



City of Industry Property and Housing Management Authority

REGULAR MEETING AGENDA
JANUARY 13, 2021
10:30 a.m.

Chair Phil Cook
Vice Chair Ken Calvo
Board Member Joseph Emmons
Board Member Raheleh Gorginfar
Board Member Tim Seal

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Authority:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the special meeting of the Industry Property and Housing Management Authority Meeting shall be held telephonically. Members of the public shall be able to attend the meeting telephonically and offer public comment by calling the following conference call number: 657-204-3264 and entering the following Conference ID: 111 321 961#. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public, Council Chambers will not be open for the meeting, and all public participation must occur by telephone at the number set forth above. Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the IPHMA meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 5:00 p.m. on Monday, January 11, 2021, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.**

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- **Agenda Items:** Members of the public may address the Industry Property and Housing Management Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda.
 - **Public Comments (Non-Agenda Items Only):** Anyone wishing to address the Industry Property and Housing Management Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda.

Agendas and other writings:

- In compliance with Government Code Section 54957.5(b), staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. City Hall doors open to the public Monday through Friday 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

7. **EXECUTIVE DIRECTOR COMMENTS:**

8. Adjournment. Next regular meeting: Wednesday, February 10, 2021 at 10:30 a.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting January 13, 2021

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
160	INDUSTRY PROPERTY & HOUSING	63,432.41

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
BofA	BANK OF AMERICA CHECKING	63,432.41

APPROVED PER CITY MANAGER

Industry Property and Housing Management Authority
Voided Checks
January 13, 2021

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21687	01/06/2021		BECKY SIMON	(\$379.01)
	Invoice	Date	VOIDED - VENDOR NAME INCORRECT	Amount
	12/22/20	12/22/2020	REIMBURSEMENT FOR FOOD EXPENSES	(\$379.01)

Checks	Status	Count	Transaction Amount
	Total	1	(\$379.01)

**Industry Property and Housing Management Authority
Board Meeting
January 13, 2021**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
21681	12/16/2020		SO CALIFORNIA EDISON COMPANY	\$40.98
	Invoice	Date	Description	Amount
	2021-00000932	12/05/2020	11/03-12/04/20 SVC - 15652 NELSON AVE	\$27.08
	2021-00000933	12/05/2020	11/03-12/04/20 SVC - 15722 NELSON AVE	\$13.90
21682	12/16/2020		SOCALGAS	\$45.61
	Invoice	Date	Description	Amount
	2021-00000969	12/07/2020	11/02-12/03/20 SVC - 16200 TEMPLE AVE APT 202-BUNK	\$45.61
21683	12/21/2020		SO CALIFORNIA EDISON COMPANY	\$15.98
	Invoice	Date	Description	Amount
	2021-00001007	12/16/2020	11/13-12/15/20 SVC - 20137 E WALNUT DR S	\$15.98
21684	12/21/2020		SOCALGAS	\$6.35
	Invoice	Date	Description	Amount
	2021-00001008	12/08/2020	11/03-12/04/20 SVC - 15722 NELSON AVE	\$6.35
21685	12/21/2020		WALNUT VALLEY WATER DISTRICT	\$20.67
	Invoice	Date	Description	Amount
	3857805A	12/08/2020	11/03-12/02/20 SVC - 20137 WALNUT DR	\$20.67
21686	12/21/2020		WELLS FARGO	\$1,057.92
	Invoice	Date	Description	Amount
	11/30-12/11/20	12/18/2020	TEMP HOUSING FOR TENANTS OF 16217 HANDORF RE	\$1,057.92
21687	01/06/2021		BECKY SIMON	\$379.01
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority
Board Meeting
January 13, 2021**

Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	12/22/20	12/22/2020	REIMBURSEMENT FOR FOOD EXPENSES	\$379.01
21688	01/06/2021		INDUSTRY PUBLIC UTILITY COMMISSI	\$73.07
	Invoice	Date	Description	Amount
	2021-00001022	12/16/2020	11/10-12/10/20 SVC - 16229 E TEMPLE AVE	\$66.09
	2021-00001023	12/16/2020	11/10-12/10/20 SVC - 16218 E TEMPLE AVE	\$6.98
21689	01/06/2021		BECKY SIMON	\$379.01
	Invoice	Date	Description	Amount
	12/22/20	12/22/2020	REIMBURSEMENT FOR FOOD EXPENSES	\$379.01
21690	01/13/2021		ABORTA-BUG PEST CONTROL	\$3,150.00
	Invoice	Date	Description	Amount
	17419	12/07/2020	DECEMBER 2020 PEST SVC @ \$75 PER HOUSE	\$1,575.00
	17660	01/04/2021	JANUARY 2021 PEST SVC @ \$75 PER HOUSE	\$1,575.00
21691	01/13/2021		AMERICAN LEAK DETECTION OF MAJ	\$375.00
	Invoice	Date	Description	Amount
	48613	12/15/2020	WATER LEAK INVESTIGATION - 16217 TEMPLE AVE	\$375.00
21692	01/13/2021		BLAKE AIR CONDITIONING COMPANY	\$256.58
	Invoice	Date	Description	Amount
	57976	12/17/2020	A/C REPAIR - EXPO CENTER BUNKHOUSES	\$256.58
21693	01/13/2021		CHAD'S PROFESSIONAL CLEANING	\$200.00
	Invoice	Date	Description	Amount
	137	12/07/2020	CARPET CLEANING - 16229 TEMPLE AVE	\$200.00

**Industry Property and Housing Management Authority
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Check	Date	Payee Name			Check Amount
IPHMA.CHK - IPHMA BofA Checking					
21694	01/13/2021	CNC ENGINEERING			\$25,029.04
	Invoice	Date	Description	Amount	
	502174	01/05/2021	COORDINATION FOR MISC REPAIRS - 16217 TEMPLE A	\$20,391.54	
	502175	01/05/2021	COORDINATION FOR MISC REPAIRS - 16227 TEMPLE A	\$525.00	
	502176	01/05/2021	COORDINATION FOR PLUMBING REPAIRS - 16200 TEM	\$175.00	
	502177	01/05/2021	COORDINATION FOR MISC REPAIRS - 17229 CHESTNU	\$1,300.00	
	502178	01/05/2021	COORDINATION FOR MISC MAINTENANCE & REPAIRS	\$2,287.50	
	502179	01/05/2021	COORDINATION FOR SEWER REPAIRS - 16200 TEMPLE	\$350.00	
21695	01/13/2021	ENVIROCHECK, INC			\$2,225.00
	Invoice	Date	Description	Amount	
	187842	12/08/2020	MOLD INSPECTION & SAMPLES - 16217 TEMPLE AVE	\$1,255.00	
	188338	12/23/2020	MOLD SAMPLES & CLEARANCE - 16217 TEMPLE AVE	\$970.00	
21696	01/13/2021	IPHMA - PAYROLL ACCOUNT			\$3,500.00
	Invoice	Date	Description	Amount	
	JAN-21	12/22/2020	REPLENISH PAYROLL ACCOUNT FOR JANUARY 2021	\$3,500.00	
21697	01/13/2021	IRRI-CARE PLUMBING & BACKFLOW T			\$664.38
	Invoice	Date	Description	Amount	
	11696	11/06/2020	BACKFLOW TESTING - VARIOUS HOUSES	\$480.00	
	11754	12/03/2020	BACKFLOW TESTING & REPAIRS - 16238 TEMPLE AVE	\$184.38	
21698	01/13/2021	JANUS PEST MANAGEMENT			\$288.00
	Invoice	Date	Description	Amount	
	230354	11/20/2020	PEST SVC - 17217 CHESTNUT ST	\$96.00	

