
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 11, 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 5:01 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

ABSENT: Erin Schriever, Board Member

STAFF PRESENT: Troy Helling, Acting City Manager; James M. Casso, General Counsel; and Diane M. Schlichting, Secretary.

PUBLIC COMMENTS

There were no public comments.

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.

MOTION BY BOARD MEMBER GORGINFAR, AND SECOND BY CHAIRMAN EMMONS, TO APPROVE THE REGISTER OF DEMANDS FOR JULY 11, 2018.
MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

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

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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.

Acting City Manager, Troy Helling, proposed that staff get started with an application process for Items 5.2, 5.3, 5.4, and 5.5, and bring back at the next meeting.

MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER GORGINFAR, TO BEGIN THE PROCESS OF IMPLEMENTING AN APPLICATION PROCESS AND BRING BACK AT THE NEXT MEETING. MOTION CARRIED 2-0, BY THE FOLLOWING VOTE:

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

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CLOSED SESSION

Secretary Schlichting 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) (1 Potential Case)

There were no public comments on the Closed Session item.

Chairman Emmons recessed the meeting into Closed Session at 5:25 p.m.

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

Chairman Emmons reconvened the meeting at 5:48 p.m. All Board Members were present except for Board Member Schriever. 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.


Nothing further to report at this time.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:49 p.m.



Joseph Emmons
Chairman



Diane M. Schlichting
Secretary