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# Civic-Recreational-Industrial Authority



Regular Meeting Agenda

August 10, 2022

9:00 a.m.

Chairman Eric Benavidez

Vice Chairman Ronald Whittimore

Board Member Sean Lee

Board Member Bob Lindsey

Board Member Ronald McPeak

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

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## Addressing the Authority:

### NOTICE OF TELEPHONIC MEETING:

- **Pursuant to AB 361 (Government Code Section 54953(e)), this meeting will 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: 269 977 731 18#. 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 Civic-Recreational-Industrial Authority meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 5:00 p.m. on Monday, August 8, 2022, 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 Civic-Recreational-Industrial 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 Civic-Recreational-Industry Authority 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 Civic-Recreational-Industrial Authority (CRIA) Board request specific items be removed from the Consent Calendar for separate action.

- 5.1 Consideration of the Register of Demands submitted by the Finance Department for August 10, 2022

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.*

- 5.2 Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for June 2022

*RECOMMENDED ACTION: Receive and file.*

- 5.3 Consideration of the minutes of the June 8, 2022 regular meeting, June 28, 2022 special meeting and the July 13, 2022 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 5.4 Consideration of Resolution No. CRIA 2022-11 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

*RECOMMENDED ACTION: Adopt Resolution No. CRIA 2022-11.*

6. **BOARD MATTERS**

- 6.1 Consideration of a License Agreement with George Davidson and Bill Gibson for Access to Assessor's Parcel No. 8247-013-908, for temporary use as a honey bee apiary

*RECOMMENDED ACTION: Approve the License Agreement.*

- 6.2 Consideration of Change Order No. 3 for Contract No. EXPO-2127R, (Project CIP-EXPO 18-017-B) Expo Center Avalon Room Improvements, to Kazoni Inc.

*RECOMMENDED ACTION: Approve the Change Order No. 3, and authorize the Chairman to execute the approved change order.*

- 6.3 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for May 31, 2022

*RECOMMENDED ACTION: Receive and file the report.*

- 6.4 Update on the Expo Center

*RECOMMENDED ACTION: Receive and file.*

7. **EXECUTIVE DIRECTOR COMMUNICATIONS**

8. **AB 1234 REPORTS**

9. **BOARD MEMBER COMMUNICATIONS**

10. Adjournment. Next regular meeting: Wednesday, September 7, 2022, at 9:00 a.m.

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.1

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
Board Meeting August 10, 2022

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	85,665.64
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	87,337.07
TOTAL ALL FUNDS		173,002.71

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	173,002.71

**APPROVED PER CITY MANAGER**

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**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**August 10, 2022**

Check	Date			Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>					
<b>11463</b>	07/14/2022			<b>ABSOLUTE INTERNATIONAL SECURIT</b>	<b>\$39,131.99</b>
	Invoice	Date	Description	Amount	
	2020105337	06/30/2022	JUNE 2022 SECURITY SVC - EXPO CENTER	\$39,131.99	
<b>11464</b>	07/20/2022			<b>INDUSTRY PUBLIC UTILITIES</b>	<b>\$4,045.43</b>
	Invoice	Date	Description	Amount	
	2023-00000106	07/01/2022	04/15-06/16/22 SVC - MAIN GUARD SHACK	\$127.03	
	2023-00000107	07/01/2022	04/15-06/16/22 SVC - GRAND ARENA - E SIDE OF PARKI	\$177.21	
	2023-00000108	07/01/2022	04/15-06/16/22 SVC - GRAND ARENA - S SIDE OF PARKI	\$70.61	
	2023-00000109	07/01/2022	04/15-06/16/22 SVC - NEAR CAFE @ GRAND EXPO	\$116.20	
	2023-00000110	07/01/2022	04/15-06/16/22 SVC - PATIO CAFE	\$48.17	
	2023-00000111	07/01/2022	04/15-06/16/22 SVC - GRAND ARENA CAFE	\$233.00	
	2023-00000112	07/01/2022	04/15-06/16/22 SVC - SNACK BAR @ GRAND ARENA	\$212.37	
	2023-00000113	07/01/2022	04/15-06/16/22 SVC - BUILDING 4-E SIDE PLANTER ARE	\$268.04	
	2023-00000114	07/01/2022	04/15-06/16/22 SVC - WATER TOWER @ PAVILION PARI	\$1,363.86	
	2023-00000115	07/01/2022	04/15-06/16/22 SVC - ARENA NEAR BUNKHOUSE	\$144.98	
	2023-00000116	07/01/2022	04/15-06/16/22 SVC - EXPO OFFICE	\$186.00	
	2023-00000117	07/01/2022	04/15-06/16/22 SVC - BARN D	\$282.69	
	2023-00000118	07/01/2022	04/15-06/16/22 SVC - DC @ BARN D	\$84.35	
	2023-00000119	07/01/2022	04/15-06/16/22 SVC - BARN E	\$188.93	
	2023-00000120	07/01/2022	04/15-06/16/22 SVC - DC @ BARN E	\$84.35	
	2023-00000121	07/01/2022	04/15-06/16/22 SVC - BATHROOM @ BARN E	\$177.21	
	2023-00000122	07/01/2022	04/15-06/16/22 SVC - HORSE TRAINING AREA BEHIND B	\$144.98	
	2023-00000123	07/01/2022	04/15-06/16/22 SVC - 1ST GUARD SHACK	\$51.10	
	2023-00000124	07/01/2022	04/15-06/16/22 SVC - S SIDE BLDG BEHIND GATED ARE	\$84.35	
<b>11465</b>	07/27/2022			<b>VALLEY VISTA SERVICES, INC</b>	<b>\$945.86</b>
	Invoice	Date	Description	Amount	
	4812379	05/01/2022	IH RODEO STORAGE BOXES - MAY 2022	\$450.00	

