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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 10, 2019  
PAGE 1

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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 Raheleh Gorginfar at 5:05 p.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Raheleh Gorginfar.

**ROLL CALL**

PRESENT: Raheleh Gorginfar, Chairman  
Phil Cook, Vice Chair  
Ken Calvo, Board Member  
Joseph Emmons, Board Member  
Erin Schriever, Board Member

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Jamie M. Casso, General Counsel; Bianca Sparks, Assistant General Counsel; Julie Robles, Assistant Secretary; and Lynn Thompson, Administrative Technician II.

**PUBLIC COMMENTS**

There were no public comments.

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 10, 2019**

Board Member Calvo questioned why check # 21357, dated September 28, 2018, payable to R.P. Laurain & Associates, Inc., was on today's register.

City Manager Helling asked if the Register could be approved and the City will get back at the next meeting as to why a 2018 check request was on this Register.

MOTION BY BOARD MEMBER CALVO, AND SECOND BY VICE CHAIR COOK, TO APPROVE THE REGISTER OF DEMANDS FOR APRIL 10, 2019, AND THE CITY WILL PROVIDE AN EXPLANATION AT THE NEXT REGULAR MEETING FOR CHECK NO. 21357. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
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CITY OF INDUSTRY, CALIFORNIA  
APRIL 10, 2019  
PAGE 2

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

**5.2 CONSIDERATION OF THE MINUTES OF THE MARCH 13, 2019 REGULAR MEETING**

There was discussion regarding the verbiage used on the minutes regarding new and existing agreement. General Counsel Casso and City Manager Helling both spoke on the issue and came to the agreement that the verbiage was in fact accurate.

MOTION BY BOARD MEMBER SCHRIEVER, AND SECOND BY BOARD MEMBER EMMONS TO APPROVE AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**5.3 CONSIDERATION OF RESOLUTION NO. IPHMA 2019-01 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, TO AMEND THE BUDGET FOR FISCAL YEAR 2018-19**

Finance Director Yamini Pathak presented a Hand-Out and presentation on the three updates to the budget for fiscal year 2018-19. Board Member Calvo asked for an explanation for the amount under "Professional Services".

City Manager Helling and General Counsel Casso explained the budget, logistics and background of this payment regarding National Core. This matter was discussed and resolved by the previous IPHMA Board and all documentation including the Settlement Agreement is within the City files and is available to review if needed.

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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 10, 2019  
PAGE 3

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MOTION BY VICE CHAIR COOK, AND SECOND BY BOARD MEMBER SCHRIEVER TO ADOPT RESOLUTION NO. IPHMA 2019-01. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

#### **5.4 CONSIDERATION OF AMENDMENTS TO EXISTING RENTAL AGREEMENTS**

Assistant City Manager Hyun updated the Board Members on the amendments made to the Rental Agreement based on last month's discussion.

There was discussion regarding multiple issues between Staff, Legal Counsel and the CRIA members.

Board Member Calvo felt more work was needed and suggested bringing this back to the next meeting. He was not comfortable approving before seeing the final document.

Chair Gorginfar suggested moving forward with the agreement with minor changes; deletion of Section 3, and deleting the last sentence of Section 8. Chair Gorginfar also stated "knowing the City is being scrutinized by the media and auditors, primarily in regards to rent, this is a move in the right direction and this will get things moving. There are many other issues that need the Authorities attention and we will have time to do modifications later."

MOTION BY CHAIR GORGINFAR, AND SECOND BY BOARD MEMBER EMMONS TO APPROVE THE REVISED RESIDENTIAL RENTAL AGREEMENT (THE "AGREEMENT") AND REQUIRE EACH EXISTING TENANT TO EXECUTE A NEW AGREEMENT TO MAINTAIN RESIDENCY, WITH THE DELETION OF SECTION 3 AND THE LAST SENTENCE OF SECTION 8. MOTION CARRIED 4-1, BY THE FOLLOWING VOTE:

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REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 10, 2019  
PAGE 4

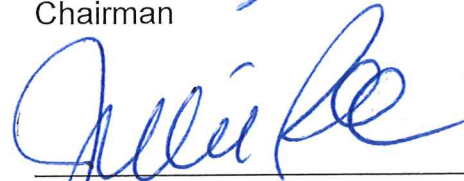
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AYES: BOARD MEMBERS: EMMONS, SCHRIEVER, VC/COOK,  
C/GORGINFAR  
NOES: BOARD MEMBERS: CALVO  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:50 p.m.

  
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Raheleh Gorginfar  
Chairman

  
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Julie Robles  
Assistant Secretary