



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

**Special Meeting Agenda
November 10, 2015
3:00 p.m.**

**Chairman Troy Helling
Board Member Carlos Cuevas
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 (Agenda Items Only):*** During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.

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.

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 September 9, 2015 regular meeting.

RECOMMENDED ACTION: Approve as submitted.

5. **CLOSED SESSION**

5.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

6. Adjournment. Next regular meeting: Wednesday, December 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 November 10, 2015

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	179,752.24

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	179,752.24

**Industry Property and Housing Management Authority
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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
20668	10/14/2015		GAS COMPANY, THE	\$75.84
	Invoice	Date	Description	Amount
	2016-00000430	10/07/2015	09/03-10/05/15 SVC - 16200 TEMPLE AVE	\$9.95
	2016-00000431	10/07/2015	09/03-10/05/15 SVC - 16200 TEMPLE AVE APT 100	\$18.63
	2016-00000432	10/07/2015	09/03-10/05/15 SVC - 16200 TEMPLE AVE APT 202	\$47.26
20669	10/20/2015		INDUSTRY PUBLIC UTILITY	\$10.24
	Invoice	Date	Description	Amount
	2016-00000433	10/14/2015	09/10-10/10/15 SVC - 16220 E TEMPLE AVE	\$10.24
20670	11/10/2015		ABORTA-BUG PEST CONTROL	\$1,425.00
	Invoice	Date	Description	Amount
	16921	09/29/2015	PEST SVC - 17217 & 17229 CHESTNUT ST	\$160.00
	16941	10/05/2015	PEST SVC - 16224 TEMPLE AVE	\$260.00
	16942	10/05/2015	PEST SVC - 16200 E. TEMPLE AVE - RODEO OFFICE	\$125.00
	17067	10/21/2015	PEST SVC - 16242 TEMPLE AVE	\$70.00
	17068	10/21/2015	PEST SVC - 16238 TEMPLE AVE	\$115.00
	17069	10/21/2015	PEST SVC - 16218 TEMPLE AVE	\$70.00
	17070	10/21/2015	PEST SVC - 16220 TEMPLE AVE	\$70.00
	17071	10/21/2015	PEST SVC - 16217 TEMPLE AVE	\$70.00
	17072	10/21/2015	PEST SVC - 16229 TEMPLE AVE	\$70.00
	17073	10/21/2015	PEST SVC - 16224 TEMPLE AVE	\$70.00
	17074	10/21/2015	PEST SVC - 16227 TEMPLE AVE	\$70.00
	17144	10/30/2015	PEST SVC - 17217 & 17229 CHESTNUT ST	\$160.00
	17149	10/30/2015	PEST SVC - 20137 WALNUT DR SOUTH	\$115.00
20671	11/10/2015		BLUE PACIFIC DOORS, INC.	\$55.00
	Invoice	Date	Description	Amount
	1001	10/16/2015	GARAGE DOOR SVC - 16218 TEMPLE AVE	\$55.00
20672	11/10/2015		BUILT RITE FENCE COMPANY	\$1,987.00
	Invoice	Date	Description	Amount

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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	15225	09/10/2015	INSTALLATION OF WROUGHT IRON FENCE - 17217	\$1,987.00
20673	11/10/2015		CALABRESE ARCHITECT	\$13,000.00
	Invoice	Date	Description	Amount
	15-3885	10/20/2015	REMODEL & ADDITION - 16220 TEMPLE AVE	\$13,000.00
20674	11/10/2015		CITY OF INDUSTRY-REFUSE	\$269.66
	Invoice	Date	Description	Amount
	0002297119	09/30/2015	DISP SVC - 15722 NELSON AVE	\$269.66
20675	11/10/2015		CNC ENGINEERING	\$49,802.32
	Invoice	Date	Description	Amount
	43982	10/08/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$9,202.20
	43983	10/08/2015	IPHMA ISSUES - MISC/GENERAL	\$3,834.56
	43984	10/08/2015	16220 TEMPLE AVE REMODEL	\$2,162.15
	43985	10/08/2015	IPHMA ISSUES - CONDOS	\$253.34
	43986	10/08/2015	15702 NELSON AVE PROPERTY	\$39.22
	44045	10/29/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$15,001.36
	44046	10/29/2015	IPHMA ISSUES - MISC/GENERAL	\$7,809.57
	44047	10/29/2015	IPHMA ISSUES - 20137-20249 E. WALNUT DR. SOUTH	\$313.76
	44048	10/29/2015	16220 TEMPLE AVE REMODEL	\$6,848.11
	44049	10/29/2015	15702 NELSON AVE PROPERTY	\$1,984.85
	44050	10/29/2015	IPHMA ISSUES - 15714 NELSON AVE	\$2,353.20
20676	11/10/2015		CONCEPT CONSULTANT, INC.	\$47,656.67
	Invoice	Date	Description	Amount
	#6IPHMA-001	11/01/2015	BUILDING REMODEL AT 15722 NELSON AVE	\$50,164.92
20677	11/10/2015		FERGUSON ENTERPRISES, INC	\$306.86
	Invoice	Date	Description	Amount
	2503630	10/08/2015	SUPPLIES - 22036 VALLEY BLVD	\$277.62
	2551623	10/21/2015	SUPPLIES - 14063 PROCTOR AVE	\$29.24

