
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 12, 2018
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The Regular Meeting of the Property and Housing Management Authority of the City of Industry, California, was called to order by Chairman Joseph Emmons at 5:04 p.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Joseph Emmons.

ROLL CALL

PRESENT: Joseph Emmons, Chairman
Raheleh Gorginfar, Board Member
Erin Schriever, Board Member

STAFF PRESENT: Troy Helling, Acting City Manager; Bing Hyun, Assistant City Manager; Julie Gutierrez-Robles, Assistant Secretary; James M. Casso, General Counsel; Bianca Sparks, Assistant General Counsel; and Lynn Thompson, Administrative Technician I.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 12, 2018

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER SCHRIEVER, TO APPROVE THE REGISTER OF DEMANDS FOR SEPTEMBER 12, 2018. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	GORGINFAR, SCHRIEVER, C/EMMONS
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

UPDATE REGARDING ESTABLISHING AN APPLICATION PROCESS FOR EXISTING AND FUTURE VACANT HOMES, ESTABLISHING MARKET RATE RENTS FOR EXISTING AND FUTURE VACANT HOMES, UTILITY COSTS AND UNIT METERING, RENT INCREASE FOR EXISTING TENANTS, AND OTHER LEASE TERMS

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Assistant City Manager Hyun made a presentation to the Housing Authority which included putting a Comprehensive Plan together on how to move forward with both the management of current housing stock and to establish a future housing vision.

Proposed next step would be to bring in a consultant to help the City comply with state law based on the future vision and the City's long term view.

A target date of this November was suggested in coming up with a Comprehensive Housing Strategy with much more detail.

In addition General Council Casso mentioned that CRIA earlier this week adopted a resolution expanding the size of the IPHMA Board with two more members which is consistent with the other City bodies of authority. Posting of the two new members will happen immediately and the positions will be filled prior to the establishment of the new housing plan.

For the record, General Council Casso mentioned that under Closed Session 6.2, only one case will be discussed.

Direction was therefore provided to staff and no motion was necessary.

CLOSED SESSION

Administrative Technician I Thompson announced there was a need for Closed Session as follows:

- 6.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One Potential Case
- 6.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
Two Potential Cases

There were no public comments on the Closed Session item.

Chairman Emmons recessed the meeting into Closed Session at 5:15 p.m.

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

Chairman Emmons reconvened the meeting at 5:42 p.m. All Board Members were present. General Counsel Casso reported out of Closed Session.

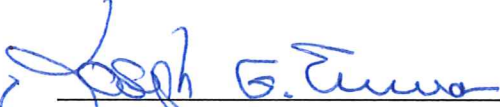
With regard to the Closed Session Item 6.1, direction was given to the authority counsel. No further action was taken.

With regard to the Closed Session Item 6.2, direction was given to the authority counsel and to the executive director of the authority. No further action was taken.


Nothing further to report at this time.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:43 p.m.



Joseph Emmons, Chairman



Julie Gutierrez-Robles
Assistant Secretary