
City of Industry Property and Housing Management Authority



REGULAR MEETING AGENDA
DECEMBER 8, 2021
10:30 a.m.

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

Location: City Council Chamber, 15651 Mayor Dave Way, City of Industry, California

Addressing the Authority:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to Section 42 of Executive Order N-08-21, issued by Governor Newsom on June 11, 2021, the regular meeting of the Industry Property and Housing Management Authority, as of July 8, 2021, will now be held in person and telephonically. Members of the public can attend the hybrid meeting and offer public comments either in person or telephonically, by calling the following conference call number: 657-204-3264, then entering the following Conference ID: 266 585 571#. In accordance with Section 4 of the County of Los Angeles Department of Public Health, Order of the Health Officer, dated July 30, 2021, all individuals who attend the meeting in person must wear a mask. Pursuant to the Governor’s Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Industry Property and Housing Management Authority meeting (including assisted listening devices), please contact the City Clerk’s Office at (626) 333-2211 by 5:00 p.m. on Monday, December 6, 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 IPHMA 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 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 pm. City Hall doors are closed between 12:00 p.m. to 1:00 p.m. each day. Any person with a question concerning any agenda item may call the City Clerk’s Office at (626) 333-2211.

1. Call to Order

2. Flag Salute

3. Roll Call

4. Public Comments

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Industry Property & Housing Management Authority (IPHMA), request specific items be removed from the Consent Calendar for separate action.

5.1 Consideration of the Register of Demands for December 8, 2021

RECOMMENDED ACTION: Approve the Register of Demands for December 8, 2021.

5.2 Consideration of the minutes of the August 9, 2017 regular meeting and November 10, 2021 special meeting

RECOMMENDED ACTION: Approve as submitted.

6. **BOARD MATTERS**

6.1 Consideration of rescinding any list of potential IPHMA tenants who do not have current leases with IPHMA.

RECOMMENDED ACTION: Rescind any list of potential tenants who do not have current leases with IPHMA.

6.2 Consideration of a Residential Rental Agreement for 16218 Temple Avenue

RECOMMENDED ACTION: Approve the Residential Rental Agreement for 16218 Temple Avenue.

- 6.3 Consideration of Resolution No. IPHMA 2021-07 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY (“IPHMA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2021-07, continuing the authorization of remote teleconferencing meetings pursuant to AB 361.*

- 6.4 Discussion and direction regarding rent increase for existing tenants.

RECOMMENDED ACTION: *Provide direction to staff.*

7. **EXECUTIVE DIRECTOR COMMENTS**

8. **AB 1234 REPORTS**

9. **BOARD MEMBER COMMUNICATIONS**

10. Adjournment. Next regular meeting: Wednesday, January 12, 2022 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 December 8, 2021

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	23,280.00
160	INDUSTRY PROPERTY & HOUSING	42,923.91
TOTAL ALL FUNDS		66,203.91