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**August 10, 2022**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	4872007	07/01/2022	IH RODEO STORAGE BOXES - JULY 2022	\$495.86
<b>11466</b>	08/10/2022		<b>ANNEALTA GROUP</b>	<b>\$650.00</b>
	Invoice	Date	Description	Amount
	2454	07/08/2022	16200 TEMPLE AVE	\$650.00
<b>11467</b>	08/10/2022		<b>BENJAMIN A ROMERO II</b>	<b>\$10,999.45</b>
	Invoice	Date	Description	Amount
	15625044	06/23/2022	MAINTENANCE SVC - BARNS @ EXPO CENTER	\$3,056.69
	15625037	06/02/2022	REPAIRS TO VAULT LID - SAN JOSE GATE @ EXPO CEI	\$125.21
	15625036	06/02/2022	EROSION MITIGATION - HANDORF DR @ EXPO CENTE	\$2,639.39
	15625041	06/16/2022	EXPOSE WATER LEAK - GRAND RV STATIONS @ EXPC	\$1,619.19
	15625043	06/21/2022	CLEAN & SET UP STORAGE CONTAINERS - PAVILION @	\$3,558.97
<b>11468</b>	08/10/2022		<b>C.S. LEGACY CONSTRUCTION, INC.</b>	<b>\$47,181.14</b>
	Invoice	Date	Description	Amount
	#5-EXPO-2132	08/01/2022	GAZEBO AT EXPO CENTER PAVILION BUILDING - EXPC	\$49,664.36
<b>11469</b>	08/10/2022		<b>CASC ENGINEERING AND CONSULTIN</b>	<b>\$1,512.00</b>
	Invoice	Date	Description	Amount
	46636	06/30/2022	MND FOR EXPO CENTER BANQUET FACILITY	\$1,512.00
<b>11470</b>	08/10/2022		<b>CNC ENGINEERING</b>	<b>\$41,897.50</b>
	Invoice	Date	Description	Amount
	505777	07/01/2022	AVALON ROOM IMPROVEMENTS	\$3,200.00
	505778	07/01/2022	NEW BANQUET FACILITY AT THE EXPO CENTER	\$410.00
	505780	07/01/2022	EXPO CENTER ALARM SYSTEM UPGRADES	\$530.00
	505781	07/01/2022	EXPO CENTER AUDIO/VIDEO UPGRADES	\$205.00
	505783	07/01/2022	GAZEBO AT EXPO CENTER PAVILION BUILDING	\$1,705.00

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**August 10, 2022**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
505784	07/01/2022		EXPO CENTER IT INFRASTRUCTURE UPGRADES	\$102.50
505785	07/01/2022		MISC SITE & DRAINAGE IMPROVEMENT AT AVALON BL	\$3,340.00
505793	07/01/2022		EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$1,192.50
505802	07/28/2022		AVALON ROOM IMPROVEMENTS	\$10,385.00
505803	07/28/2022		NEW BANQUET FACILITY AT THE EXPO CENTER	\$1,057.50
505804	07/28/2022		PAVILION UPGRADES - EXPO CENTER	\$2,122.50
505806	07/28/2022		EXPO CENTER ALARM SYSTEM UPGRADES	\$2,180.00
505807	07/28/2022		EXPO CENTER AUDIO/VIDEO UPGRADES	\$762.50
505808	07/28/2022		EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$540.00
505809	07/28/2022		GAZEBO AT EXPO CENTER PAVILION BUILDING	\$4,360.00
505810	07/28/2022		EXPO CENTER IT INFRASTRUCTURE UPGRADES	\$220.00
505811	07/28/2022		MISC SITE & DRAINAGE IMPROVEMENT AT AVALON BL	\$4,862.50
505812	07/28/2022		EXPO CENTER ADA UPGRADES	\$340.00
505822	07/28/2022		EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$4,382.50
<b>11471</b>	08/10/2022		<b>CRIA-PAYROLL ACCOUNT</b>	<b>\$3,500.00</b>
	Invoice	Date	Description	Amount
	JUL-22	07/14/2022	REPLENISH PAYROLL ACCOUNT FOR JULY 2022	\$3,500.00
<b>11472</b>	08/10/2022		<b>ELEVATE PUBLIC AFFAIRS, LLC</b>	<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	2772	07/06/2022	PROFESSIONAL SVC - JUNE 2022	\$5,000.00
<b>11473</b>	08/10/2022		<b>FRAZER, LLP</b>	<b>\$2,161.50</b>
	Invoice	Date	Description	Amount
	178647	06/30/2022	PROFESSIONAL SVC - JUL 2022	\$2,161.50
<b>11474</b>	08/10/2022		<b>KLINE'S PLUMBING, INC.</b>	<b>\$4,970.00</b>
	Invoice	Date	Description	Amount



**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**August 10, 2022**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	12339	05/24/2022	SEWER DESCALING - EXPO OFFICES @ EXPO CENTE	\$4,970.00
<b>11475</b>	08/10/2022		<b>PACIFIC UTILITY INSTALLATION</b>	<b>\$5,583.20</b>
	Invoice	Date	Description	Amount
	26098	06/30/2022	ELECTRICAL DISTRIBUTION & STREETLIGHT SYSTEM	\$2,870.00
	26099	06/30/2022	ELECTRICAL DISTRIBUTION & STREETLIGHT SYSTEM	\$2,713.20
<b>11476</b>	08/10/2022		<b>SYNCHRONY BANK/AMAZON</b>	<b>\$156.44</b>
	Invoice	Date	Description	Amount
	764897495437-CR	07/01/2022	4 GARAGE DOOR OPENERS - EXPO CENTER	\$156.44
<b>11477</b>	08/10/2022		<b>VORTEX INDUSTRIES, INC.</b>	<b>\$3,720.70</b>
	Invoice	Date	Description	Amount
	04-1594185	07/07/2022	REPAIRS FOR SWING GATE @ EXPO CENTER	\$2,798.20
	04-1594607	05/24/2022	REPAIRS FOR SWING GATE @ EXPO CENTER	\$922.50
<b>11478</b>	08/10/2022		<b>WEST COAST ARBORISTS, INC.</b>	<b>\$1,547.50</b>
	Invoice	Date	Description	Amount
	185539	05/11/2022	TREE & STUMP REMOVAL - EXPO CENTER	\$1,547.50

