



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

Regular Meeting Agenda  
August 12, 2015  
10:00 a.m.

Chairman Troy Helling  
Board Member Carlos Cuevas  
Board Member - Vacant

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 the podium. The completed card should be submitted to the Secretary 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 the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary 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 Register of Demands for June 10, 2015 and July 8, 2015.

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

- 4.2 Consideration of Register of Demands for August 12, 2015.

*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 April 8, 2015 and the May 13, 2015 regular meetings.

*RECOMMENDED ACTION: Approve as submitted.*

- 4.4 Discussion and direction regarding minor repairs to the house located at 15702 Nelson Avenue, City of Industry.

*RECOMMENDED ACTION: Discuss and direct staff.*

- 4.5 Discussion and direction regarding to hiring of an architect to draft preliminary plans for remodeling the house located at 16220 Temple Avenue, City of Industry.

*RECOMMENDED ACTION: Discuss and direct staff.*

- 4.6 Consideration of a Residential Rental Agreement between the Industry Property and Housing Management Authority and Jose Salazar and Andrea Salazar, subject to approval as to form by the Authority's General Counsel.

*RECOMMENDED ACTION: Approve the Agreement.*

- 4.7 Consideration of a Residential Rental Agreement between the Industry Property and Housing Management Authority and Abraham Cruz and Melinda Hernandez, subject to approval as to form by the Authority's General Counsel.

*RECOMMENDED ACTION: Approve the Agreement.*

5. Adjournment. Next regular meeting: Wednesday, September 9, 2015 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 June 10, 2015

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	51,910.16

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	51,910.16

**Industry Property and Housing Management Authority  
Board Meeting  
June 10, 2015**

Check	Date	Payee Name		Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20607</b>	05/12/2015	<b>GAS COMPANY, THE</b>		<b>\$77.22</b>
	Invoice	Date	Description	Amount
	2015-00001399	05/08/2015	04/07-05/06/15 SVC - 16200 TEMPLE AVE	\$21.02
	2015-00001400	05/08/2015	04/07-05/06/15 SVC - 16200 TEMPLE AVE APT 100	\$16.14
	2015-00001401	05/08/2015	04/07-05/06/15 SVC - 16200 TEMPLE AVE APT 202	\$40.06
<b>20608</b>	06/10/2015	<b>ABORTA-BUG PEST CONTROL</b>		<b>\$720.00</b>
	Invoice	Date	Description	Amount
	15963	05/18/2015	SVC - 17217 & 17229 CHESTNUT ST	\$160.00
	15985	05/20/2015	SVC - 16238 TEMPLE AVE	\$70.00
	15986	05/20/2015	SVC - 16218 TEMPLE AVE	\$70.00
	15987	05/20/2015	SVC - 16220 TEMPLE AVE	\$70.00
	15988	05/20/2015	SVC - 16217 TEMPLE AVE	\$70.00
	15989	05/20/2015	SVC - 16229 TEMPLE AVE	\$70.00
	15990	05/20/2015	SVC - 16224 TEMPLE AVE	\$70.00
	15991	05/20/2015	SVC - 16227 TEMPLE AVE	\$70.00
	15984	05/20/2015	SVC - 16242 TEMPLE AVE	\$70.00
<b>20609</b>	06/10/2015	<b>AIR-BREE, INC</b>		<b>\$742.14</b>
	Invoice	Date	Description	Amount
	14157	04/15/2015	MAINT OF A/C UNITS AT THE CONDOS	\$510.00
	I150501223	05/01/2015	SVC - 15702 NELSON AVE	\$232.14
<b>20610</b>	06/10/2015	<b>CALICO BUILDING SERVICES, INC</b>		<b>\$2,484.32</b>
	Invoice	Date	Description	Amount
	1006383	03/05/2015	MISC BUILDING REPAIRS & MAINT SVCS	\$1,721.09
	1006540	04/01/2015	MISC BUILDING REPAIR & MAINT SVCS	\$763.23
<b>20611</b>	06/10/2015	<b>CNC ENGINEERING</b>		<b>\$10,860.23</b>
	Invoice	Date	Description	Amount
	43389	05/14/2015	BUILDING REMODEL - 15714 NELSON AVE	\$1,759.44
	43390	05/14/2015	IPHMA ISSUES - MISC/GENERAL	\$2,111.52