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	66,203.91

APPROVED PER CITY MANAGER

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Check	Date	Payee Name			Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking					
200108	11/10/2021	ABORTA-BUG PEST CONTROL			\$3,150.00
	Invoice	Date	Description	Amount	
	19913	10/04/2021	PEST SVC @ \$75 PER HOUSE	\$1,575.00	
	20142	11/01/2021	PEST SVC @ \$75 PER HOUSE	\$1,575.00	
200109	11/10/2021	INDUSTRY PUBLIC UTILITIES			\$1,573.99
	Invoice	Date	Description	Amount	
	2022-00000757	11/01/2021	08/18-10/18/21 SVC - HANDORF LOOP RD-IRRIG BOOST	\$61.56	
	2022-00000758	11/01/2021	08/18-10/18/21 SVC - HANDORF LOOP RD-IRRIGATION	\$46.20	
	2022-00000759	11/01/2021	08/18-10/18/21 SVC - 14063 PROCTOR	\$146.16	
	2022-00000760	11/01/2021	08/18-10/18/21 SVC - 16200 TEMPLE CONDOS A & B	\$173.16	
	2022-00000761	11/01/2021	08/18-10/18/21 SVC - 16200 TEMPLE CONDOS C & D	\$159.66	
	2022-00000762	11/01/2021	08/18-10/18/21 SVC - 16212 TEMPLE	\$174.48	
	2022-00000763	11/01/2021	08/18-10/18/21 SVC - 16217 TEMPLE	\$84.66	
	2022-00000764	11/01/2021	08/18-10/18/21 SVC - 16220 TEMPLE	\$80.46	
	2022-00000765	11/01/2021	08/18-10/18/21 SVC - 16224 TEMPLE	\$95.42	
	2022-00000766	11/01/2021	08/18-10/18/21 SVC - 16227 TEMPLE	\$69.96	
	2022-00000767	11/01/2021	08/18-10/18/21 SVC - 16238 TEMPLE	\$68.12	
	2022-00000768	11/01/2021	08/18-10/18/21 SVC - 16242 TEMPLE	\$152.12	
	2022-00000769	11/01/2021	08/18-10/18/21 SVC - BUNKHOUSE	\$132.61	
	2022-00000774	11/01/2021	08/18-10/18/21 SVC - 16218 TEMPLE	\$67.86	
	2022-00000775	11/01/2021	08/18-10/18/21 SVC - 16229 TEMPLE	\$61.56	
200110	11/10/2021	LA PUENTE VALLEY COUNTY WATER			\$1,705.91
	Invoice	Date	Description	Amount	
	2022-00000850	11/01/2021	08/18-10/18/21 SVC - 15652 NELSON	\$418.66	
	2022-00000851	11/01/2021	08/18-10/18/21 SVC - 15702 NELSON	\$219.72	

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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	2022-00000852	11/01/2021	08/18-10/18/21 SVC - 15714 NELSON	\$278.03
	2022-00000853	11/01/2021	08/18-10/18/21 SVC - 15730 NELSON	\$298.61
	2022-00000854	11/01/2021	08/18-10/18/21 SVC - 15736 NELSON	\$199.14
	2022-00000855	11/01/2021	08/18-10/18/21 SVC - 15722 NELSON	\$291.75
200111	11/10/2021		ROWLAND WATER DISTRICT	\$368.00
	Invoice	Date	Description	Amount
	2022-00000770	11/01/2021	09/09-10/10/21 SVC - 17229 CHESTNUT ST	\$46.05
	2022-00000771	11/01/2021	09/09-10/10/21 SVC - 17217 CHESTNUT ST	\$87.69
	2022-00000772	11/01/2021	09/09-10/10/21 SVC - 17217 & 17229 CHESTNUT ST-IRR	\$234.26
200112	11/10/2021		SO CALIFORNIA EDISON COMPANY	\$11.75
	Invoice	Date	Description	Amount
	2022-00000773	11/02/2021	10/04-11/01/21 SVC - 15652 NELSON AVE	\$11.75
200113	11/10/2021		SOCALGAS	\$48.00
	Invoice	Date	Description	Amount
	2022-00000849	11/05/2021	10/04-11/03/21 SVC - 16200 TEMPLE AVE APT 202 BUNK	\$48.00
200114	11/17/2021		L A COUNTY TAX COLLECTOR	\$270.38
	Invoice	Date	Description	Amount
	8940 149 046S	11/04/2021	SUPP PROP TAX FY 21/22 - 17229 CHESTNUT ST	\$186.14
	8940 149 046S1	11/04/2021	SUPP PROP TAX FY 20/21 - 17229 CHESTNUT ST	\$84.24
200115	11/23/2021		SO CALIFORNIA EDISON COMPANY	\$6.19
	Invoice	Date	Description	Amount
	2022-00000881	11/12/2021	10/13-11/11/21 SVC - 20137 E WALNUT DR S	\$6.19