**Industry Property and Housing Management Authority
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Check	Date		Payee Name	Check Amount
IPHMA.CHK - IPHMA BofA Checking				
	231426	12/04/2020	PEST SVC - 17217 CHESTNUT ST	\$96.00
	231427	12/18/2020	PEST SVC - 17217 CHESTNUT ST	\$96.00
21699	01/13/2021		KLINE'S PLUMBING, INC.	\$860.00
	Invoice	Date	Description	Amount
	11649	12/02/2020	PLUMBING REPAIRS - 16227 TEMPLE AVE	\$560.00
	11654	12/07/2020	WATER LEAK - 16217 TEMPLE AVE	\$300.00
21700	01/13/2021		RESTORATION 1 OF THE FOOTHILLS	\$7,132.50
	Invoice	Date	Description	Amount
	31199	12/08/2020	WATER DAMAGE TREATMENT - 16217 TEMPLE AVE	\$7,132.50
21701	01/13/2021		SATSUMA LANDSCAPE & MAINT.	\$15,035.32
	Invoice	Date	Description	Amount
	1220EHNHCS	12/28/2020	DECEMBER 2020 LANDSCAPE MAINTENANCE	\$15,035.32
21702	01/13/2021		SUPERIOR GARAGE DOOR INC	\$229.00
	Invoice	Date	Description	Amount
	103707	12/22/2020	GARAGE DOOR SVC - 17229 CHESTNUT ST	\$229.00
21703	01/13/2021		VORTEX INDUSTRIES, INC.	\$2,848.00
	Invoice	Date	Description	Amount
	04-1472231	12/03/2020	GATE REPAIRS - 17217 & 17229 CHESTNUT ST	\$2,848.00

**Industry Property and Housing Management Authority
Board Meeting
January 13, 2021**

Check	Date	Payee Name	Check Amount
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IPHMA.CHK - IPHMA BofA Checking

Checks	Status	Count	Transaction Amount
	Total	23	\$63,811.42

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 9, 2020
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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 10:32 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 838 998 17#.

FLAG SALUTE

The flag salute was led by Chair Raheleh Gorginfar.

ROLL CALL

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

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Josh Nelson, Director of Public Works/City Engineer/Assistant City Manager; James M. Casso, General Counsel; Julie Robles, Secretary; and Lynn Thompson, Administrative Technician III.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR OCTOBER 7, 2020 AND NOVEMBER 11, 2020

RECOMMENDED ACTION:

Ratify the Register of Demands.

5.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 9, 2020

RECOMMENDED ACTION:
Demands for September 9, 2020.

Approve the Register of

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
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**5.3 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 9, 2020
REGULAR MEETING**

RECOMMENDED ACTION: Approve as submitted.

MOTION BY VICE CHAIR COOK, AND SECOND BY BOARD MEMBER EMMONS TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

BOARD MATTERS

Assistant City Manager Bing Hyun asked the Council to proceed with item 6.2 before item 6.1, of which the Council agreed.

6.2 CONSIDERATION OF MAINTENANCE AND REPAIR OF EXISTING RENTAL UNITS

RECOMMENDED ACTION: 1) Schedule Property Inspections with Tenants and Professional Home Inspection Service to identify needed maintenance and repair items; 2) During inspection, ask Tenant to submit list of any other requested items (e.g. paint, flooring, window blinds, other cosmetic items) for IPHMA consideration; 3) Obtain cost estimates for each existing rental unity, including requested items from Tenant; 4) Determine if maintenance and/or repair to any particular rental units are substantial enough that temporary re-location is necessary; 5) If temporary re-location is necessary, then the cost of maintaining and repairing items in the closest vacant unit from their current residence; 6) Submit report to IPHMA for authorization to proceed.

Assistant City Manager Bing Hyun provided a staff report and reviewed each recommendation.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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Conversation ensued and it was agreed upon to make two changes; Item 4. To include the verbiage of “on a case by case basis” and Item 5. Replace “closest vacant unit” to “available property”.