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IPHMA.CHK - IPHMA BofA Checking				
20678	11/10/2015		G.M. SAGER CONSTRUCTION CO.,	\$3,450.00
	Invoice	Date	Description	Amount
	34398	10/15/2015	PLANTER & PORCH REPAIRS - 16218 TEMPLE AVE	\$3,450.00
20679	11/10/2015		HOME DEPOT CREDIT SERVICE	\$1,163.89
	Invoice	Date	Description	Amount
	1581951	09/30/2015	SUPPLIES - 17217 & 17229 CHESTNUT ST	\$2.16
	9970865	10/12/2015	SUPPLIES - 15702 NELSON AVE	\$757.73
	6113146	10/15/2015	SUPPLIES - 15702 NELSON AVE	\$298.22
	6113149	10/15/2015	SUPPLIES - 15714 NELSON AVE	\$21.72
	6113150	10/15/2015	SUPPLIES - 17229 CHESTNUT ST	\$34.06
	4970735	10/07/2015	SUPPLIES - 15714 NELSON AVE	\$50.00
20680	11/10/2015		HUNTER ELECTRIC SERVICE, INC.	\$170.00
	Invoice	Date	Description	Amount
	2015-165	10/17/2015	ELECTRICAL SVC - 22036 VALLEY BLVD	\$170.00
20681	11/10/2015		JANUS PEST MANAGEMENT	\$348.00
	Invoice	Date	Description	Amount
	170549	10/09/2015	PEST SVC - 15652 NELSON AVE	\$58.00
	170545	10/09/2015	PEST SVC - 15714 NELSON AVE	\$58.00
	170546	10/09/2015	PEST SVC - 15722 NELSON AVE	\$58.00
	170547	10/09/2015	PEST SVC - 15730 NELSON AVE	\$58.00
	170548	10/09/2015	PEST SVC - 15736 NELSON AVE	\$58.00
	170550	10/09/2015	PEST SVC - 15702 NELSON AVE	\$58.00
20682	11/10/2015		KLINAKIS CONSTRUCTION CO., INC.	\$762.00
	Invoice	Date	Description	Amount
	10/17/15	10/17/2015	INSTALL 2 MAILBOXES - 17229 CHESTNUT ST	\$762.00
20683	11/10/2015		L A COUNTY TAX COLLECTOR	\$42,234.85

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

Invoice	Date	Description	Amount
8940 149 012 15	10/01/2015	PROP TAX FY 15-16 - 16217 TEMPLE	\$2,199.59
8940 149 029 15	10/01/2015	PROP TAX FY 15-16 - 16227 TEMPLE	\$2,742.16
8940 149 031 15	10/01/2015	PROP TAX FY 15-16 - 14063 PROCTOR	\$811.90
8940 149 033 15	10/01/2015	PROP TAX FY 15-16 - 16218 TEMPLE	\$768.25
8940 149 035 15	10/01/2015	PROP TAX FY 15-16 - 16242 TEMPLE	\$3,077.43
8940 149 036 15	10/01/2015	PROP TAX FY 15-16 - 20137 S WALNUT ST	\$1,085.19
8940 149 037 15	10/01/2015	PROP TAX FY 15-16 - 15722 NELSON	\$1,093.34
8940 149 038 15	10/01/2015	PROP TAX FY 15-16 - 15714 NELSON	\$1,662.98
8940 149 040 15	10/01/2015	PROP TAX FY 15-16 - 15730 NELSON	\$2,337.22
8940 149 041 15	10/01/2015	PROP TAX FY 15-16 - 16224 TEMPLE	\$3,507.03
8940 149 042 15	10/01/2015	PROP TAX FY 15-16 - 16000 TEMPLE #A	\$2,190.36
8940 149 043 15	10/01/2015	PROP TAX FY 15-16 - 16000 TEMPLE #B	\$2,190.36
8940 149 044 15	10/01/2015	PROP TAX FY 15-16 - 16000 TEMPLE #C	\$2,190.36
8940 149 046 15	10/01/2015	PROP TAX FY 15-16 - 17229 CHESTNUT	\$3,187.61
8940 149 047 15	10/01/2015	PROP TAX FY 15-16 - 22036 VALLEY	\$2,408.19
8940 149 048 15	10/01/2015	PROP TAX FY 15-16 - 16220 TEMPLE AVE	\$1,560.97
8940 149 049 15	10/01/2015	PROP TAX FY 15-16 - 17217 CHESTNUT	\$3,191.68
8940 149 050 15	10/01/2015	PROP TAX FY 15-16 - 16229 TEMPLE	\$2,730.18
8940 149 051 15	10/01/2015	PROP TAX FY 15-16 - 15702 NELSON	\$1,708.34
8940 149 053 15	10/01/2015	PROP TAX FY 15-16 - 15736 NELSON	\$1,591.71