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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200116	11/23/2021		SOCALGAS	\$13.49
	Invoice	Date	Description	Amount
	2022-00000882	11/08/2021	10/05-11/04/21 SVC - 15722 NELSON AVE	\$13.49
200117	11/23/2021		WALNUT VALLEY WATER DISTRICT	\$21.30
	Invoice	Date	Description	Amount
	4163435	11/08/2021	10/01-11/01/21 SVC - 20137 WALNUT DR	\$21.30
200118	11/30/2021		INDUSTRY PUBLIC UTILITY COMMISSI	\$39.11
	Invoice	Date	Description	Amount
	2022-00000907	11/18/2021	10/10-11/10/21 SVC - 16229 E TEMPLE AVE	\$8.66
	2022-00000908	11/18/2021	10/10-11/10/21 SVC - 16218 E TEMPLE AVE	\$11.48
	2022-00000909	11/18/2021	10/10-11/10/21 SVC - 17229 CHESTNUT ST	\$18.97
200119	11/30/2021		IRRI-CARE PLUMBING & BACKFLOW T	\$285.54
	Invoice	Date	Description	Amount
	12800	11/01/2021	BACKFLOW TEST & REPAIR SVC - 16000 TEMPLE CONI	\$285.54
200120	11/30/2021		IRRI-CARE PLUMBING & BACKFLOW T	\$450.00
	Invoice	Date	Description	Amount
	12745	10/14/2021	BACKFLOW TEST- VARIOUS HOUSES	\$450.00
200121	12/08/2021		CNC ENGINEERING	\$9,220.00
	Invoice	Date	Description	Amount
	504083	11/24/2021	REVIEW OF INSPECTION RECORDS	\$530.00
	504082	11/24/2021	COORDINATION FOR MISC REPAIRS - 16218 E TEMPLE	\$1,685.00

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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
504081	11/24/2021		COORDINATION FOR MISC REPAIRS - 16200 E TEMPLE	\$1,190.00
504080	11/24/2021		COORDINATION FOR MISC REPAIRS - 16227 E TEMPLE	\$510.00
504079	11/24/2021		COORDINATION FOR MISC REPAIRS - 16200 E TEMPLE	\$150.00
504078	11/24/2021		COORDINATION FOR PLUMBING REPAIRS - 16200 E TE	\$75.00
504077	11/24/2021		COORDINATION FOR MISC REPAIRS - 15730 NELSON A	\$910.00
504076	11/24/2021		COORDINATION FOR HOME INSPECTION - 17229 CHES	\$270.00
504075	11/24/2021		COORDINATION FOR MISC WORK - 20137-20249 E WAL	\$1,170.00
504074	11/24/2021		COORDINATION FOR PLUMBING REPAIRS - 16200 E TE	\$150.00
504073	11/24/2021		COORDINATION FOR MISC REPAIRS - 15722 NELSON A	\$150.00
504072	11/24/2021		COORDINATION FOR PLUMBING REPAIRS - 22036 E VA	\$810.00
504071	11/24/2021		COORDINATION FOR MISC REPAIRS - 16229 E TEMPLE	\$85.00
504070	11/24/2021		COORDINATION FOR PLUMBING REPAIRS - 15652 NEL	\$1,535.00
200122	12/08/2021		IPHMA - PAYROLL ACCOUNT	\$4,000.00
Invoice	Date	Description	Amount	
DEC-21	11/16/2021	REPLENISH PAYROLL ACCOUNT FOR DECEMBER 2021	\$4,000.00	
200123	12/08/2021		JANUS PEST MANAGEMENT	\$830.00
Invoice	Date	Description	Amount	
231453	11/03/2021	PEST SVC - 16212 TEMPLE AVE	\$830.00	
200124	12/08/2021		KLINE'S PLUMBING, INC.	\$7,383.41
Invoice	Date	Description	Amount	
12030	09/08/2021	PLUMBING SVC - 17217 CHESTNUT ST	\$573.00	
12051	09/29/2021	PLUMBING SVC - 16000 TEMPLE AVE CONDO A	\$175.00	
12101	11/03/2021	PLUMBING SVC - 16218 TEMPLE AVE	\$765.91	
12071	10/08/2021	PLUMBING SVC - 16212 TEMPLE AVE	\$175.00	