**Industry Property and Housing Management Authority  
Board Meeting  
June 10, 2015**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	43391	05/14/2015	IPHMA ISSUES - 20137-20249 E. WALNUT DR SOUTH	\$470.64
	43392	05/14/2015	IPHMA ISSUES - LAKE LOOP SEWER SYSTEM	\$1,043.57
	43393	05/14/2015	IPHMA ISSUES - CONDOS	\$253.34
	43448	05/28/2015	BUILDING REMODEL - 15714 NELSON AVE	\$3,652.92
	43449	05/28/2015	IPHMA ISSUES - MISC/GENERAL	\$1,411.92
	43450	05/28/2015	IPHMA ISSUES - 20137-20249 E. WALNUT DR SOUTH	\$156.88
<b>20612</b>	06/10/2015		<b>CONCEPT CONSULTANT, INC.</b>	<b>\$21,767.42</b>
	Invoice	Date	Description	Amount
	#1IPHMA-001	06/01/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$22,913.07
<b>20613</b>	06/10/2015		<b>JANUS PEST MANAGEMENT</b>	<b>\$523.00</b>
	Invoice	Date	Description	Amount
	166247	05/01/2015	SVC - 15652 NELSON AVE	\$175.00
	165906	05/01/2015	SVC - 15652 NELSON AVE	\$58.00
	165902	05/01/2015	SVC - 15714 NELSON AVE	\$58.00
	165903	05/01/2015	SVC - 15722 NELSON AVE	\$58.00
	165904	05/01/2015	SVC - 15730 NELSON AVE	\$58.00
	165905	05/01/2015	SVC - 15736 NELSON AVE	\$58.00
	165907	05/01/2015	SVC - 15702 NELSON AVE	\$58.00
<b>20614</b>	06/10/2015		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$14,341.21</b>
	Invoice	Date	Description	Amount
	0515EHNHCS	05/29/2015	LANDSCAPE MAINTENANCE - MAY 2015	\$14,341.21
<b>20615</b>	06/10/2015		<b>VORTEX INDUSTRIES, INC.</b>	<b>\$394.62</b>
	Invoice	Date	Description	Amount
	04-925653-1	05/05/2015	SVC ON GATE - 17217 CHESTNUT ST	\$394.62

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**June 10, 2015**

Check	Date	Payee Name	Check Amount
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IPHMA.CHK - IPHMA BofA Checking

