
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 9, 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: 970 202 559#.

FLAG SALUTE

The flag salute was led by Chair Phil Cook.

ROLL CALL

PRESENT: Phil Cook, Chair
Ken Calvo, Vice Chair
Raheleh Gorginfar, Board Member
Timothy O’Gorman, Board Member
Tim Seal, Board Member

STAFF PRESENT: 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

Chair Phil Cook welcomed our new Board Member, Timothy O’Gorman.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JUNE 9, 2021

RECOMMENDED ACTION: *Approve the Register of Demands for May 12, 2021.*

5.2 CONSIDERATION OF THE MINUTES OF THE MAY 12, 2021 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

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

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

BOARD MATTERS

6.1 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH I.R.C. TECHNOLOGIES, INC. DBA INDEPENDENT ROOFING CONSULTANTS TO PROVIDE ROOF INSPECTION SERVICES OF IPHMA MANAGED PROPERTIES FOR AN AMOUNT NOT TO EXCEED \$23,000.00 THROUGH MAY 12, 2022

RECOMMENDED ACTION: Approve the Agreement.

Management Analyst, Yvette Padilla, provided a staff report and was available to answer questions.

Vice Chair Calvo asked why there was such a big price increase on the Agreement. Without having the answer readily available, it was discussed and agreed upon to table this item and return after Closed Session with an answer.

EXECUTIVE DIRECTOR COMMENTS:

There were none.

CLOSED SESSION

8.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: *Cruz v. Radecki, et al*
Superior Court of California, County of Los Angeles
Case No. 20STCV47002

Vice Chair Calvo recused himself from Closed Session Item 8.1, to avoid any actual or potential conflict of interest and left the meeting at 10:46 a.m.

Chair Cook recessed the meeting into Closed Session at 10:47 a.m.

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Chair Cook reconvened the meeting at 11:14 a.m. Vice Chair Calvo did not participate in Closed Session and returned to the meeting at 11:14 a.m. All members of the Authority were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 8.1, no reportable action at this time. Nothing further to report.

6.1 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH I.R.C. TECHNOLOGIES, INC. DBA INDEPENDENT ROOFING CONSULTANTS TO PROVIDE ROOF INSPECTION SERVICES OF IPHMA MANAGED PROPERTIES FOR AN AMOUNT NOT TO EXCEED \$23,000.00 THROUGH MAY 12, 2022

RECOMMENDED ACTION:

Approve the Agreement.

Bing Hyun, Assistant City Manager, announced that during the recess, Management Analyst, Yvette Padilla gathered with Director of Finance, Yamini Pathak, to determine the increase in price. In 2017, the City was servicing twenty-one (21) houses at a cost \$18, 900.00. One year ago, Amendment No. 1 was made to increase the amount to \$27,000.00, due to adding six (6) additional houses and to add rodent control. This current agreement includes two (2) more houses, including rodent control and a cushion of \$3,000.00, in case any houses may need rodent control soon.

MOTION BY BOARD MEMBER GORGINFAR, AND SECOND BY VICE CHIAR COOK TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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


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ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:18 a.m.



Phil Cook
Chair



Julie Robles
Secretary