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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
12103	11/03/2021		PLUMBING SVC - 16229 TEMPLE AVE	\$1,623.92
12104	11/03/2021		PLUMBING SVC - 15730 NELSON	\$2,845.58
12107	11/08/2021		PLUMBING SVC - 16000 TEMPLE AVE UNIT C	\$475.00
12115	11/15/2021		INSTALL EARTHQUAKE STRAP - 16000 TEMPLE AVE UN	\$250.00
12116	11/15/2021		INSTALL EARTHQUAKE STRAP - 16000 TEMPLE AVE UN	\$250.00
12117	11/15/2021		INSTALL EARTHQUAKE STRAP - 16000 TEMPLE AVE UN	\$250.00
200125	12/08/2021		MARISCAL PAINTING	\$10,180.00
Invoice	Date	Description	Amount	
910	10/28/2021	PAINTING SVC - 16218 TEMPLE AVE	\$10,180.00	
200126	12/08/2021		PERFORMING ART FLOORING, INC.	\$13,100.00
Invoice	Date	Description	Amount	
21062-1	10/26/2021	FLOORING SVC - 16218 TEMPLE AVE	\$13,100.00	
200127	12/08/2021		SATSUMA LANDSCAPE & MAINT.	\$13,546.84
Invoice	Date	Description	Amount	
1021EHNHCS	10/28/2021	OCTOBER 2021 LANDSCAPE MAINTENANCE	\$13,546.84	

Checks	Status	Count	Transaction Amount
	Total	20	\$66,203.91

*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
AUGUST 9, 2017
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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 5:00 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
Saul Jauregui, Board Member
Erin Schriever, Board Member

STAFF PRESENT: Paul Philips, Executive Director; William Morrow General Counsel and City Clerk; and Diane M. Schlichting, Assistant Secretary.

PUBLIC COMMENTS

There were no public comments.

BOARD MATTERS

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 9, 2017

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER SCHRIEVER, TO APPROVE THE REGISTER OF DEMANDS FOR AUGUST 9, 2017. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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AUGUST 9, 2017
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5.2 DISCUSSION AND DIRECTION REGARDING REQUESTS TO SECURE RENTAL HOUSING IN THE CITY OF INDUSTRY

RECOMMENDED ACTION: *Discuss and provide direction to Staff.*

City Manager, Paul Philips, presented a staff report and was available to answer any questions. Conversation ensued regarding additional letters that were received. The Authority asked for a recess to review the additional documents.

Chairman, Joseph Emmons, recessed the meeting at 5:04 p.m.

Chairman, Joseph Emmons, reconvened the meeting at 5:21 a.m.

A roll call was taken at 5:22 p.m. and all members of the authority were present.

MOTION BY BOARD MEMBER JAUREGUI, AND SECOND BY BOARD MEMBER SCHRIEVER, TO GIVE CONSIDERATION TO A FUTURE LESSEE TO A RESIDENTIAL UNIT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

5.3 CONSIDERATION OF SETTING A SPECIAL MEETING FOR THE PURPOSE OF RECEIVING PRESENTATIONS FROM HOUSING DEVELOPERS WHO SUBMITTED RESPONSES TO THE REQUEST FOR QUALIFICATION/PROPOSALS FOR AFFORDABLE HOUSING DESIGN BUILD OPPORTUNITY SITES

RECOMMENDED ACTION: *Select the time and date for a special meeting.*

Planning Consultant, Tim D'Zmura presented a staff report and was available to answer any questions. The Authority agreed to initiate a special meeting on August 22, 2017, at 5:00 p.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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MOTION BY CHAIRMAN EMMONS, AND SECOND BY BOARD MEMBER JAUREGUI TO SCHEDULE TUESDAY, AUGUST 22, 2017, AT 5:00 P.M. FOR A SPECIAL MEETING TO RECEIVE PRESENTATIONS FROM HOUSING DEVELOPERS. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 5:34 p.m.

Joseph Emmons, Chairman

Diane M. Schlichting
Assistant Secretary

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 10, 2021
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The Special Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Phil Cook at 1:00 p.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 283 457 019#.

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: Josh Nelson, Executive Director; Bing Hyun, 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 SEPTEMBER 8, 2021 AND OCTOBER 13, 2021

RECOMMENDED ACTION: Ratify the Register of Demands.

