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## City of Industry Property and Housing Management Authority

Regular Meeting Agenda  
FEBRUARY 7, 2018  
5:00 p.m.

Chairman Joseph Emmons  
Board Member Saul Jauregui  
Board Member Erin Schriever

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 for January 10, 2018

*RECOMMENDED ACTION: Ratify the Register of Demands for January 10, 2018.*

5.2 Consideration of the Register of Demands for February 7, 2018

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

6. Adjournment. Next regular meeting: Wednesday, March 7, 2018 at 5:00 p.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 January 10, 2018

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	27,952.67

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	27,952.67

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority  
Board Meeting  
January 10, 2018**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
<b>21121</b>	12/14/2017		<b>ROWLAND WATER DISTRICT</b>	<b>\$161.18</b>
	Invoice	Date	Description	Amount
	2018-00000665	11/30/2017	10/17-11/16/17 SVC-17229 CHESTNUT	\$95.17
	2018-00000666	11/30/2017	1017-11/16/17 SVC-17217 CHESTNUT	\$66.01
<b>21122</b>	12/14/2017		<b>SO CALIFORNIA EDISON COMPANY</b>	<b>\$18.99</b>
	Invoice	Date	Description	Amount
	2018-00000664	12/05/2017	11/1-12/4/17 SVC-15722 NELSON AVE	\$18.99
<b>21123</b>	12/14/2017		<b>SOCALGAS</b>	<b>\$12.89</b>
	Invoice	Date	Description	Amount
	2018-00000667	12/05/2017	11/01-12/04/17 SVC-15722 NELSON AVE	\$12.89
<b>21124</b>	01/10/2018		<b>ABORTA-BUG PEST CONTROL</b>	<b>\$2,550.00</b>
	Invoice	Date	Description	Amount
	22071	11/09/2017	NOVEMBER 2017 PEST SVC - 16200 TEMPLE AVE	\$300.00
	22072	11/09/2017	NOVEMBER 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
	22073	11/09/2017	NOVEMBER 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
	22074	11/09/2017	NOVEMBER 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00
	22075	11/09/2017	NOVEMBER 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
	22076	11/09/2017	NOVEMBER 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00
	22077	11/09/2017	NOVEMBER 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
	22078	11/09/2017	NOVEMBER 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
	22079	11/09/2017	NOVEMBER 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
	22080	11/09/2017	NOVEMBER 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
	22222	12/06/2017	DECEMBER 2017 PEST SVC - 15652 NELSON AVE	\$75.00
	22223	12/06/2017	DECEMBER 2017 PEST SVC - 15702 NELSON AVE	\$75.00
	22224	12/06/2017	DECEMBER 2017 PEST SVC - 15714 NELSON AVE	\$75.00
	22225	12/06/2017	DECEMBER 2017 PEST SVC - 15722 NELSON AVE	\$75.00
	22226	12/06/2017	DECEMBER 2017 PEST SVC - 15730 NELSON AVE	\$75.00
	22227	12/06/2017	DECEMBER 2017 PEST SVC - 15736 NELSON AVE	\$75.00
	22248	12/06/2017	DECEMBER 2017 PEST SVC - 16200 TEMPLE AVE	\$300.00

**Industry Property and Housing Management Authority  
Board Meeting  
January 10, 2018**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
22249	12/11/2017		DECEMBER 2017 PEST SVC - 16212 TEMPLE AVE	\$75.00
22250	12/11/2017		DECEMBER 2017 PEST SVC - 16242 TEMPLE AVE	\$75.00
22251	12/11/2017		DECEMBER 2017 PEST SVC - 16238 TEMPLE AVE	\$75.00
22252	12/11/2017		DECEMBER 2017 PEST SVC - 16229 TEMPLE AVE	\$75.00
22253	12/11/2017		DECEMBER 2017 PEST SVC - 16227 TEMPLE AVE	\$75.00
22254	12/11/2017		DECEMBER 2017 PEST SVC - 16224 TEMPLE AVE	\$75.00
22255	12/11/2017		DECEMBER 2017 PEST SVC - 16220 TEMPLE AVE	\$75.00
22256	12/11/2017		DECEMBER 2017 PEST SVC - 16218 TEMPLE AVE	\$75.00
22257	12/11/2017		DECEMBER 2017 PEST SVC - 16217 TEMPLE AVE	\$75.00
22260	12/12/2017		DECEMBER 2017 PEST SVC - 17217 & 17229	\$150.00
<b>21125</b>	01/10/2018		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$225.93</b>
	Invoice	Date	Description	Amount
	3312424	12/06/2017	SUPPLIES - 20137 WALNUT DR. SOUTH	\$8.67
	7972083	12/12/2017	NEW MICROWAVE	\$217.26
<b>21126</b>	01/10/2018		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$3,000.00</b>
	Invoice	Date	Description	Amount
	DEC-17	12/21/2017	REIMBURSE PAYROLL - DECEMBER 2017	\$3,000.00
<b>21127</b>	01/10/2018		<b>KLINE'S PLUMBING, INC.</b>	<b>\$5,250.00</b>
	Invoice	Date	Description	Amount
	10545	12/01/2017	EMERGENCY PLUMBING SVC - 16212 TEMPLE	\$4,375.00
	10555	12/12/2017	EMERGENCY PLUMBING SVC - 16212 TEMPLE	\$875.00
<b>21128</b>	01/10/2018		<b>LOCKS PLUS</b>	<b>\$241.57</b>
	Invoice	Date	Description	Amount
	33580	12/07/2017	RE-KEY LOCKS - 20137 WALNUT DR SOUTH	\$241.57
<b>21129</b>	01/10/2018		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$10,263.11</b>
	Invoice	Date	Description	Amount
	1117EHNHCS	11/29/2017	NOVEMBER 2017 LANDSCAPE MAINTENANCE	\$10,263.11

**Industry Property and Housing Management Authority  
Board Meeting  
January 10, 2018**

Check	Date	Payee Name		Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
21130	01/10/2018	THE MORROW LAW FIRM		\$5,000.00
	Invoice	Date	Description	Amount
	NOVEMBER 2017	12/14/2017	PROFESSIONAL SVC - NOVEMBER 2017	\$5,000.00
21131	01/10/2018	TRADEMARK CONSTRUCTION		\$1,229.00
	Invoice	Date	Description	Amount
	003	12/12/2017	EMERGENCY HANDICAP BAR INSTALLATION	\$1,229.00

Checks	Status	Count	Transaction Amount
	Total	11	\$27,952.67

*CITY OF INDUSTRY PROPERTY AND HOUSING  
MANAGEMENT AUTHORITY*

ITEM NO. 5.2



**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
AUTHORIZATION FOR PAYMENT OF BILLS  
Board Meeting February 7, 2018

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	27,810.57

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	27,810.57

APPROVED PER CITY MANAGER

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**Industry Property and Housing Management Authority  
Board Meeting  
February 7, 2018**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
21132	01/05/2018		WALNUT VALLEY WATER DISTRICT	\$495.77
	Invoice	Date	Description	Amount
	2836689	12/13/2017	11/03-12/04/17 SVC - 20137 WALNUT DR. SOUTH	\$495.77
21133	01/19/2018		INDUSTRY PUBLIC UTILITIES	\$122.46
	Invoice	Date	Description	Amount
	2018-00000856	12/18/2017	10/19-12/18/17 SVC - 14063 PROCTOR	\$122.46
21134	01/19/2018		INDUSTRY PUBLIC UTILITY	\$85.32
	Invoice	Date	Description	Amount
	2018-00000857	12/15/2017	11/10-12/10/17 SVC - 16000 E TEMPLE AVE C	\$85.32
21135	01/19/2018		LA PUENTE VALLEY COUNTY	\$608.86
	Invoice	Date	Description	Amount
	2018-00000858	12/18/2017	10/19-12/18/17 SVC - 15736 NELSON	\$99.11
	2018-00000859	12/18/2017	10/19-12/18/17 SVC - 15730 NELSON	\$117.67
	2018-00000860	12/18/2017	10/19-12/18/17 SVC - 15722 NELSON	\$143.19
	2018-00000861	12/18/2017	10/19-12/18/17 SVC - 15714 NELSON	\$87.51
	2018-00000862	12/18/2017	10/19-12/18/17 SVC - 15702 NELSON	\$39.07
	2018-00000863	12/18/2017	10/19-12/18/17 SVC - 15652 NELSON	\$122.31
21136	01/19/2018		ROWLAND WATER DISTRICT	\$151.46
	Invoice	Date	Description	Amount
	2018-00000864	12/27/2017	11/16-12/13/17 SVC - 17229 CHESTNUT	\$91.93
	2018-00000867	12/27/2017	11/16-12/13/17 SVC - 17217 CHESTNUT	\$59.53
21137	01/19/2018		SO CALIFORNIA EDISON COMPANY	\$17.62
	Invoice	Date	Description	Amount
	2018-00000866	01/04/2018	12/04/17-01/03/18 SVC - 15722 NELSON AVE	\$17.62
21138	01/29/2018		SOCALGAS	\$13.89
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
February 7, 2018**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	2018-00000896	01/08/2018	12/04/17-01/05/18 SVC - 15722 NELSON AVE	\$13.89
<b>21139</b>	01/29/2018		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$170.33</b>
	Invoice	Date	Description	Amount
	2867448	01/11/2018	12/05/17-01/03/18 SVC - 20137 WALNUT DR	\$170.33
<b>21140</b>	02/07/2018		<b>ABORTA-BUG PEST CONTROL</b>	<b>\$1,575.00</b>
	Invoice	Date	Description	Amount
	22351	01/04/2018	JANUARY 2018 PEST SVC - 15652 NELSON AVE	\$75.00
	22352	01/04/2018	JANUARY 2018 PEST SVC - 15702 NELSON AVE	\$75.00
	22353	01/04/2018	JANUARY 2018 PEST SVC - 15714 NELSON AVE	\$75.00
	22354	01/04/2018	JANUARY 2018 PEST SVC - 15722 NELSON AVE	\$75.00
	22355	01/04/2018	JANUARY 2018 PEST SVC - 15730 NELSON AVE	\$75.00
	22356	01/04/2018	JANUARY 2018 PEST SVC - 15736 NELSON AVE	\$75.00
	22376	01/13/2018	JANUARY 2018 PEST SVC - 16200 E TEMPLE AVE	\$300.00
	22377	01/13/2018	JANUARY 2018 PEST SVC - 16212 TEMPLE AVE	\$75.00
	22378	01/13/2018	JANUARY 2018 PEST SVC - 16242 TEMPLE AVE	\$75.00
	22379	01/13/2018	JANUARY 2018 PEST SVC - 16238 TEMPLE AVE	\$75.00
	22380	01/13/2018	JANUARY 2018 PEST SVC - 16229 TEMPLE AVE	\$75.00
	22381	01/13/2018	JANUARY 2018 PEST SVC - 16227 TEMPLE AVE	\$75.00
	22382	01/13/2018	JANUARY 2018 PEST SVC - 16224 TEMPLE AVE	\$75.00
	22383	01/13/2018	JANUARY 2018 PEST SVC - 16220 TEMPLE AVE	\$75.00
	22384	01/13/2018	JANUARY 2018 PEST SVC - 16218 TEMPLE AVE	\$75.00
	22385	01/13/2018	JANUARY 2018 PEST SVC - 16217 TEMPLE AVE	\$75.00
	22409	01/10/2018	JANUARY 2018 PEST SVC - 17217 & 17229 CHES	\$150.00
<b>21141</b>	02/07/2018		<b>ALL AMERICAN ELECTRIC</b>	<b>\$1,511.01</b>
	Invoice	Date	Description	Amount
	5957	01/02/2018	GARAGE DOOR REPAIR - 16217 TEMPLE AVE	\$1,511.01
<b>21142</b>	02/07/2018		<b>HOME DEPOT CREDIT SERVICE</b>	<b>\$1,130.57</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
February 7, 2018**

