
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.*

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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

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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 for a special rental request 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.



Ken Calvo
Chair



Julie Robles
Secretary