5.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 10, 2021

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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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CITY OF INDUSTRY, CALIFORNIA
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5.3 CONSIDERATION OF THE MINUTES OF THE AUGUST 11, 2021 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

MOTION BY VICE CHAIR CALVO, AND SECOND BY CHAIR COOK TO APPROVE THE CONSENT CALENDAR. 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

BOARD MATTERS

6.1 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH I.R.C. TECHNOLOGIES, INC. DBA INDEPENDENT ROOFING CONSULTANTS, TO PROVIDE DESIGN AND CONSTRUCTION SUPPORT SERVICES FOR ROOF REPAIRS AND ROOF REPLACEMENTS OF RESIDENTIAL HOMES, EXTENDING THE TERM THROUGH MAY 12, 2023, REVISING THE SCOPE OF SERVICES, INCREASING COMPENSATION BY \$46,970.00, AND UPDATING THE ADDRESS FOR INDUSTRY PROPERTY HOUSING MANAGEMENT AUTHORITY

RECOMMENDED ACTION: *Approve the Amendment.*

Senior Project Manager James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

MOTION BY BOARD MEMBER SEAL, AND SECOND BY BOARD MEMBER GORGINFAR TO APPROVE THE AMENDMENT. 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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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6.2 CONSIDERATION OF THE APPOINTMENT OF A CHAIRPERSON AND VICE CHAIRPERSON

RECOMMENDED ACTION: *Consider nominations and make appointments.*

Lynn Thompson, Administrative Technician III, announced that the floor was now open to nominate for Chair.

Chair Cook nominated Vice Chair Ken Calvo to the appointment of Chair and there were no other nominations.

MOTION BY CHAIR COOK, TO NOMINATE KEN CALVO AS CHAIR. 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

Chair Calvo nominated Board Member Seal to the appointment of Vice Chair and there were no other nominations.

MOTION BY CHAIR CALVO, TO NOMINATE TIM SEAL AS VICE CHAIR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

EXECUTIVE DIRECTOR REPORTS

There were none.

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AB 1234 REPORTS

General Counsel, Jamie M. Casso, explained to the Authority the AB 1234 Reports. The California State Legislators adopted, about 10-12 years ago, a requirement of all legislative bodies to report any reimbursement from conferences and to report briefly what they attended, learned, and who they met with in an effort to be assured seminars were attended and effective.

BOARD MEMBER COMMUNICATIONS

Board Member Gorginfar said she would like to discuss in an upcoming meeting, any potential rate increases.

CLOSED SESSION

Administrative Technician III Thompson announced there was a need for Closed Session as follows:

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

Chair Calvo recused himself from participating in Closed Session due to an actual or potential conflict of interest and left the meeting at 1:21 p.m.

Vice Chair Seal asked if anyone from the public wished to comment on the Closed Session item. There was no response.

Vice Chair Seal recessed the meeting into Closed Session at 1:22 p.m.

Vice Chair Seal reconvened the meeting at 2:44 p.m. All members of the Authority were present including Chair Calvo who re-joined the meeting.

General Counsel Casso reported out of Closed Session.

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He stated for the record that Chair, Ken Calvo, recused himself from Closed Session Item 10.1, left the meeting at 1:21 p.m., and did not participate in this matter.

With regard to Closed Session item 10.1, direction was given to Legal Counsel and no final action was taken. Nothing further to report at this time.

Chair Calvo requested the Authority create an Ad-hoc committee and nominated both Board Member Phil Cook and Board Member Tim O’Gorman, who were both in agreement.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 2:46 p.m.

Tim Seal
Chair

Julie Robles
Secretary

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.1

Verbal Presentation – No Backup Material

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.2



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

MEMORANDUM

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

FROM: Joshua Nelson, Executive Director *JN*

STAFF: Bing Hyun, Assistant Executive Director *BH*

DATE: December 8, 2021

SUBJECT: Consideration of a Residential Rental Agreement for 16218 Temple Avenue

Discussion:

At the November 10, 2021 Industry Property and Housing Management Authority ("IPHMA") meeting, Chair Calvo directed formation of an Ad Hoc Committee to review received requests for tenancy, determine the appropriate application process, evaluate the request, and make a recommendation to the IPHMA.