Check	Date		Payee Name	Check Amount
<b>IPHMA.CHK - IPHMA BofA Checking</b>				
	6972923	01/02/2018	NEW WASHER & DRYER	\$1,948.88
	8971352	08/23/2017	CREDIT-RETURNED DISHWASHER - 16212	(\$818.31)
<b>21143</b>	02/07/2018		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$4,000.00</b>
	Invoice	Date	Description	Amount
	JAN-18	01/29/2018	REIMBURSE PAYROLL - JANUARY 2018	\$4,000.00
<b>21144</b>	02/07/2018		<b>KLINE'S PLUMBING, INC.</b>	<b>\$1,611.90</b>
	Invoice	Date	Description	Amount
	10565	12/27/2017	EMERGENCY PLUMBING SVC - 16229 TEMPLE	\$475.00
	10583	01/08/2018	EMERGENCY PLUMBING SVC - 16227 TEMPLE	\$886.90
	10608	01/23/2018	EMERGENCY PLUMBING SVC - 16000 TEMPLE	\$250.00
<b>21145</b>	02/07/2018		<b>LOCKS PLUS</b>	<b>\$394.03</b>
	Invoice	Date	Description	Amount
	33585	12/21/2017	RE-KEY LOCKS - 16220 TEMPLE AVE	\$394.03
<b>21146</b>	02/07/2018		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$10,072.35</b>
	Invoice	Date	Description	Amount
	1217EHNHCS	01/03/2018	DECEMBER 2017 LANDSCAPE MAINTENANCE	\$10,072.35
<b>21147</b>	02/07/2018		<b>THE MORROW LAW FIRM</b>	<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	DECEMBER 2017-I	01/03/2018	PROFESSIONAL SVC - DECEMBER 2017	\$5,000.00
<b>21148</b>	02/07/2018		<b>WEST COAST ARBORISTS, INC.</b>	<b>\$850.00</b>
	Invoice	Date	Description	Amount
	1-3663	12/18/2017	TREE PRUNING - 16212 TEMPLE AVE	\$850.00

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**February 7, 2018**

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

Checks	Status	Count	Transaction Amount
	Total	17	\$27,810.57