



City of Industry Property and Housing Management Authority

Regular Meeting Agenda
JULY 11, 2018
5:00 p.m.

Chairman Joseph Emmons
Board Member Raheleh Gorginfar
Board Member Erin Schriever

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 Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 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 July 11, 2018

RECOMMENDED ACTION: Approve the Register of Demands for July 11, 2018.

5.2 Discussion and direction regarding establishing an application process for existing and future vacant homes

RECOMMENDED ACTION: Provide direction to staff.

5.3 Discussion and direction regarding establishing market rate rents for existing and future vacant homes

RECOMMENDED ACTION: Provide direction to staff.

5.4 Discussion and direction regarding rent increase for existing tenants

RECOMMENDED ACTION: Provide direction to staff.

5.5 Discussion and direction regarding utility costs and unit metering

RECOMMENDED ACTION: Provide direction to staff.

6. **CLOSED SESSION**

6.1 CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (1 Potential Case)

7. Adjournment. Next regular meeting: Wednesday, August 8, 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 July 11, 2018

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	7,476.85

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	7,476.85

APPROVED PER ACTING CITY MANAGER

INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

BANK OF AMERICA

July 11, 2018

Check	Date			Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking					
21203	06/12/2018			ROWLAND WATER DISTRICT	\$210.88
	Invoice	Date	Description	Amount	
	2018-00001581	05/30/2018	04/16-05/17/18 SVC - 17217 CHESTNUT	\$97.44	
	2018-00001582	05/30/2018	04/16-05/17/18 SVC - 17229 CHESTNUT	\$113.44	
21204	06/12/2018			SO CALIFORNIA EDISON COMPANY	\$48.21
	Invoice	Date	Description	Amount	
	2018-00001583	06/05/2018	05/03-06/04/18 SVC - 15722 NELSON AVE	\$48.21	
21205	06/19/2018			SOCALGAS	\$12.39
	Invoice	Date	Description	Amount	
	2018-00001611	06/06/2018	05/03-06/04/18 SVC - 15722 NELSON AVE	\$12.39	
21206	06/25/2018			SO CALIFORNIA EDISON COMPANY	\$6.58
	Invoice	Date	Description	Amount	
	2018-00001627	06/14/2018	05/14-06/13/18 SVC - 20137 E WALNUT DR S	\$6.58	
21207	06/25/2018			WALNUT VALLEY WATER DISTRICT	\$20.00
	Invoice	Date	Description	Amount	
	3023541	06/14/2018	05/04-06/04/18 SVC - 20137 WALNUT DR	\$20.00	
21208	07/02/2018			INDUSTRY PUBLIC UTILITY	\$93.06
	Invoice	Date	Description	Amount	
	2018-00001655	06/15/2018	5/10-6/10/18 SVC-16000 E TEMPLE AVE C	\$93.06	
21209	07/11/2018			ABORTA-BUG PEST CONTROL	\$85.00
	Invoice	Date	Description	Amount	

INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

BANK OF AMERICA

July 11, 2018

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	10482	06/14/2018	RODENT TRAP CHECK - TEMPLE AVE CONDOS	\$85.00
21210	07/11/2018		ENVIROCHECK, INC	\$870.00
	Invoice	Date	Description	Amount
	155963	06/19/2018	MOLD SAMPLING-17229 CHESTNUT ST	\$870.00
21211	07/11/2018		IPHMA - PAYROLL ACCOUNT	\$1,000.00
	Invoice	Date	Description	Amount
	JUNE 2018	06/26/2018	REIMBURSE PAYROLL-JUN 2018	\$1,000.00
21212	07/11/2018		KLINE'S PLUMBING, INC.	\$5,130.73
	Invoice	Date	Description	Amount
	10762	06/05/2018	EMERGENCY PLUMBING SVC - 15652 NELSON AVE	\$380.73
	10770	06/13/2018	EMERGENCY PLUMBING SVC - 15730 NELSON AVE	\$250.00
	10774	06/14/2018	EMERGENCY WATER LEAK-17229 CHESTNUT ST	\$4,500.00

Checks	Status	Count	Transaction Amount
	Total	10	\$7,476.85