MOTION BY CHAIR GORGINFAR, AND SECOND BY BOARD MEMBER COOK TO AGREE TO THE SIX RECOMMENDATIONS LISTED ABOVE WITH THE CHANGES MENTIONED TO ITEM 4. AND ITEM 5. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

Board Member Tim Seal left the meeting at 11:15 a.m.

6.1 CONSIDERATION OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY RENTAL APPLICATION PROCESS

RECOMMENDED ACTION:
IPHMA regular meeting.

Continue to January 13, 2021

Assistant City Manager, Bing Hyun provided a staff report and was available to answer any questions. Conversation ensued among the Board Members with feedback on each option on the Exhibit A.

Items discussed were raising the amount of ten applications to receiving closer to thirty applications under Advertisement, remove “same as adjacent unit” from item c. under Rent Amount Option. Also, under Rent Amount Option, it was agreed to remove the 30% of household income from item b. but should be based on appraisal and a scoring system. The idea of an Ad Hoc Committee was well accepted.

MOTION BY CHAIR GORGINFAR, AND SECOND BY BOARD MEMBER CALVO TO CONTINUE DISCUSSION AT THE NEXT MEETING. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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AYES: BOARD MEMBERS: CALVO, EMMONS, VC/COOK,
C/GORGINFAR
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: SEAL
ABSTAIN: BOARD MEMBERS: NONE

6.3 CONSIDERATION OF AN APPOINTMENT OF A CHAIRPERSON AND VICE CHAIRPERSON

RECOMMENDED ACTION: Consider nominations and make appointments.

Chair Gorginar nominated Phil Cook as Chair.

MOTION BY CHAIR GORGINFAR, AND SECOND BY BOARD MEMBER EMMONS TO NOMINATE PHIL COOK AS CHAIR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

Board Member Calvo nominated Tim Seal as Vice Chair. There was not a second – Motion failed.

Board Member Cook nominated Ken Calvo as Vice Chair.

MOTION BY BOARD MEMBER COOK, AND SECOND BY CHAIR GORGINFAR TO NOMINATE KEN CALVO AS VICE CHAIR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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EXECUTIVE DIRECTOR COMMENTS:

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:34 a.m.

Phil Cook
Chair

Julie Robles
Secretary

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Chair and Members of the City of Industry Property and Housing Management Authority

FROM: Troy Helling, Executive Director *TH*

STAFF: Bing Hyun, Assistant Executive Director *BH*

DATE: January 13, 2021

SUBJECT: Consideration of Resolution No. IPHMA 2021-01 - A Resolution of the Industry Property Housing and Management Authority Declaring an Emergency Condition at the Property Located at 16217 Temple Avenue, and Declaring That The Public Interest and Necessity Require Certain Work To Be Performed Without Competitive Bidding Pursuant to California Public Contract Code Section 22050 And Section 3.52.110 of the City of Industry's Municipal Code, and Adopting a Notice of Exemption Regarding Same

Background:

On November 30, 2020, the tenant of 16217 Temple Avenue reported a potential dishwasher leak in the kitchen area. A plumber was immediately scheduled for evaluation, and a significant leak and mold were identified during their inspection. Based on discoloration of the composite floor tile, the leak appears to have been occurring continuously for several weeks. Based on further investigation, the source of the leak was later revealed to be caused by hydrostatic pressure forcing underground moisture through the slab.

Since levels of mold and moisture were found inside the house, immediate attention was needed to ensure the health and safety of the occupants and the structural integrity of the Property. The following emergency measures were taken:

- Relocated tenant to Pacific Palms Hotel, then into one of the vacant houses (16229 Temple Avenue) after unit was repaired and cleaned for their occupancy. Approximate cost for temporary housing was \$3,200.
- Scheduled air sampling to detect mold levels and identify extent, then initiated remediation. Approximate cost for leak detection, environmental testing, and mold remediation was \$9,750.
- Custodian cleaning, HVAC duct cleaning, and upstairs carpet cleaning after completion of restoration services/construction. Cost estimate to be obtained and cost has not been determined.