Checks	Status	Count	Transaction Amount
	Total	9	\$51,910.16

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting July 8, 2015

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	82,776.73

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	82,776.73



**Industry Property and Housing Management Authority  
Board Meeting  
July 8, 2015**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>20616</b>	06/16/2015		<b>GAS COMPANY, THE</b>	<b>\$80.22</b>
	Invoice	Date	Description	Amount
	2015-00001535	06/09/2015	5/6-6/5/15 SVC-16200 TEMPLE AVE	\$22.18
	2015-00001536	06/09/2015	5/6-6/5/15 SVC-16200 TEMPLE AVE APT 100	\$16.63
	2015-00001537	06/09/2015	5/6-6/5/15 SVC-16200 TEMPLE AVE APT 202	\$41.41
<b>20617</b>	07/08/2015		<b>ABORTA-BUG PEST CONTROL</b>	<b>\$720.00</b>
	Invoice	Date	Description	Amount
	16153	06/15/2015	SVC - 17217 & 17229 CHESTNUT ST	\$160.00
	16171	06/17/2015	SVC - 16242 TEMPLE AVE	\$70.00
	16172	06/17/2015	SVC - 16238 TEMPLE AVE	\$70.00
	16173	06/17/2015	SVC - 16218 TEMPLE AVE	\$70.00
	16174	06/17/2015	SVC - 16220 TEMPLE AVE	\$70.00
	16175	06/17/2015	SVC - 16217 TEMPLE AVE	\$70.00
	16176	06/17/2015	SVC - 16229 TEMPLE AVE	\$70.00
	16177	06/17/2015	SVC - 16224 TEMPLE AVE	\$70.00
	16178	06/17/2015	SVC - 16227 TEMPLE AVE	\$70.00
<b>20618</b>	07/08/2015		<b>CITY OF INDUSTRY</b>	<b>\$145.00</b>
	Invoice	Date	Description	Amount
	6/8/15	06/08/2015	REIMB - SUPPLIES FROM JOHN'S GLASS SVC FOR	\$145.00
<b>20619</b>	07/08/2015		<b>CNC ENGINEERING</b>	<b>\$19,551.17</b>
	Invoice	Date	Description	Amount
	43502	06/11/2015	BUILDING REMODEL - 15714 NELSON AVE	\$7,141.22
	43503	06/11/2015	IPHMA ISSUES - MISC/GENERAL	\$1,255.04
	43504	06/11/2015	IPHMA ISSUES - LAKE LOOP HOMES	\$567.10
	43558	06/25/2015	BUILDING REMODEL - 15714 NELSON AVE	\$6,733.12
	43559	06/25/2015	IPHMA ISSUES - MISC/GENERAL	\$941.28
	43560	06/25/2015	IPHMA ISSUES - CONDOS	\$2,913.41
<b>20620</b>	07/08/2015		<b>CONCEPT CONSULTANT, INC.</b>	<b>\$47,452.29</b>

**Industry Property and Housing Management Authority  
Board Meeting  
July 8, 2015**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	Invoice	Date	Description	Amount
	#2IPHMA-001	07/01/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$49,949.78
<b>20621</b>	07/08/2015		<b>FRAZER, LLP</b>	<b>\$1,800.00</b>
	Invoice	Date	Description	Amount
	138092	05/31/2015	PROF SVC - IPHMA	\$1,800.00
<b>20622</b>	07/08/2015		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$1,768.80</b>
	Invoice	Date	Description	Amount
	8463-105518	06/02/2015	SUPPLIES - 16224 TEMPLE	\$1,768.80
<b>20623</b>	07/08/2015		<b>MX GRAPHICS, INC.</b>	<b>\$101.46</b>
	Invoice	Date	Description	Amount
	6941	05/12/2015	BLUEPRINT SVC - MP 12 06 20	\$43.69
	6949	05/13/2015	BLUEPRINT SVC - MP 12 06 20	\$57.77
<b>20624</b>	07/08/2015		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$11,157.79</b>
	Invoice	Date	Description	Amount
	0615EHNHCS	06/30/2015	LANDSCAPE MAINTENANCE - JUNE 2015	\$11,157.79