Checks	Status	Count	Transaction Amount
	Total	16	\$173,002.71

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.2

Industry Hills Expo Center  
Check Detail  
June 2022  
Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
06/06/2022	17053	PAV-051422 ALEXANDRA JUAREZ	400.00	SECURITY DEPOSIT REFUND
06/06/2022	17054	PAV-052822 RICARDO LARES	600.00	SECURITY DEPOSIT REFUND
06/06/2022	17055	PAV-052922 MARIA OCHOA	600.00	SECURITY DEPOSIT REFUND
06/06/2022	17056	MA-072620 BURNOUT CAR SHOW	1,000.00	SECURITY DEPOSIT REFUND
06/06/2022	17057	California Dept. of Tax and Fee Admin.	1,511.78	SALES TAX
06/06/2022	17058	CINTAS	723.79	SUPPLIES EXP.
06/06/2022	17059	CNC EQUESTRIAN MANAGEMENT	23,219.16	MAINT. CREW MAY 2022
06/06/2022	17060	EL MONTE ICE CO.	771.50	BAR SUPPLIES
06/06/2022	17061	FED EX	69.11	POSTAGE
06/06/2022	17062	FRONTIER COMMUNICATIONS	170.98	TELEPHONE EXP.
06/06/2022	17063	GINA HORN DESIGNS	2,732.40	SUPPLIES EXP.
06/06/2022	17064	HARBOR DISTRIBUTING,LLC	2,453.70	ALCOHOL INVENTORY
06/06/2022	17065	INDUSTRY SECURITY SERVICES, INC.	6,180.42	EVENT SECURITY SERVICES
06/06/2022	17066	JANUS PEST MANAGEMENT, INC.	934.00	PEST CONTROL
06/06/2022	17067	MRC SMART TECHNOLOGY SOLUTIONS	1,181.40	SUPPLIES EXP.
06/06/2022	17068	OFFICE DEPOT	407.43	SUPPLIES EXP.
06/06/2022	17069	OS4 LABOR	1,224.75	PAYROLL W/E 05/22/22 & 05/29/22
06/06/2022	17070	PITNEY BOWES GLOBAL FINANCE	196.27	POSTAGE
06/06/2022	17071	RICHARD F. GARIPPO JR.	350.00	A/V SERVICES
06/06/2022	17072	SATSUMA LANDSCAPE	9,099.27	PROPERTY MAINT.
06/06/2022	17073	SOUTHERN CALIFORNIA EDISON	20,591.27	UTILITIES EXP.
06/06/2022	17074	SOUTHERN GLAZER'S OF CA SOUTH	1,350.40	ALCOHOL INVENTORY
06/06/2022	17075	SPARKLETTS	689.38	SUPPLIES EXP.
06/06/2022	17076	SYSCO	570.25	ALCOHOL INVENTORY
06/06/2022	17077	TBS CLEANING SERVICE	3,265.00	MAY 2022 CLEANING EXP./MA-052522 RIO HONDO GRAD.
06/06/2022	17078	VALLEY VISTA SERVICES, INC.	1,011.01	ROLL OFF AND DUMP FEES
06/16/2022	17079	ANHEUSER BUSCH SALES OF AMERICA	1,007.50	ALCOHOL INVENTORY
06/16/2022	17080	CINTAS	760.64	SUPPLIES EXP.
06/16/2022	17081	CONSOLIDATED ELECTRICAL DISTRIBUTORS	211.04	PROPERTY MAINT.
06/16/2022	17082	HARBOR DISTRIBUTING,LLC	2,009.85	ALCOHOL INVENTORY
06/16/2022	17083	INDUSTRIAL PIPE & STEEL, LLC	527.77	PROPERTY MAINT.
06/16/2022	17084	INDUSTRY HOSES AND FASTENERS	1,121.61	SUPPLIES EXP.
06/16/2022	17085	INDUSTRY SECURITY SERVICES, INC.	2,816.22	EVENT SECURITY SERVICES
06/16/2022	17086	JANUS PEST MANAGEMENT, INC.	470.00	PEST CONTROL
06/16/2022	17087	JUAN LOPEZ	4,907.20	IT SERVICES-MAR/APR.MAY 2022
06/16/2022	17088	KLINE'S PLUMBING	1,160.00	PROPERTY MAINT.
06/16/2022	17089	OFFICE DEPOT	23.20	SUPPLIES EXP.
06/16/2022	17090	OS4 LABOR	831.27	PAYROLL W/E 06/05/22
06/16/2022	17091	VOIDED CHECK	0.00	PRINTER FEED ERROR
06/16/2022	17092	VALLEY VISTA SERVICES, INC.	12,559.07	ROLL OFF AND DUMP FEES

Industry Hills Expo Center  
 Check Detail  
 June 2022  
 Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
06/16/2022	17093	SO CAL GAS	15.78	UTILITIES EXP.
06/16/2022	17094	SOCAL INDUSTRIES	989.00	TELEPHONE EXP.
06/23/2022	17095	AT&T	504.24	TELEPHONE EXP.
06/23/2022	17096	California Dept. of Tax and Fee Admin.	15,887.00	SALES TAX
06/23/2022	17097	CINTAS	361.91	SUPPLIES EXP.
06/23/2022	17098	VOIDED CHECK	0.00	PRINTER FEED ERROR
06/23/2022	17099	FRONTIER COMMUNICATIONS	494.29	TELEPHONE EXP.
06/23/2022	17100	HOME DEPOT	1,348.91	PROPERTY MAINT. EXP.
06/23/2022	17101	JANUS PEST MANAGEMENT, INC.	659.00	PEST CONTROL
06/23/2022	17102	OS4 LABOR	1,620.65	PAYROLL W/E 06/12/22 & 06/21/22
06/23/2022	17103	RICHARD F. GARIPPO JR.	350.00	A/V SERVICES
06/23/2022	17104	ROGERS, CLEM & CO.	2,200.00	ACCTNG SERVICES JULY 2022
06/23/2022	17105	SOUTHERN CALIFORNIA EDISON	35,797.52	UTILITIES EXP.
06/23/2022	17106	SPARKLETTS	701.50	SUPPLIES EXP.
06/23/2022	17107	SUNBELT RENTALS	594.53	EQUIPMENT RENTAL
06/23/2022	17108	SYSCO	1,013.50	ALCOHOL INVENTORY
06/23/2022	17109	XEROX FINANCIAL SERVICES	749.88	XEROX LEASE
06/23/2022	17110	PAV-060422 RENE LOPEZ	600.00	SECURITY DEPOSIT REFUND
06/23/2022	17111	PAV-061022 PATRICIA RUIZ	600.00	SECURITY DEPOSIT REFUND
06/23/2022	17112	PAV-061122 ALEXIS RODRIGUEZ	600.00	SECURITY DEPOSIT REFUND
06/30/2022	17114	PAV-061822 BRENDA NUNEZ	600.00	SECURITY DEPOSIT REFUND
06/30/2022	17115	PAV-062522 ADELSON FLORES	600.00	SECURITY DEPOSIT REFUND
<b>TOTAL</b>			<b>175,996.35</b>	

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.3

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 8, 2022  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:02 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: 966 120 339#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Sean Lee, Board Member  
Bob Lindsey, Board Member  
Ronald McPeak, 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 SUBMITTED BY THE FINANCE DEPARTMENT FOR JUNE 8, 2022**

*RECOMMENDED ACTION:* Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

**5.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR APRIL 2022**

*RECOMMENDED ACTION:* Receive and file.