- Scheduled Wiekamp Construction Inc., general contractor, to prepare proposal for restoration, including removal and replacement of flooring, sealing slab foundation, baseboards, drywall, lower kitchen cabinets, countertops/sink (use existing sink), backsplash, and dishwasher. Approximate cost for restoration, including labor and materials, is \$34,500. This work has not been contracted and emergency authorization by the City of Industry Property and Housing Management Authority (IPHMA) is needed to proceed.

Overall, the total estimated cost of the occurrence is approximately \$47,450, not including cleaning (including the proposed restoration contractor services for \$34,500).

Discussion:

The City has adopted the Uniform Public Construction Cost Accounting Act (“Act”), and under the provisions of the Act (California Public Contract Code Section 22035(b)), and Section 3.52.110 of the City’s Code, in the event of an emergency, upon a four-fifths vote by the IPHMA, any necessary equipment, services and supplies for the emergency may be procured without engaging in the competitive bidding process. In accordance with the provisions of Section 22050(a)(2) of the Public Contract Code, it is necessary for the IPHMA to make a finding that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency.

The IPHMA’s adoption of the attached Resolution No. IPHMA 2021-01 would make the findings needed pursuant to the California Public Contracts Code Sections 20168 and 22050 to allow the Executive Director to immediately retain the services necessary to complete the work.

Pursuant to California Public Contracts Code Section 22050, the IPHMA will be provided project updates at every regularly scheduled meeting until the project is completed.

This project is exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.), pursuant to Sections 15269(b) and (c) of the CEQA Guidelines, which exempt emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare, and specific actions necessary to prevent or mitigate an emergency. Accordingly, Staff has prepared a Notice of Exemption for the IPHMA’s consideration.

Fiscal Impact:

Expenditures for this occurrence total approximately \$47,450, not including cleaning.

Recommendation:

- A. That the IPHMA adopt Resolution No. IPHMA 2021-01

Exhibits:

- A. Resolution IPHMA 2021-01
- B. Notice of Exemption

TH/BH:yp

RESOLUTION NO. IPHMA 2021-01

A RESOLUTION OF THE INDUSTRY PROPERTY HOUSING AND MANAGEMENT AUTHORITY DECLARING AN EMERGENCY CONDITION AT THE PROPERTY LOCATED AT 16217 TEMPLE AVENUE, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY OF INDUSTRY'S MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECITALS

WHEREAS, the Industry Property Housing and Management Authority ("IPHMA") manages the property located at 16217 Temple Avenue ("Property"); and

WHEREAS, the kitchen of the Property has experienced severe water damage due to a leaking dishwasher, which also lead to the discovery of subsurface water seeping via hydrostatic pressure through the slab foundation of the Property. The water damage created moisture, causing the presence of mold. All mold has been remediated by a professional environmental services company. Since the remediation work was performed, post-remediation environmental clearance testing was conducted, and the Property has passed all requisite tests. The tenants were relocated upon the discovery of the damage, and are currently residing in alternate IPHMA housing; and

WHEREAS, given the extensive water damage, it was necessary to remediate and replace all contaminated materials, including removal of the majority of lower cabinetry in the kitchen, adjacent drywall, and all laminate wood flooring on the first floor of the home, and perform a leak detection investigation to verify moisture intrusion causes, which determined that hydrostatic pressure perpetuated underground moisture through the slab. Resolution involved sealing the concrete slab with waterproofing concrete sealer, adjusting the neighboring house's rain gutter to discharge away from the Property, and installing a French/weeping drain to direct rainwater away from the Property along the exterior of the neighboring property's retaining wall that slopes towards the Property. Given the fact that the mold, water damage, and drainage issues were identified during the winter rain season, it has been determined that emergency repair activities are necessary to ensure the health and safety of the occupants and structural integrity of the Property; and

