NELSON AVE	\$958.77
	44874	06/09/2016	IPHMA ISSUES - MISC/GENERAL	\$1,900.05
	44875	06/09/2016	NEW CUL-DE-SAC EAST OF FAURE AVE	\$24,278.24
<b>20839</b>	07/13/2016		<b>CPC CLEANING</b>	<b>\$200.00</b>
	Invoice	Date	Description	Amount
	409076	06/23/2016	CARPET CLEANING - 16000 TEMPLE AVE UNIT D	\$200.00
<b>20840</b>	07/13/2016		<b>ENVIROCHECK, INC</b>	<b>\$1,170.00</b>
	Invoice	Date	Description	Amount
	125806	05/11/2016	MICROBIOLOGICAL INSPECTION & MOLD SAMPLES -	\$1,170.00

**Industry Property and Housing Management Authority  
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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20841</b>	07/13/2016		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$350.92</b>
	Invoice	Date	Description	Amount
	1063542	05/27/2016	MAILBOX - 15736 NELSON AVE	\$43.57
	2561975	06/15/2016	MICROWAVE - 16200 TEMPLE AVE UNIT D	\$271.41
	1053096	06/16/2016	LIGHTS - 15730 NELSON AVE	\$35.94
<b>20842</b>	07/13/2016		<b>INDUSTRY PUBLIC UTILITIES</b>	<b>\$135.36</b>
	Invoice	Date	Description	Amount
	2016-00001579	06/21/2016	04/19-06/21/16 SVC - 14063 PROCTOR	\$135.36
<b>20843</b>	07/13/2016		<b>JANUS PEST MANAGEMENT</b>	<b>\$8,477.00</b>
	Invoice	Date	Description	Amount
	177383	05/06/2016	MAY 2016 PEST SVC - 15652 NELSON AVE	\$58.00
	177379	05/06/2016	MAY 2016 PEST SVC - 15714 NELSON AVE	\$58.00
	177380	05/06/2016	MAY 2016 PEST SVC - 15722 NELSON AVE	\$58.00
	177381	05/06/2016	MAY 2016 PEST SVC - 15730 NELSON AVE	\$58.00
	177382	05/06/2016	MAY 2016 PEST SVC - 15736 NELSON AVE	\$58.00
	177384	05/06/2016	MAY 2016 PEST SVC - 15702 NELSON AVE	\$58.00
	177721	05/06/2016	MAY 2016 PEST SVC - 16200 TEMPLE AVE CONDOS	\$138.00
	177722	05/06/2016	MAY 2016 PEST SVC - 16217 TEMPLE AVE	\$69.00
	177723	05/06/2016	MAY 2016 PEST SVC - 16218 TEMPLE AVE	\$69.00
	177724	05/06/2016	MAY 2016 PEST SVC - 16220 TEMPLE AVE	\$69.00
	177725	05/06/2016	MAY 2016 PEST SVC - 16224 TEMPLE AVE	\$69.00
	177726	05/06/2016	MAY 2016 PEST SVC - 16227 TEMPLE AVE	\$69.00
	177727	05/06/2016	MAY 2016 PEST SVC - 16229 TEMPLE AVE	\$69.00
	177728	05/06/2016	MAY 2016 PEST SVC - 16238 TEMPLE AVE	\$69.00
	177729	05/06/2016	MAY 2016 PEST SVC - 16242 TEMPLE AVE	\$69.00
	177731	05/20/2016	MAY 2016 PEST SVC - 17229 CHESTNUT ST	\$69.00
	177732	05/20/2016	MAY 2016 PEST SVC - 17217 CHESTNUT ST	\$69.00
	177738	05/06/2016	MAY 2016 PEST SVC - 20137 E WALNUT DR S	\$69.00
	176112	03/16/2016	FUMIGATION FOR TERMITES - 15730 NELSON AVE	\$1,630.00

**Industry Property and Housing Management Authority  
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Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	177011	05/01/2016	REMOVAL OF PATIO DRYROT - 16229 TEMPLE AVE	\$250.00
	178663	04/26/2016	FUMIGATION FOR TERMITES - 16229 TEMPLE AVE	\$1,661.00
	178662	03/01/2016	FUMIGATION FOR TERMITES - 20137 E. WALNUT DR.	\$1,475.00
	178669	03/16/2016	FUMIGATION FOR TERMITES - 15736 NELSON AVE	\$2,216.00
<b>20844</b>	07/13/2016		<b>KLEINFELDER, INC.</b>	<b>\$215.00</b>
	Invoice	Date	Description	Amount
	001107532	05/20/2016	SOILS/MATERIALS OBSERVATION & TESTING - 15722	\$215.00
<b>20845</b>	07/13/2016		<b>KLINAKIS CONSTRUCTION CO., INC.</b>	<b>\$11,213.00</b>
	Invoice	Date	Description	Amount
	05/18/16-A	05/18/2016	REPLACE DRYROT PATIO - 16229 TEMPLE AVE	\$3,875.00
	05/18/16-B	05/18/2016	REMODEL PATIO - 16220 TEMPLE AVE	\$1,788.00
	05/18/16-C	05/18/2016	DRYWALL REPAIRS & FLOOR INSTALLATION - 16220	\$5,550.00
<b>20846</b>	07/13/2016		<b>ROWLAND WATER DISTRICT</b>	<b>\$122.07</b>
	Invoice	Date	Description	Amount
	2016-00001580	06/22/2016	05/18-06/15/16 SVC - 17229 CHESTNUT	\$80.34
	2016-00001581	06/22/2016	05/18-06/15/16 SVC - 17217 CHESTNUT	\$41.73
<b>20847</b>	07/13/2016		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$31,068.39</b>
	Invoice	Date	Description	Amount
	0516EHNHCS	05/27/2016	MAY 2016 LANDSCAPE MAINTENANCE	\$13,957.13
	0616EHNHCS	06/29/2016	JUNE 2016 LANDSCAPE MAINTENANCE	\$17,111.26
<b>20848</b>	07/13/2016		<b>THEE BEST ROOTER &amp; PLUMBING</b>	<b>\$160.00</b>
	Invoice	Date	Description	Amount
	4794	12/22/2015	PLUMBING SVC - 15736 NELSON AVE	\$160.00



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

<u>Check</u>	<u>Date</u>	<u>Payee Name</u>	<u>Check Amount</u>
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IPHMA.CHK - IPHMA BofA Checking

<u>Checks</u>	<u>Status</u>	<u>Count</u>	<u>Transaction Amount</u>
	Total	22	\$84,274.88

*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 31, 2016  
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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 Board Member Mike Reible at 1:00 p.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: Paul J. Philips, Executive Director; James M. Casso, General Counsel; and Cecelia Dunlap, Assistant Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER REIBLE TO ACCEPT BECKY SIMON AS A FUTURE LESSEE AS RESIDENTIAL UNITS BECOME AVAILABLE. 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

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 Government Code Section 54956.9(d)(4):  
One Case

There were no public comments on the Closed Session items.

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 31, 2016  
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Board Member Reible recessed the meeting into Closed Session at 1:01 p.m.

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

Board Member Reible reconvened the meeting at 1:16 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 2-0 vote, the Board Members provided direction to General Counsel, and took no reportable action.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 1:17 p.m.

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MIKE REIBLE  
BOARD MEMBER

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CECELIA DUNLAP  
ASSISTANT SECRETARY