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JUNE 8, 2022  
PAGE 2

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**5.3 CONSIDERATION OF THE MINUTES OF THE JUNE 14, 2017 SPECIAL MEETING**

*RECOMMENDED ACTION: Approve as submitted.*

**5.4 CONSIDERATION OF RESOLUTION NO. CRIA 2022-08 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

*RECOMMENDED ACTION: Adopt Resolution No. CRIA 2022-08, continuing the authorization of remote teleconference meetings pursuant to AB 361.*

**5.5 CONSIDERATION OF CLOSEOUT CHANGE ORDER NO. 3 IN THE DEDUCTIVE AMOUNT OF \$16,723.13 AND NOTICE OF COMPLETION FOR CONTRACT NO. EXPO-2133, EXPO CENTER ROADS REHABILITATION**

*RECOMMENDED ACTION: Approve the Deductive Change Order No. 3 in the amount of \$16,723.13 and authorize the Executive Director to execute the Notice of Completion.*

**5.6 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CLIFTONLARSONALLEN, LLP, FOR AUDITING SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2023, AND INCREASING COMPENSATION BY \$7,040.00**

*RECOMMENDED ACTION: Approve the Amendment.*

MOTION BY BOARD MEMBER LINDSEY AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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**BOARD MATTERS**

**6.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR MARCH 31, 2022**

*RECOMMENDED ACTION:* *Receive and file the report.*

Ryan Zhang from Frazier, LLP provided a staff report to the Authority and was available to answer any questions.

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY VICE CHAIRMAN WHITTEMORE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Expo Facility Ops Manager, Cory Moss provided an updated on the Expo Center along with a slideshow. She was available to answer any questions. Mayor Moss also stated that USA BMX is reviewing a proposal that was submitted by the City to participate in one of thirty national events using the Expo Center as a facility for the year 2023.

Executive Director Josh Nelson provided more information regarding this event. He stated that earlier this year we submitted a proposal to USA BMX, which is a national annual 30 race championship series, proposing the Expo Center as a facility for one of these events. There are approximately 3,300 to 7,500 total daily attendance (athletes & spectators). This event is from January through November and with the Expo Center able to provide hotel accommodations, RV spaces with electrical hook ups and locked stalls that could be used as overnight storage for bikes and team equipment, we feel the Expo Center would be a perfect location in the Los Angeles basin. USA BMX is currently reviewing proposals and will notify the winning proposers on August 1, 2022.



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Vice Chairman Whittemore commented on the great job Cory Moss and staff are doing at the Expo Center!

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY BOARD MEMBER LINDSEY TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson mentioned that City Council is agenizing the approval of the 2022-2023 proposed budget at the June 9, 2022, meeting. He then asked if everyone would be available for a special meeting on the 28<sup>th</sup> of this month to approve the CRIA budget, prior to the end of the fiscal year. The day was agreed upon by the board for a hybrid meeting to approve the budget on June 28, 2022.

**AB1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:26 a.m.

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Eric Benavidez, Chairman

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Julie Robles, Secretary

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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 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: 231 199 830#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman - telephonically  
Sean Lee, Board Member  
Bob Lindsey, Board Member  
Ronald McPeak, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Yamini Pathak, Director of Finance; 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 MINUTES OF THE FEBRUARY 9, 2022 REGULAR MEETING, MARCH 9, 2022 REGULAR MEETING AND THE MAY 11, 2022 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**5.2 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

*RECOMMENDED ACTION:* *Approve the Investment Policy.*

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MOTION BY BOARD MEMBER LINDSEY AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**BOARD MATTERS**

**6.1 CONSIDERATION OF RESOLUTION NO. CRIA 2022-07 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) ADOPTING THE FY 2022-2023 CRIA BUDGET**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2022-07.*

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

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY BOARD MEMBER LEE TO ADOPT RESOLUTION NO. CRIA 2022-07. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.2 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IDS GROUP INC., FOR DESIGN SERVICES FOR THE EXPO CENTER FIRE ALARM SYSTEM AT THE INDUSTRY HILLS EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2024, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$30,000.00 (MP 01-34 #32)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

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Dev Birla, Operations Manager at CNC Engineering, provided a staff report and was available to answer any questions.

MOTION BY BOARD MEMBER LINDSEY AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.3 CONSIDERATION OF AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IDS GROUP, INC., FOR THE AVALON ROOM IMPROVEMENTS PROJECT, REVISING THE SCOPE, AND INCREASING COMPENSATION BY \$7,580.00 (CIP-EXPO-18-017-B)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Program Manager, Tapas Dutta, with CNC Engineering provided a staff report and was available to answer any questions.

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY CHAIRMAN BENAVIDEZ TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE MAINTENANCE SERVICES AGREEMENT WITH A.D. WILSON, INC., FOR THE MAINTENANCE OF UNDERGROUND UTILITY SUBSTRUCTURES AT THE INDUSTRY HILLS EXPO CENTER, REVISING THE SCOPE OF SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2023, INCREASING COMPENSATION BY \$120,000.00,**

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**REVISING THE RATE SCHEDULE, AND UPDATING THE ADDRESS FOR CRIA (MP 01-34 #1)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Dev Birla, Operations Manager at CNC Engineering, provided a staff report and was available to answer any questions.

Board Member Lindsey asked about the revising of the rate schedule, which Dev Birla responded as roughly a 5% to 6% increase.

MOTION BY BOARD MEMBER LINDSEY AND SECOND BY BOARD MEMBER LEE TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, LINDSEY, MCPEAK, V/C WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson asked Bob Lindsey to announce the La Puente's firework show for July 3<sup>rd</sup>. The police have de-commissioned the scheduled Pyrotechnician for not only La Puente but other nearby cities. Therefore, a change is being made from a Firework Show to a Laser Show. It will start at noon and be an all-day event with lots of food trucks, etc. After this evenings City Council meeting, we will know more and will be sending out the final information.

**AB1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

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**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:17 a.m.

\_\_\_\_\_  
Eric Benavidez, Chairman

\_\_\_\_\_  
Julie Robles, Secretary

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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 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: 574 139 092#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Sean Lee, Board Member  
Ronald McPeak, Board Member

ABSENT: Bob Lindsey, Board Member  
Ronald Whittimore, Vice Chairman

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

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

Executive Director Josh Nelson mentioned that one item, check number 11462, was added at the last minute to Item No. 5.1 (Register of Demands), therefore an updated Register was submitted as a hand-out today.