WHEREAS, the City of Industry ("City") adopted the Uniform Public Construction Cost Accounting Act ("Act"), which is applicable to the IPHMA, and under the provisions of the Act (California Public Contract Code Section 22035(b)), and Section 3.52.110 of the City's Municipal Code, which is also applicable to the IPHMA, in the event of an emergency, upon a four-fifths vote by the Board, the IPHMA may procure any necessary equipment, services and supplies for the emergency without engaging in the competitive

bidding process; and

WHEREAS, the emergency will not permit a delay resulting from a competitive solicitation for bids, and immediate action is necessary to respond to the emergency.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE INDUSTRY PROPERTY HOUSING AND MANAGEMENT AUTHORITY DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Board finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Board hereby finds and determines that, due to the levels of mold and moisture that were found inside the Property, immediate attention must be taken to ensure the health and safety of the occupants and the structural integrity of the Property.

SECTION 3. Based on the foregoing, pursuant to California Public Contract Code Section and 22050 and Section 3.52.110 of the City's Municipal Code, the Board hereby finds that an emergency situation exists and declares that the public interest and necessity demand the immediate expenditure of public money for such repair work to safeguard life, health, and property without complying with the competitive bidding requirements of the California Public Contract Code and the City's Municipal Code. The emergency will not permit a delay resulting from a competitive solicitation for bids, and the action is necessary to respond to the emergency. The Board hereby waives competitive bidding under Public Contract Code 22050, and Section 3.52.110 of the City's Municipal Code.

SECTION 4. The Board hereby approves an agreement between the IPHMA and Wiekamp Construction Inc, to perform the required emergency services, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the emergency repairs at the Property.

SECTION 5. The Board shall review the emergency action at every regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

SECTION 6. Based upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption, the City Council hereby finds and determines that the emergency repairs are exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq.*), pursuant to Sections 15269(c) of the CEQA Guidelines, which exempt emergency repairs necessary to prevent or mitigate an emergency. Based on these findings, the Board adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 7. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or

inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 8. That the Board Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Industry Property Housing and Management Authority at a regular meeting held on January 13, 2021 by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

Phil Cook, Chairperson

ATTEST:

Julie Gutierrez-Robles, Board Secretary

NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: Industry Property Housing and
Management Authority
15625 E. Stafford Street, Suite 100
City of Industry, CA 91744

Project Title: Emergency Mold Remediation and Restoration at 16217 Temple Avenue

Project Location - Specific: 16217 Temple Avenue

Project Location-City: City of Industry **Project Location-County:** Los Angeles

Description of Project: The proposed project includes remediation of mold by a professional environmental services company, post-remediation environmental clearance testing, tenant relocation, remediation and replacement of all contaminated materials, including removal of the majority of lower cabinetry in the kitchen, adjacent drywall, and all laminate wood flooring on the first floor of the home, leak detection investigation to verify moisture intrusion causes, sealing the concrete slab with waterproofing concrete sealer, adjusting the neighboring house's rain gutter to discharge away from the Property, and installing a French/weeping drain to direct rainwater away from the Property along the exterior of the neighboring property's retaining wall that slopes towards the Property.

Name of Public Agency Approving Project: Industry Property Housing and Management Authority

Name of Person or Agency Carrying Out Project: Industry Property Housing and Management Authority

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15269(c)
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: The emergency repairs are exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.), pursuant to Sections 15269(c) of the CEQA Guidelines, which exempt emergency repairs necessary to prevent or mitigate an emergency.