Checks	Status	Count	Transaction Amount
	Total	9	\$82,776.73

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.2

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**

**AUTHORIZATION FOR PAYMENT OF BILLS**

Board Meeting August 12, 2015

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	94,266.19

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	94,266.19

**Industry Property and Housing Management Authority  
Board Meeting  
August 12, 2015**

Check	Date			Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>					
<b>20625</b>	07/15/2015			<b>GAS COMPANY, THE</b>	<b>\$75.83</b>
	Invoice	Date	Description	Amount	
	2016-00000017	07/09/2015	06/05-07/07/15 SVC - 16200 TEMPLE AVE	\$11.82	
	2016-00000018	07/09/2015	06/05-07/07/15 SVC - 16200 TEMPLE AVE APT 100	\$18.64	
	2016-00000019	07/09/2015	06/05-07/07/15 SVC - 16200 TEMPLE AVE APT 202	\$45.37	
<b>20626</b>	08/12/2015			<b>ABORTA-BUG PEST CONTROL</b>	<b>\$895.00</b>
	Invoice	Date	Description	Amount	
	16268	07/02/2015	SVC - 20137 WALNUT DR SOUTH	\$175.00	
	16347	07/14/2015	SVC - 17217 & 17229 CHESTNUT ST	\$160.00	
	16403	07/23/2015	SVC - 16242 TEMPLE	\$70.00	
	16404	07/23/2015	SVC - 16238 TEMPLE	\$70.00	
	16405	07/23/2015	SVC - 16218 TEMPLE	\$70.00	
	16406	07/23/2015	SVC - 16220 TEMPLE	\$70.00	
	16407	07/23/2015	SVC - 16217 TEMPLE	\$70.00	
	16408	07/23/2015	SVC - 16229 TEMPLE	\$70.00	
	16409	07/23/2015	SVC - 16224 TEMPLE	\$70.00	
	16410	07/23/2015	SVC - 16227 TEMPLE	\$70.00	
<b>20627</b>	08/12/2015			<b>BRYAN PRESS</b>	<b>\$341.72</b>
	Invoice	Date	Description	Amount	
	72987	07/20/2015	LETTERHEAD - IPHMA	\$171.41	
	73203	07/22/2015	ENVELOPES - IPHMA	\$170.31	
<b>20628</b>	08/12/2015			<b>CITY OF INDUSTRY-REFUSE</b>	<b>\$2,044.35</b>
	Invoice	Date	Description	Amount	
	0002191841	06/30/2015	SVC - 15722 NELSON AVE	\$2,044.35	
<b>20629</b>	08/12/2015			<b>CNC ENGINEERING</b>	<b>\$29,811.10</b>
	Invoice	Date	Description	Amount	
	43605	06/30/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$6,355.23	
	43606	06/30/2015	IPHMA ISSUES - MISC/GENERAL	\$784.40	

**Industry Property and Housing Management Authority  
Board Meeting  
August 12, 2015**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	43607	06/30/2015	IPHMA ISSUES - CONDOS	\$2,406.73
	43636	07/09/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$1,345.14
	43637	07/09/2015	IPHMA ISSUES - LAKE LOOP SEWER SYSTEM MAINT	\$506.68
	43690	07/30/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$15,547.20
	43691	07/30/2015	IPHMA ISSUES - MISC/GENERAL	\$1,665.26
	43692	07/30/2015	IPHMA ISSUES - 20137-20249 E. WALNUT DR. SOUTH	\$567.10
	43693	07/30/2015	IPHMA ISSUES - CONDOS	\$633.36
<b>20630</b>	08/12/2015		<b>CONCEPT CONSULTANT, INC.</b>	<b>\$27,149.66</b>
	Invoice	Date	Description	Amount
	#3IPHMA-001	08/01/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$28,578.59
<b>20631</b>	08/12/2015		<b>FERGUSON ENTERPRISES, INC</b>	<b>\$29.39</b>
	Invoice	Date	Description	Amount
	2164646	07/10/2015	SUPPLIES - 16000 E. TEMPLE #A&D	\$29.39
<b>20632</b>	08/12/2015		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$3,111.64</b>
	Invoice	Date	Description	Amount
	8463-107365	06/26/2015	SUPPLIES - 16218 TEMPLE AVE	\$1,398.11
	8463-108558	07/13/2015	SUPPLIES - 17217 CHESTNUT ST	\$1,665.07
	8463-108560	07/13/2015	SUPPLIES - 16000 TEMPLE #A	\$48.46
<b>20633</b>	08/12/2015		<b>KLEINFELDER, INC.</b>	<b>\$15,223.46</b>
	Invoice	Date	Description	Amount
	001064785	06/25/2015	SOILS & MATERIALS OBSERVATION - 15722 NELSON	\$8,686.68
	001068539	07/24/2015	SOILS AND MATERIALS OBSERVATION - 15722	\$6,536.78
<b>20634</b>	08/12/2015		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$15,115.45</b>
	Invoice	Date	Description	Amount
	0715EHHHCS	07/30/2015	LANDSCAPE MAINTENANCE - JULY 2015	\$15,115.45
<b>20635</b>	08/12/2015		<b>THEE BEST ROOTER &amp; PLUMBING</b>	<b>\$468.59</b>

**Industry Property and Housing Management Authority  
Board Meeting  
August 12, 2015**

Check	Date	Payee Name	Check Amount
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**IPHMA.CHK - IPHMA BofA Checking**