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR JULY 13, 2022**

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.*

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**5.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR MAY 2022**

*RECOMMENDED ACTION:* *Receive and file.*

**5.3 CONSIDERATION OF RESOLUTION NO. CRIA 2022-09 - A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, APPROVING BLANKET PURCHASE ORDERS (“BPOS”) FOR VENDORS TOTALING \$10,000 AND OVER FOR FY 2022-2023**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2022-09.*

**5.4 CONSIDERATION OF RESOLUTION NO. CRIA 2022-10 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2022-10, continuing the authorization of remote teleconference meetings pursuant to AB 361.*

MOTION BY BOARD MEMBER LEE AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY, V/C WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

**BOARD MATTERS**

**6.1 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC., TO PROVIDE URBAN FORESTRY TREE MAINTENANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$2,075,208.00, THROUGH JULY 13, 2026**

*RECOMMENDED ACTION:* *Approve the Agreement.*



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Executive Director Josh Nelson provided a staff report and was available to answer any questions.

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY CHAIRMAN BENAVIDEZ TO APPROVE THE AGREEMENT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY, V/C WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.2 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR MISCELLANEOUS SITE AND DRAINAGE IMPROVEMENTS AT THE AVALON BUILDING FOR AN ESTIMATED COST OF \$239,000.00 (AGREEMENT NO. EXPO-2134/MP 01-34#43)**

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

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

MOTION BY BOARD MEMBER LEE AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE THE ADVERTISING OF RECEIPT OF ELECTRIC BIDS. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY, V/C WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

**6.3 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR APRIL 30, 2022**

*RECOMMENDED ACTION:* *Receive and file the report.*

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Dean Yamagata from Frazier, LLP provided a staff report to the Council and was available to answer any questions.

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY CHAIRMAN BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY, V/C WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

#### **6.4 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Expo Facility Ops Manager, Cory Moss participated in the meeting remotely and reported primarily on the May events. Currently the Expo Center is busy booking both the Avalon Room and the Pavilion. She was then available to answer any questions.

MOTION BY BOARD MEMBER LEE AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LINDSEY, V/C WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

#### **EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson mentioned that there were two meetings in June, therefore the absence of Vice Chairman Ronald Whitemore does not constitute breaking his perfect record of attendance. Chairman Benavidez agreed and stood by his record.

#### **AB1234 REPORTS**

There were none.

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**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:19 a.m.

\_\_\_\_\_  
Eric Benavidez, Chairman

\_\_\_\_\_  
Julie Robles, Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.4

## RESOLUTION NO. CRIA 2022-11

### A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

#### RECITALS

**WHEREAS**, the Civic-Recreational-Industrial Authority (“CRIA”) is committed to preserving and encouraging public access and participation in its meetings; and

**WHEREAS**, all meetings of CRIA 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 CRIA conduct its 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 measures to promote social distancing, and strongly recommend masks for all regardless of vaccination status in an effort to slow the transmission of COVID-19 throughout the State and Los Angeles County; and

**WHEREAS**, CRIA is concerned about the health and safety of all individuals of the public who attend public meetings; and

**WHEREAS**, as a consequence of the continued state of emergency, the CRIA Board adopted Resolution No. CRIA 2021-05 on October 13, 2021, Resolution No. CRIA 2021-06 on November 10, 2021, Resolution No. CRIA 2021-07 on December 10, 2021, Resolution No. CRIA 2022-01 on January 9, 2022, Resolution No. CRIA 2022-02 on February 8, 2022, Resolution No. CRIA 2022-04 on March 10, 2022, Resolution No. CRIA 2022-05 on April 9, 2022, Resolution No. CRIA 2022-06 on May 9, 2022, Resolution No. CRIA 2022-08 on June 8, 2022, and Resolution No. CRIA 2022-10 on July 8, 2022, finding and determining that the CRIA Board would continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that CRIA 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 CRIA Board hereby finds and determines that the findings set forth in Resolution No. CRIA 2022-10 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 BOARD OF DIRECTORS OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1:** The Board finds that all of the facts set forth in the Recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** The Board 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 Board authorizes Staff to conduct remote teleconference meetings of the Board, 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 August 7, 2022, and shall be effective until September 6, 2022, or such time as the Board adopts a subsequent

resolution in accordance with Government Code §54953(e)(3) to extend the time during which the Board may continue to meet by teleconference.

**PASSED, APPROVED AND ADOPTED** by the Civic-Recreational-Industrial Authority at a regular meeting held on August 10, 2022, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

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Eric Benavidez, Chairman

**ATTEST:**

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Julie Gutierrez-Robles, Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.1






# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairman and Board Members

**FROM:** Joshua Nelson, Executive Director 

**STAFF:** Bing Hyun, Assistant Executive Director

**DATE:** August 10, 2022

**SUBJECT:** Consideration of a License Agreement with George Davidson and Bill Gibson for Access to Assessor's Parcel No. 8247-013-908, for temporary use as a honey bee apiary

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### **Background:**

Civic-Recreational-Industrial Authority ("CRIA") staff received a request from local bee keepers, George Davidson and Bill Gibson, regarding potential interest in supporting the honey bee population through the creation of a honey bee apiary at the top of Industry Hills.

### **Discussion:**

George Davison and Bill Gibson are local bee keepers with over 25 years of bee keeping experience. Mr. Davison is the Vice President of the Beekeepers Association of Southern California and Mr. Gibson is the owner of the Orange County Beekeeping Supplies. They believe a portion of the vacant area at the top of Industry Hills is an ideal honey bee apiary location to support the local bee population. Bee keeping activities that may be undertaken include bee rehabilitation, scientific research, education, and a seed program for pollinator plants and flowers. The beekeepers will coordinate with CRIA staff throughout the apiary development process.

The proposed License Agreement ("Agreement") is set to terminate on August 10, 2027, and has a one (1) five (5) year extension. Because the development and maintenance of this program will require significant investments by the beekeepers, the Agreement may be terminated by CRIA with a 30-day written notice rather than the standard seven-day written notice. With prior Executive Director written approval, the Agreement also allows the beekeepers to store their supplies such as beekeeping suits and a refrigerator to store bee medicine, and gives them access to use the site's water and electricity. The Licensees will provide bee removal services for hives found within the CRIA property, if requested by CRIA Staff.

**Fiscal Impact:**

The proposed License Agreement will charge the Licensees \$150.00 per month and for their usage of water and electricity. Additionally, CRIA may have some cost savings from shifting bee removal services from a pest control company to the Licensees.

