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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 10, 2021  
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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 Phil Cook at 10:33 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 813 272 556#.

**FLAG SALUTE**

The flag salute was led by Chair Phil Cook.

**ROLL CALL**

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

ABSENT: Raheleh Gorginfar, 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**

**5.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 10, 2021**

*RECOMMENDED ACTION:* *Ratify the Register of Demands.*

**5.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 10, 2021**

*RECOMMENDED ACTION:* *Approve the Register of Demands for March 10, 2021.*

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MOTION BY VICE CHAIR CALVO, AND SECOND BY BOARD MEMBER EMMONS TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**BOARD MATTERS**

**6.1 PRESENTATION OF THE FY 2020-2021 MID-YEAR BUDGET REPORT AND CONSIDERATION OF RESOLUTION NO. IPHMA 2021-03, APPROVING AND ADOPTING THE FISCAL YEAR 2020-21 PROPOSED MID-YEAR BUDGET AMENDMENTS**

*RECOMMENDED ACTION:* *Adopt Resolution No. IPHMA 2021-03.*

Director of Finance, Yamini Pathak provided a staff report and was available to answer any questions.

MOTION BY BOARD MEMBER SEAL, AND SECOND BY CHAIR COOK TO ADOPT RESOLUTION NO. IPHMA 2021-03. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**6.2 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH C & C ENGINEERING, INC., FOR ENGINEERING SERVICES**

*RECOMMENDED ACTION:* *Approve the Agreement.*

Director of Public Works/City Engineer/Assistant City Manager, Josh Nelson provided a staff report and was available to answer any questions.

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MOTION BY BOARD MEMBER EMMONS, AND SECOND BY VICE CHAIR CALVO TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**6.3 UPDATE AND DISCUSSION REGARDING REPAIRS FOR 15730 NELSON AVENUE**

*RECOMMENDED ACTION:*

*Provide direction to Staff.*

Director of Public Works/City Engineer/Assistant City Manager Josh Nelson updated the Authority about the water leak and supplied photographs. An inspector has determined that the cause of the leak was due to a broken water supply line to the water heater. There appears to be no mold issues. City Manager Troy Helling spoke about the vacant house next door that could be used by the tenants temporarily giving them access to the washer/dryer and bathroom, so as not to need a hotel. Assistant City Manager Bing Hyun said inspections have been completed on all the houses and an extensive report of each is forthcoming. Upon completion this will be brought back to the Authority for discussion and approval for repairs.

MOTION BY VICE CHAIR CALVO, AND SECOND BY BOARD MEMBER EMMONS TO REMEDIATE AND RESTORE 15730 NELSON AVENUE AS SOON AS POSSIBLE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**EXECUTIVE DIRECTOR COMMENTS:**

There were none.

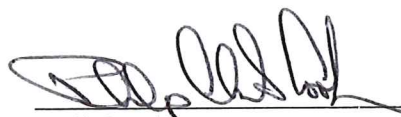
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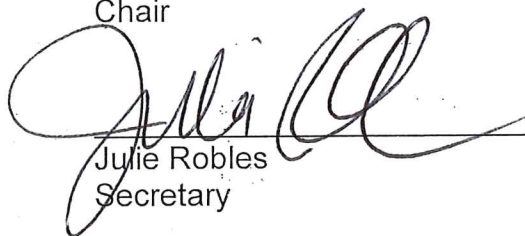
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**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:55 a.m.



Phil Cook  
Chair



Julie Robles  
Secretary