
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 13, 2019
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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 Chair Raheleh Gorginfar 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 Chair Raheleh Gorginfar

ROLL CALL

PRESENT: Raheleh Gorginfar, Chair
Ken Calvo, Board Member
Joseph Emmons, Board Member
Tim Seal, Board Member

ABSENT: Phil Cook, Vice Chair

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

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 13, 2019

RECOMMENDED ACTION:
November 13, 2019.

Approve the Register of Demands for

MOTION BY BOARD MEMBER SEAL, AND SECOND BY BOARD MEMBER CALVO TO APPROVE THE REGISTER OF DEMANDS FOR NOVEMBER 13, 2019. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

5.2 CONSIDERATION OF THE MINUTES OF THE JULY 11, 2018 REGULAR MEETING AND OCTOBER 9, 2019 REGULAR MEETING

RECOMMENDED ACTION: Approve as submitted.

MOTION BY BOARD MEMBER EMMONS, AND SECOND BY CHAIR GORGINFAR TO APPROVE AS SUBMITTED. MOTION FAILED 2-2, BY THE FOLLOWING VOTE:

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

Discussion ensued regarding the approval of prior meeting minutes that was before the time board members had joined the Authority. Assistant General Counsel, Bianca Sparks, advised that as long as the minutes have been read, the members could approve as submitted. Otherwise, potentially the minutes may never get approved if a majority abstained. Therefore this item was suggested to come back at the next meeting with a full quorum, and give everyone a chance to read the minutes and approve.

MOTION BY BOARD MEMBER EMMONS, AND SECOND BY CHAIR GORGINFAR TO BRING BACK AT THE NEXT MEETING. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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BOARD MATTERS

6.1 CONSIDERATION OF AMENDMENTS TO EXISTING RENTAL AGREEMENTS TO COMPLY WITH REVISIONS TO STATE LAW (AB 1482)

RECOMMENDED ACTION: *Approve the revised Residential Rental Agreement.*

Assistant City Manager Bing Hyun provided a staff report and spoke about the revisions to the rental agreements to comply with State Law AB1482. Discussed was the reduction in the rental rates, a clause required regarding rent increases and termination of tenancy, and a sentence added to the agreement to clarify that possessory interest tax will be paid by the IPHMA, which is the current practice.

Assistant City Manager Bing Hyun confirmed to Board Member Calvo that this was for existing rentals only, and not for future applications.

City Manager Troy Helling, said he would provide the authority with an updated list of homes.

MOTION BY BOARD MEMBER SEAL, AND SECOND BY BOARD MEMBER CALVO TO APPROVE THE REVISED RESIDENTIAL RENTAL AGREEMENT WITH THE CORRECTION OF SECTION 2, TO READ AS; NOT MORE THAN ONCE ANNUALLY, INSTEAD OF NOT MORE THAN TWICE ANNUALLY. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

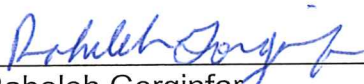
EXECUTIVE DIRECTOR COMMENTS:

There were none.

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ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:31 p.m.



Raheleh Gorginfar
Chair



Julie Robles
Assistant Secretary