**Recommendation:**

- 1) Staff recommends that the CRIA Board approve the License Agreement with George Davidson and Bill Gibson for Access to Assessor's Parcel No. 8247-013-908, for temporary use as a honey bee apiary.

**Exhibit:**

- A. License Agreement with George Davidson and Bill Gibson, dated August 10, 2022
- 

JN/BH:kt

**EXHIBIT A**

License Agreement with George Davidson and Bill Gibson, dated August 10, 2022

[Attached]

## LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“**Agreement**”), dated **August 10, 2022** (“**Effective Date**”) is entered into by and between the Civic-Recreational-Industrial Authority, a public body (“**Licensor/CRIA**”), and George Davidson and Bill Gibson, two individuals (collectively the “**Licensees**”) (Licensor and Licensees are individually referred to as “**Party**” and collectively referred to as the “**Parties**”).

### RECITALS

**WHEREAS**, the Licensor is the owner of a certain property located at Industry Hills, generally located at the top of Industry Hill on BV Hanford Drive. Licensees desire to enter the portion of the property generally described as a lot, Assessor’s Parcel No. 8247-013-908, as forth in Exhibit A attached hereto and incorporated herein by reference (“**Premises**”).

**WHEREAS**, Licensees desire to utilize the location as a honey bee apiary and sanctuary to keep hives, provide honey bees a location to thrive, store beekeeping supplies, and support beekeeping education, rehabilitation, and research.

**WHEREAS**, Licensees acknowledge that Licensees are entering onto the Premises at their sole risk and expense, and Licensor does not have any liability to Licensees under this Agreement.

**NOW, THEREFORE**, for valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

### TERMS

1. License to Enter the Premises. Licensor hereby grants to Licensees a non-exclusive license (the “**License**”) granting permission to enter upon the Premises as of the Effective Date of this Agreement, and to use a portion of the Premises, as depicted in Exhibit A to create a honey bee apiary and sanctuary to keep hives, provide honey bees a location to thrive, store beekeeping supplies, and support beekeeping rehabilitation and research (collectively, “**Permitted Use**”); provided, that Licensees’ use of the Premises shall not interfere with the operation of business activities, if any, then being conducted on the Premises. Prior to entry onto the Premises, Licensees will provide a list of Representatives (as defined below) to the Licensor that will access the Premises. Licensees will provide any revisions to the list within 24 hours. Prior to any initial entry pursuant to the License, Licensees shall, provide to Licensor proof of insurance as set forth in Section 7 of this Agreement. Licensees shall not permit any other party, except the duly-authorized representatives, agents, employees and contractors (collectively “**Representatives**”) of Licensees to enter or use the Premises during the term of this License, without Licensor’s prior written consent, and in all events the sole reason for entry and use of the Premises shall be for the performance of Licensees’ Permitted Use. Licensees hereby acknowledge that they are only permitted to utilize the portion of the Premises designated as set forth in Exhibit A, and that Licensor may grant a license to other entities to utilize other portions of the Premises (as set forth in Exhibit A).

2. Payment. Licensees shall pay to Licensor, and Licensor shall accept payment of One Hundred and Fifty Dollars (\$150.00) per month (“**License Payment**”), for the use of the Premises. Payment in full shall be due and payable in advance, on the Effective Date of this Agreement. Payment shall be made to Licensor at 15625 Mayor Dave Way, City of Industry, CA 91744.

3. Permitted Use. The Permitted Use is hereby defined as a honeybee apiary and sanctuary for the keeping of hives, storage of beekeeping supplies, and support beekeeping education, rehabilitation, and research. With Licensor's prior approval, Licensees may plant plant material on the Premises. Licensor shall provide access to water and electricity, allow Licensees to use a storage room, and may permit Licensees to place a storage shed at a mutually agreed upon location upon written approval from the City Manager. Licensees shall pay for their use of water and electricity, at a mutually agreed upon rate.. Licensees shall arrange and keep the hives in accordance with best practices, and in compliance with all applicable laws. Licensees and all Representatives shall wear all necessary protective gear in accordance with best practices. Licensees and all Representatives shall not leave any bee hive smoker unattended, shall not use a smoker near any dry brush, and shall ensure that all smokers are completely extinguished prior to leaving the Premises. Upon Licensor's request, Licensees shall provide bee removal services to Licensor. Upon execution of this Agreement, Licensees shall provide a site plan to the Licensor, which shall detail the configuration of the use of the Premises, and which shall provide sufficient ingress and egress for public safety vehicles. Licensees shall obtain any and all approvals required by the Los Angeles County Fire Department for the Permitted Use, prior to entering the Premises. Licensees shall exercise due care in the performance of the Permitted Use and such use shall be exercised in a manner which complies with all applicable laws.

4. Maintenance of Premises. During the term of this Agreement, Licensees shall maintain the Premises, which shall include, , but is not limited to, weed abatement. Upon termination of the License, Licensee shall repair any damage done to the Premises by Licensees or its duly authorized Representatives and shall restore the Premises to its condition as of the Effective Date of this Agreement, which shall include the removal of any storage shed and hives placed on the Premises by Licensees.

5. Government Regulations and Other Obligations of Licensees. As a condition precedent to commencement of the Permitted Use, if required, Licensees shall obtain at its sole cost and expense all governmental permits and authorizations of whatever nature required, if any ("**Permits**") by any and all governmental authorities having jurisdiction over the Premises for Licensees' exercise of the Permitted Use. Licensor shall use commercially reasonable efforts to cooperate with Licensees and to support any and all applications or request for said Permits submitted by Licensees or on Licensees' behalf. Licensees shall, in all activities undertaken pursuant to this Agreement, comply and cause its Representatives to comply with all federal, state and local laws, statutes, orders, ordinances, rules, regulations, plans, policies and decrees.

6. Liens.

6.1. Licensees shall not cause or permit to be filed, recorded or enforced against the Premises, or any part thereof, any mechanics', material men's, contractors' or subcontractors' liens arising from the Permitted Use or any claim or action affecting the title to the Premises arising from the Permitted Use, and Licensees shall pay or cause to be paid, or otherwise removed or bonded over, the full amount of all such liens or claim within fifteen (15) days of receiving written notice thereof. In addition to and not in limitation of Licensor's other rights and remedies under this Agreement or under law, should Licensees fail within fifteen (15) business days of a written notice from Licensor to pay and discharge or bond over any lien arising out of Licensees' use of the Premises, then a material breach under this Agreement shall be deemed to have occurred which, at Licensor's election, shall entitle Licensor to terminate this License effective upon notice by Licensor to Licensees so stating.

