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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 10, 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 5:02 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 OCTOBER 10, 2018**

MOTION BY BOARD MEMBER SCHRIEVER, AND SECOND BY BOARD MEMBER GORGINFAR, TO APPROVE THE REGISTER OF DEMANDS FOR OCTOBER 10, 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                           |

**CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH SURETECK INDUSTRIAL AND COMMERCIAL SERVICES, INC., FOR ON-CALL MAINTENANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000.00 FROM MAY 24, 2018 TO MAY 24, 2019**

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Assistant City Manager Hyun provided a staff report.

MOTION BY BOARD MEMBER SCHRIEVER, AND SECOND BY BOARD MEMBER GORGINFAR, TO APPROVE THE AGREEMENT. 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                           |

**CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 12, 2018 REGULAR MEETING**

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER SCHRIEVER, TO APPROVE THE MEETING MINUTES AS SUBMITTED. 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                           |

**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):  
Six Potential Cases

There were no public comments on the Closed Session item.

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Chairman Emmons recessed the meeting into Closed Session at 5:10 p.m.

**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.

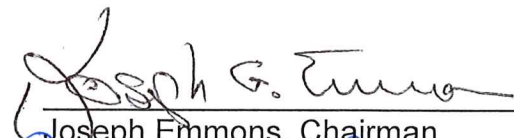
With regard to the Closed Session Item 6.1, direction was given to the authority counsel and no further action was taken.

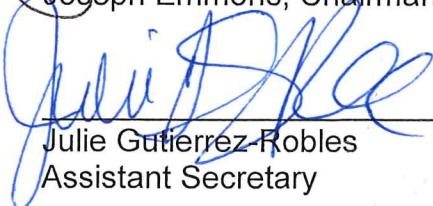
With regard to the Closed Session Item 6.2, authority was given to the counsel and no further action was taken.

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.

  
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Joseph Emmons, Chairman

  
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Julie Gutierrez-Robles  
Assistant Secretary