Lead Agency

Contact Person: Dina Lomeli

Telephone: (626) 333-2211

Signature: _____

Date: 1/14/2021

Title: Consultant Assistant Planner II

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY
JANUARY 13, 2021*

ITEM NO. 6.1
HANDOUT-REVISED RESOLUTION

RESOLUTION NO. IPHMA 2021-01

A RESOLUTION OF THE INDUSTRY PROPERTY HOUSING AND MANAGEMENT AUTHORITY DECLARING AN EMERGENCY CONDITION AT THE PROPERTY LOCATED AT 16217 TEMPLE AVENUE, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRED CERTAIN WORK TO BE PERFORMED WITHOUT COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY OF INDUSTRY'S MUNICIPAL CODE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECITALS

WHEREAS, the Industry Property Housing and Management Authority ("IPHMA") manages the property located at 16217 Temple Avenue ("Property"); and

WHEREAS, the kitchen of the Property has experienced severe water damage due to a leaking dishwasher, which also led to the discovery of subsurface water seeping via hydrostatic pressure through the slab foundation of the Property. The water damage created moisture, causing the presence of mold. All mold has been remediated by a professional environmental services company. Since the remediation work was performed, post-remediation environmental clearance testing was conducted, and the Property has passed all requisite tests. The tenants were relocated upon the discovery of the damage, in alternate IPHMA housing; and

WHEREAS, given the extensive water damage, it was necessary to remediate and replace all contaminated materials, including removal of the majority of lower cabinetry in the kitchen, adjacent drywall, and all laminate wood flooring on the first floor of the home, and perform a leak detection investigation to verify moisture intrusion causes, which determined that hydrostatic pressure perpetuated underground moisture through the slab. Resolution involved sealing the concrete slab with waterproofing concrete sealer, adjusting the neighboring house's rain gutter to discharge away from the Property, and installing a French/weeping drain to direct rainwater away from the Property along the exterior of the neighboring property's retaining wall that slopes towards the Property. Given the fact that the mold, water damage, and drainage issues were identified during the winter rain season, it has been determined that emergency repair activities were necessary to ensure the health and safety of the occupants and structural integrity of the Property; and

WHEREAS, the City of Industry ("City") adopted the Uniform Public Construction Cost Accounting Act ("Act"), which is applicable to the IPHMA, and under the provisions of the Act (California Public Contract Code Section 22035(b)), and Section 3.52.110 of the City's Municipal Code, which is also applicable to the IPHMA, in the event of an emergency, upon a four-fifths vote by the Board, the IPHMA may procure any necessary equipment, services and supplies for the emergency without engaging in the competitive

bidding process; and

WHEREAS, the emergency did not permit a delay resulting from a competitive solicitation for bids, and immediate action was necessary to respond to the emergency.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE INDUSTRY PROPERTY HOUSING AND MANAGEMENT AUTHORITY DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Board finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Board hereby finds and determines that, due to the levels of mold and moisture that were found inside the Property, immediate attention was required to ensure the health and safety of the occupants and the structural integrity of the Property.

SECTION 3. Based on the foregoing, pursuant to California Public Contract Code Section and 22050 and Section 3.52.110 of the City's Municipal Code, the Board hereby finds that an emergency situation existed and declares that the public interest and necessity demanded the immediate expenditure of public money for such repair work to safeguard life, health, and property without complying with the competitive bidding requirements of the California Public Contract Code and the City's Municipal Code. The emergency did not permit a delay resulting from a competitive solicitation for bids, and the action was necessary to respond to the emergency. The Board hereby waives competitive bidding under Public Contract Code 22050, and Section 3.52.110 of the City's Municipal Code.

SECTION 4. The Board hereby ratifies the action taken by IPHMA Staff to address the emergency, and approves the agreement between the IPHMA and Wiekamp Construction Inc, for the required emergency services, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the emergency repairs at the Property.

SECTION 5. The Board shall review the emergency action at every regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

SECTION 6. Based upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption, the IPHMA Board hereby finds and determines that the emergency repairs were exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq.*), pursuant to Sections 15269(c) of the CEQA Guidelines, which exempt emergency repairs necessary to prevent or mitigate an emergency. Based on these findings, the Board adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 7. The provisions of this Resolution are severable and if any provision,

clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 8. That the Board Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Industry Property Housing and Management Authority at a regular meeting held on January 13, 2021 by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

Phil Cook, Chairperson

ATTEST:

Julie Gutierrez-Robles, Board Secretary