Invoice	Date	Description	Amount
4543	07/17/2015	SVC - 16000 E. TEMPLE #D	\$193.59
4551	07/26/2015	SVC - 20137 WALNUT DR SOUTH	\$145.00
4557	07/26/2015	SVC - 16000 E TEMPLE #A	\$130.00

Checks	Status	Count	Transaction Amount
	Total	11	\$94,266.19

*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  
APRIL 8, 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 10:01 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**ROLL CALL**

PRESENT: Troy Helling, Chairman  
Carlos Cuevas, Board Member

STAFF PRESENT: Kevin Radecki, Executive Director; Gregory M. Murphy, Deputy 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 CHAIRMAN HELLING TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 2-0.

**CONSIDERATION OF THE MINUTES OF THE FEBRUARY 11, 2015 REGULAR MEETING AND THE FEBRUARY 18, 2015 ADJOURNED REGULAR MEETING**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY CHAIRMAN HELLING TO APPROVE THE MINUTES AS SUBMITTED. MOTION CARRIED 2-0.

**CONSIDERATION OF AWARD OF CONTRACT NO. IPHMA-001, BUILDING REMODEL AT 15722 NELSON AVENUE TO CONCEPT CONSULTANT, INC. IN THE AMOUNT OF \$373,577.00**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY CHAIRMAN HELLING TO AWARD THE CONTRACT TO CONCEPT CONSULTANT, INC. IN THE AMOUNT OF \$373,577.00. MOTION CARRIED 2-0.

**ADJOURNMENT**

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 8, 2015  
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There being no further business, the Industry Property and Housing Management Authority adjourned.

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TROY HELLING, CHAIRMAN

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CECELIA DUNLAP,  
ASSISTANT SECRETARY

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 13, 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

STAFF PRESENT: Kevin Radecki, Executive Director; Gregory M. Murphy, Deputy 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 CHAIRMAN HELLING TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE AUTHORITY OFFICIALS TO PAY THE BILLS. MOTION CARRIED 2-0.

**CONSIDERATION OF THE MINUTES OF THE MARCH 11, 2015 REGULAR MEETING**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY CHAIRMAN HELLING TO APPROVE THE MINUTES AS SUBMITTED. MOTION CARRIED 2-0.

**CONSIDERATION OF RESOLUTION NO. IPHMA 2015-01 - A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A BUDGET FOR THE FISCAL YEAR 2015-2016**

MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY CHAIRMAN HELLING TO ADOPT RESOLUTION NO. IPHMA 2015-01. MOTION CARRIED 2-0.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned.

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 13, 2015  
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TROY HELLING, CHAIRMAN

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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, CA 91744-0366  
(626) 333-2211 • FAX (626) 961-6795

Troy Helling, Chairman  
Carlos A. Cuevas, Board Member

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

### MEMORANDUM

To: Chairman and Authority Members  
From: Paul J. Philips, Executive Director *Paul J. Philips*  
Date: August 5, 2015  
Subject: 15702 Nelson Avenue

The tenants have vacated the house located at 15702 Nelson Avenue. Staff has conducted an inspection and determined that minor repairs are needed to be done, including cleaning, repainting of rooms, and replacing of carpet.

Staff recommends that the Authority approve any minor repairs, cleaning, repainting and new carpet.

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 4.5



## Industry Property and Housing Management Authority

P.O. Box 3366 • City of Industry, CA 91744-0366  
(626) 333-2211 • FAX (626) 961-6795

Troy Helling, Chairman  
Carlos A. Cuevas, Board Member

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

### MEMORANDUM

To: Chairman and Authority Members  
From: Paul J. Philips, Executive Director *Paul J. Philips*  
Date: August 5, 2015  
Subject: 16220 Temple Avenue

The tenants have vacated the house located at 16220 Temple Avenue. Staff has conducted an inspection and determined that the house is in need of a remodel.

Staff recommends that the Authority direct staff to hire an architect to perform preliminary plans for remodeling the house.