20684	11/10/2015		MERRITT'S ACE HARDWARE	\$175.01
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Invoice	Date	Description	Amount
088692	10/09/2015	SUPPLIES - 16224 TEMPLE AVE	\$77.28
088840	10/19/2015	SUPPLIES - 15714 NELSON AVE	\$55.55
088889	10/21/2015	SUPPLIES - 15714 NELSON AVE	\$21.76
088907	10/22/2015	SUPPLIES - 15714 NELSON AVE	\$6.27
088908	10/22/2015	SUPPLIES - 15714 NELSON AVE	\$14.15

20685	11/10/2015		PHILIPS, PAUL J.	\$61.23
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Invoice	Date	Description	Amount
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IPHMA.CHK - IPHMA BofA Checking				
	10/16/15	10/16/2015	REIMBURSE FOR EXPENSES - LUNCH MEETING	\$61.23
20686	11/10/2015		SATSUMA LANDSCAPE & MAINT.	\$13,708.23
	Invoice	Date	Description	Amount
	1015EHNHCS	10/28/2015	LANDSCAPE MAINTENANCE - OCTOBER 2015	\$13,708.23
20687	11/10/2015		TERMINIX	\$105.00
	Invoice	Date	Description	Amount
	348946221	10/01/2015	PEST SVC - 16000 TEMPLE AVE CONDOS	\$105.00
20688	11/10/2015		THEE BEST ROOTER & PLUMBING	\$323.79
	Invoice	Date	Description	Amount
	4683	10/18/2015	PLUMBING SVC - 17229 CHESTNUT ST	\$163.79
	4690	10/27/2015	PLUMBING SVC - 14063 PROCTOR AVE	\$160.00
20689	11/10/2015		VILLEGAS GENERAL BUILDING	\$1,700.00
	Invoice	Date	Description	Amount
	182	10/02/2015	PAINT BEDROOM - 16224 TEMPLE AVE	\$800.00
	183	10/02/2015	MAINTENANCE OF NEW FENCE - 17217 CHESTNUT	\$600.00
	185	10/02/2015	INSTALL NEW STOVE - 16000 TEMPLE AVE UNIT B	\$300.00
20690	11/10/2015		VORTEX INDUSTRIES, INC.	\$933.65
	Invoice	Date	Description	Amount
	04-968573-1	10/08/2015	REPAIR MAIN GATE - 20137 WALNUT DR SOUTH	\$933.65
20691	11/10/2015		WALNUT VALLEY WATER DISTRICT	\$28.00
	Invoice	Date	Description	Amount
	8762002901/02-16	10/01/2015	ASSESSMENT/SPECIAL TAX FY 15-16 - E. WALNUT	\$28.00

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IPHMA.CHK - IPHMA BofA Checking

Checks	Status	Count	Transaction Amount
	Total	24	\$179,752.24

*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
SEPTEMBER 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 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
Mike Reible, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; Bianca Sparks, Deputy General Counsel; and Cecelia Dunlap, Assistant Secretary.

Chairman Helling introduced newly appointed Board Member Reible.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF REGISTER OF DEMANDS FOR SEPTEMBER 9, 2015

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:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

CONSIDERATION OF A RESIDENTIAL RENTAL AGREEMENT FOR THE LOCATION OF 16000 TEMPLE AVENUE, UNIT B, BETWEEN THE INDUSTRY PROPERTY AND HOUSING AUTHORITY AND JOSE SALAZAR AND ANDREA SALAZAR.

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REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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MOTION BY BOARD MEMBER CUEVAS, AND SECOND BY BOARD MEMBER REIBLE TO APPROVE THE AGREEMENT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	HELLING, CUEVAS, REIBLE
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

ADJOURNMENT

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

TROY HELLING
CHAIRMAN

CECELIA DUNLAP
ASSISTANT SECRETARY