The IPHMA Ad Hoc Committee directed that each applicant complete a rental application, based on the standard form developed by the California Apartment Association. An application was submitted by two (2) persons, proposing to jointly rent the unit located at 16218 Temple Avenue. The Ad Hoc Committee reviewed the application, and recommends that the IPHMA enter into a lease with the aforementioned individuals in the amount of \$1,400 each month, subject to the same standard terms and conditions as other IPHMA tenants.

Fiscal Impact:

Rental income will increase by \$1,400 each month, or \$16,800 each year. Pursuant to Section 3 of the Draft Industry Property and Housing Management Authority Residential Rental Agreement, the Tenant is responsible for electricity, gas, telephone, and cable services, and the IPHMA will provide water, gardening services, ordinary garbage disposal services, and pest control.

Recommendation:

- 1.) The IPHMA Ad Hoc Committee recommends approval of the Residential Rental Agreement subject to approval as to form by the Authority's General Counsel
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JN/BH

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.3

RESOLUTION NO. IPHMA 2021-07

A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECITALS

WHEREAS, the Industry Property and Housing Management Authority (“IPHMA”) is committed to preserving and encouraging public access and participation in meetings of its legislative bodies; and

WHEREAS, all meetings of the IPHMA are open and public, as required by the Ralph M. Brown Act (Gov. Code §§54950 – 54963) (“Brown Act”), so that any member of the public may attend, participate, and observe the legislative bodies conduct their business; and

WHEREAS, in March 2020 as a response to the ongoing COVID-19 pandemic, Governor Newsom issued Executive Orders N-25-20 and N-29-20. These orders suspended certain elements of the Brown Act and specifically allowed for legislative bodies as defined by the Brown Act to hold their meetings entirely electronically with no physical meeting place. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which provided that the provisions in Executive Order N-29-20 suspending certain elements of the Brown Act would continue to apply through September 30, 2021; and

WHEREAS, on September 16, 2021 Governor Newsom signed AB 361, which added subsection (e) to Government Code §54953 of the Brown Act, and makes provision for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code §54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, one of the conditions required is that a state of emergency has been declared by the Governor pursuant to Government Code §8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code §8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, in March 2020, in response to the spread of COVID-19 in the State of California, the Governor Proclaimed a State of Emergency pursuant to Government Code §8625, and issued a number of executive orders aimed at containing the COVID-19 virus, and the County of Los Angeles through various Orders of the Los Angeles County Health Officer, continues to impose or recommend measures to promote social distancing; and

WHEREAS, Los Angeles County officials have recommended and imposed measures to promote social distancing; and

WHEREAS, as a consequence of the continued state of emergency, on November 4, 2021, the Board adopted Resolution No. IPHMA 2021-06, finding and determining that the IPHMA would continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that the IPHMA would continue to comply with the requirements to provide the public with access to all public meetings as prescribed in §54953(e)(2); and

WHEREAS, pursuant to the provisions of AB 361, the IPHMA Board hereby finds and determines that the findings set forth in Resolution No. IPHMA 2021-06 remain, and that it is thereby necessary to continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e).

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

SECTION 1: All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2: The IPHMA hereby considers the existing conditions of the state of emergency, local officials in Los Angeles County have recommended or imposed measures to promote social distancing in connection with COVID-19. Based on these facts, findings, and determinations, the IPHMA authorizes staff to conduct remote teleconference meetings of the IPHMA, under the provisions of Government Code §54953(e).

SECTION 3: The Executive Director is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution and AB 361, including continuing to conduct open and public meetings in accordance with the Brown Act.

SECTION 4: This Resolution shall take effect December 4, 2021, and shall be effective until the earlier of January 3, 2022, or such time as the IPHMA adopts a subsequent resolution in accordance with Government Code §54953(e)(3) to extend the time during which the IPHMA may continue to meet by teleconference.

PASSED, APPROVED AND ADOPTED by the Industry Property and Housing Management Authority at a regular meeting held on December 8, 2021, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS

ABSENT: BOARD MEMBERS:

Ken Calvo, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary