
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 13, 2017
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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 5:00 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
Saul Jauregui, Board Member
Erin Schriever, Board Member

STAFF PRESENT: Paul Philips, City Manager; Tim D’Zmura, Planning Consultant/Annealta Group; William Morrow, General Counsel and City Clerk; and Diane M. Schlichting, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

BOARD MATTERS

CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 8, 2017

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER SCHRIEVER, TO RATIFY THE REGISTER OF DEMANDS FOR NOVEMBER 8, 2017. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 13, 2017

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MOTION BY CHAIRMAN EMMONS, AND SECOND BY CHAIRMAN SCHRIEVER, TO APPROVE THE REGISTER OF DEMANDS FOR DECEMBER 13, 2017. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

CONSIDERATION AND DISCUSSION OF A FORMAL PROPOSAL FOR THE AFFORDABLE HOUSING PROJECT SUBMITTED BY NATIONAL COMMUNITY RENAISSANCE (“CORE”) PURSUANT TO THE EXCLUSIVE NEGOTIATING AGREEMENT

Planning Consultant Tim D’Zmura, spoke of the process up to this point and said the next step was to enter into a Development and Disposition Agreement (DDA) with the chosen developer, National Community Renaissance (“CORE”), for the Affordable Housing Project. He then introduced Alexa Washburn, Vice President of Planning for CORE, who then made a presentation and provided a formal proposal.

Board Member Schriever asked when was the approximate completion date and Ms. Washburn responded that it was a 12 month construction schedule, finishing in January of 2019.

Board Member Jauregui suggested getting this process completed as soon as possible and to try to eliminate any hold ups.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER SCHRIEVER, TO DIRECT STAFF TO PREPARE A DISPOSITION AND DEVELOPMENT AGREEMENT (“DDA”) AND RECOMMEND THE CITY COUNCIL APPROVE THE DDA WITH CORE, FOR THE AFFORDABLE HOUSING PROJECT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

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City Clerk, William Morrow mentioned that Independent Monitor Lockyer who is very up on the housing issues and has previously mentioned in his reports, most recently December 8th, indicating a need for a formal application process for the city tenants and that it should be done soon.

Mr. Morrow suggested appointing one Chairperson from the Authority, preferable the Chairman, to join and serve as a working sub-committee to establish this application process with the idea of coming back on the next scheduled meeting.

After a discussion, it was determined the ad-hoc committee would not be decided today. No conclusion at this time.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:27 p.m.



Joseph Emmons, Chairman



Diane M. Schlichting
Assistant Secretary