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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 11, 2022  
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 683 831 163#.

**FLAG SALUTE**

The flag salute was led by Chair Ken Calvo.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant City Manager; James M. Casso, General Counsel; and Lynn Thompson, Administrative Technician III.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 11, 2022**

*RECOMMENDED ACTION:* Approve the Register of Demands for May 11, 2022.

**5.2 CONSIDERATION OF THE MINUTES OF THE APRIL 13, 2022 REGULAR MEETING**

*RECOMMENDED ACTION:* Approve as submitted.

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**5.3 CONSIDERATION OF RESOLUTION NO. IPHMA 2022-06 – 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 2022-06, continuing the authorization of remote teleconferencing meetings pursuant to AB 361.*

MOTION BY BOARD MEMBER O’GORMAN AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**BOARD MATTERS**

**6.1 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. IPHMA-006 VARIOUS ROOF REPLACEMENT AND REPAIRS, FOR AN ESTIMATED COST OF \$219,000.00 (MP 12-06 #27)**

*RECOMMENDED ACTION:* *Approve the plans and specifications and authorize the advertising and receipt of electronic bids.*

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

MOTION BY VICE CHAIR SEAL AND SECOND BY BOARD MEMBER COOK TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE THE ADVERTISING AND RECEIPT OF ELECTRONIC BIDS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**EXECUTIVE DIRECTOR REPORTS**

Executive Director Josh Nelson said there are ongoing Ad hoc meetings, including today after this meeting, regarding the application process. Hopefully there will be something to present at the June, no later than the July meeting.

**AB 1234 REPORTS**

There were none.

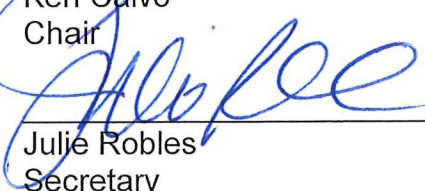
**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:36 a.m.

  
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Ken Calvo  
Chair

  
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Julie Robles  
Secretary