6.2. If Licensees desire to contest in good faith the validity of any lien or any claim or demand that could result in a lien against the Premises or any portion thereof for which Licensor could become liable if not successfully resolved, as a condition to such contest, Licensees shall notify Licensor of Licensees' intent to contest the lien or claim and the grounds for such contest. Notwithstanding anything to the contrary set forth herein, Licensees shall pay and satisfy any adverse judgment that may be rendered thereon before the enforcement thereof against Licensor or the Premises.

7. Insurance. Prior to entering the Premises and until the termination of this Agreement, Licensees shall maintain at its sole expense insurance limits as stipulated in this section.

7.1. Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as:

(a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

(b) Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Licensees has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than \$1,000,000 per accident for bodily injury and property damage. If Licensees' uses or intends to use personal automobiles in the performance of this Agreement, automobile policy(ies) shall be endorsed for business use and automobile liability insurance are to have limits no less than \$1,000,000 per accident for bodily injury and property damage.

(a)

7.2. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

(a) Additional Insured Status. The Licensor and City Representatives, (as defined in Section 8, below) are to be additional insureds on the CGL policy with respect to liability arising out of Licensees' use of the Premises. General liability coverage can be provided in the form of an endorsement to the Licensees' insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

(b) Primary Coverage. For any claims related to this Agreement, the Licensees' insurance coverage shall be primary insurance as respects the Licensor/City Representatives. Any insurance or self-insurance maintained by the Licensor/City Representatives, shall be excess of the Licensees' insurance and shall not contribute with it.

(c) Contractors and Subcontractors. Licensees shall require and verify that all contractors and subcontractors maintain insurance meeting all the requirements stated herein, and Licensees shall ensure that Licensor/City Representatives are additional insureds on insurance required from contractors/subcontractors. For CGL coverage contractors and subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.

(d) Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the City.

(e) Waiver of Subrogation. Licensees hereby grants to City a waiver of any right to subrogation which any insurer of said Licensees may acquire against the City by virtue of the payment of any loss under such insurance. Licensees agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation provided such endorsement is available on commercially reasonable terms, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(f) Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Licensees to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

(g) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

(h) Deductibles. All such insurance shall have deductibility limits of not greater than \$50,000.00 unless otherwise approved by the City.

(i) Verification of Coverage. Licensees shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language providing the insurance coverage required above. All certificates and endorsements are to be received and approved by the City before exercise of the Permitted use commences. However, failure to obtain the required documents prior to the exercise of the Permitted Use shall not waive the Licensees' obligation to provide them. The City reserves the right to require complete copies of all required insurance policies, including endorsements, required by these specifications, at any time.

(j) Occurrence Basis Coverage. All policies shall be written on an occurrence basis unless otherwise approved by the City.

8. Indemnification. From and after the execution of this Agreement, Licensees hereby agrees to indemnify, defend, protect and hold harmless, with counsel of the Licensor's choosing, the City and any and all predecessors, successors, assigns, agents, officials, employees, members, independent contractors, affiliates, principals, officers, directors, attorneys, accountants, representatives, staff, and council members of the City collectively, the "**City Representatives**", and each of them, from and against all claims, including any claims from any third party beneficiary to this Agreement, causes of action, liabilities, losses, damages, injuries, expenses, charges, penalties, or costs, of whatsoever character, nature and kind, (including attorney's fees and costs incurred by the indemnified Party with respect to legal counsel of its choice), whether to property or to person(s), and whether by direct or derivative action, known or unknown, suspected or unsuspected, latent or patent, existing or contingent (collectively "**Losses and Liabilities**"), related directly or indirectly to, or arising out of or in any way connected with any of the activities of Licensees, its agents, employees, licensees, lessees, representatives, invitees, contractors, subcontractors or independent contractors on the Premises. This indemnification requires Licensees to indemnify the City and any and all City Representatives from and against all Losses and Liabilities, including attorneys' fees, arising out of the use or release of any Hazardous Substances on the Premises by Licensees. Licensees' obligation to defend shall arise regardless of any claim or assertion that the City caused or contributed to the Losses

and/or Liabilities, provided, however, that Licensees' liability under this Section 8 will be limited to the extent of any contributory negligence of Licensors.

9. Joint and Several Liability. The obligations of the Licensees hereunder shall be joint and several, and accordingly, each Licensee confirms that he is liable for all of the obligations and liabilities set forth in this Agreement, and for all of the obligations and liabilities of each of the other Licensees hereunder.

10. Term, Termination and Remedies. The License shall commence as of the Effective Date of this Agreement and shall terminate on August 10, 2027. The Licensors at its sole and exclusive option, may grant one five-year extension to the Agreement. Notwithstanding the foregoing, at any time, for any reason, the Licensors may, at its sole and absolute discretion, terminate this Agreement without cause, upon 180 days' written notice to Licensees. Further, in the event Licensors sell or transfer the Premises during the term of this Agreement, this Agreement shall terminate upon 30 (30) days written notice to Licensees. In addition, if Licensees shall be in breach of any of their obligations under this Agreement and shall fail to cure such breach within ten (10) business days of written notice from Licensors specifying the nature of any such breach, Licensors shall have the right to terminate this Agreement upon written notice to Licensees. Licensees acknowledge that this License is solely a license, and that Licensees have no rights as an owner, purchaser or tenant by virtue thereof. Upon termination of the Agreement, Licensees shall vacate the Premises and comply with the provisions of Section 4 above. No termination or expiration of this License shall relieve Licensees of their obligations hereunder.

11. Inspection and Access to Premises. Licensors and any of its duly authorized representatives, employees, agents or independent contractors shall be entitled to enter the Premises, to show the Premises to potential purchasers, to inspect the Premises, to inspect Licensees' use of the Premises, and for any other purpose, at any time.

12. Assignability. This License cannot be assigned by Licensees whether voluntarily or by operation of law, and Licensees shall not permit any use of the Premises, or any part thereof during the Term of this License in violation of the provisions of this License, except with the consent of Licensors (which shall not be unreasonably withheld, conditioned or delayed), and any attempt to do so shall be null and void.

13. Cost of Enforcement. In the event it is necessary for either Party to employ an attorney or other person or commence an action to enforce or interpret any of the provisions of this License or for Licensors to remove Licensees from the Premises, the non-prevailing party agrees to pay to the prevailing party, in addition to such other relief as may be awarded by the court, City or other authority before which such suit or proceeding is commenced, all reasonable costs of enforcement in connection therewith including, but not limited to, reasonable attorneys' fees, expenses and costs of investigation.

14. Notices. All notices, consents, approvals, requests, demands and other communications provided for herein shall be in writing and shall be deemed to have been duly given upon the earlier of when personally delivered or served or twenty-four (24) hours after being deposited with FedEx or any other established overnight courier service to the intended party addressed as follows:

Licensors:



Civic-Recreational-Industrial Authority  
15625 Mayor Dave Way, Suite 100  
City of Industry, CA 91744  
Tel: (626) 333-2211  
Attention: Executive Director

With a Copy to: James M. Casso  
Casso & Sparks, LLP  
13300 Crossroads Parkway North, Suite 410  
City of Industry, CA 91746  
Tel: (626) 269-2980

Licensees: Name  
Address  
Phone Number  
Email

15. Miscellaneous. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this Agreement shall be binding unless in writing and executed by the Parties hereto. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver. The indemnifications under this Agreement, the obligations of Licensees hereunder to remove liens and Licensees' obligations hereunder with respect to vacating and repairing the Premises shall survive the expiration or termination of the License Term. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of California. Any action brought concerning this Agreement shall be brought in the appropriate court for the County of Los Angeles, California. Each Party hereby irrevocably consents to the jurisdiction of said court. Licensees hereby expressly waives all provisions of law providing for a change of venue due to the fact that the City may be a party to such action, including, without limitation, the provisions of California Code of Civil Procedure Section 394. Licensees further waives and releases any right it may have to have any action concerning this Agreement transferred to Federal District Court due to any diversity of citizenship that may exist between City and Licensees. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions hereof. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument. Neither this instrument nor a short form memorandum or assignment hereof shall be filed or recorded in any public office without Licensor's or Licensees' prior written consent.

16. Authority. Each person executing this Agreement hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

**(SIGNATURES ON FOLLOWING PAGE)**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

“LICENSOR”  
CIVIC-RECREATIONAL-INDUSTRIAL  
AUTHORITY

“LICENSEES”

By: \_\_\_\_\_  
Joshua Nelson, Executive Director

By: \_\_\_\_\_  
George Davidson, an individual

By: \_\_\_\_\_  
Bill Gibson, an individual

ATTEST:

\_\_\_\_\_  
Julie Gutierrez-Robles, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
James M. Casso, General Counsel

## EXHIBIT A

### Legal Description

Assessor Parcel Number (APN) 8247-013-908 located in the City of Industry, CA. The area identified as "Project Site" is outlined in the map below by the yellow perimeter lines identified the area of the Premises, where the Permitted use shall occur.




*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.2



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY MEMORANDUM

**TO:** Honorable Chairman Benavidez and Members of the Board

**FROM:** Joshua Nelson, Executive Director 

**STAFF:** Mathew Hudson, Engineering Manager  
Gerardo Perez, Sr. Construction Manager, CNC Engineering

**DATE:** August 10, 2022

**SUBJECT:** Consideration of Change Order No. 3 for Contract No. EXPO-2127R, (Project CIP-EXPO 18-017-B) Expo Center Avalon Room Improvements, to Kazoni Inc.

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## **Background:**

On November 10, 2021, the Board awarded Contract No. EXPO-2127R, to Kazoni, Inc., in the amount of \$1,539,899.00. The scope of work includes upgrading the HVAC system, modernizing the bar area, event room, dressing rooms and restrooms and upgrading the sound system. Additionally, the Board authorized the Executive Director to approve change orders up to five percent of the contract amount.

## **Discussion:**

On April 12, 2022, the Executive Director, approved Change Order No. 1 in the total amount of \$3,221.90 for the following:

- **Change Order No. 1** – Costs in the amount of \$3,221.90 were approved to demolish the existing wood shutters and wood paneling.

On June 29, 2022, the Executive Director, approved Change Order No. 2 in the total amount of \$37,764.06 for the following:

- **Change Order No. 2** – Costs in the amount of \$37,764.06 were to remove an existing dining room wall to obtain proper ADA clearances in the bathrooms. It also includes removing existing drywall in the dining room and additional concrete to add new drains.

On July 29, 2022, the Executive Director reviewed the following change order for completeness and accuracy as to the materials and labor included:

- **Change Order No. 3** – Bulletin A was issued by the architect to address certain site conditions and omissions on the plans. The revisions included telecommunication system and stud framing and drywall for new walls at various locations within the dining room, bar area, lounge and dressing rooms. There were also revisions to the fire sprinkler system to avoid existing interfering structures. Staff also added a new chandelier and different lighting fixtures for the new bar area. These items were not part of the original contract. Total cost to perform this work is \$98,061.02.

**Fiscal Impact:**

Table 1 - Summary of Extra Costs

Contract Amount	\$1,539,899.00
Change Order No. 1	\$3,221.90
Change Order No. 2	\$37,764.06
Change Order No. 3	\$98,061.02
<b>Revised Project Cost</b>	<b>\$1,678,945.98</b>

The revised total contract amount including change orders total \$1,678,945.98. In the adopted Fiscal Year 2022/2023 Capital Improvement Project budget, \$1,600,000.00 is approved for this project (Account Number 121-713-5205, CIP-EXPO-18-017-B). \$477,604 was expensed in Fiscal Year 2021/2022 and no appropriations are needed at this time.

**Recommendation:**

Staff recommends the Board approve and execute Change Order No. 3 in the amount of \$98,061.02.

**Exhibit:**

- A. Change Order No. 3, dated August 10, 2022

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MH/GP:as

**EXHIBIT A**

Change Order No. 3 dated August 10, 2022

[Attached]

**CITY OF INDUSTRY**

15651 Mayor Dave Way  
 City of Industry, CA 91744  
 (626)333-2211

**CHANGE ORDER**

Change Order No. 3

Project Expo Center Avalon Improvements Contract No. EXPO-2127R Date 8/10/2022

Type  
 Project Building Remodel Contractor Kazoni, Inc.

Location Industry Hills Expo Center

**Explanation:**

Plan revisions were issued as Bulletin A and included revisions to the telecommunication system, stud framing and drywall for new walls and fire sprinkler system. Added a new chandelier for the dining room and new light fixtures for the bar area.

Extra Work by: Contract Items X Negotiated T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Revisions issued under Bulletin A	1	\$98,061.02	\$98,061.02	
<b>TOTAL COST</b>				<b>\$98,061.02</b>	

**T & M SUMMARY**

*Labor Cost		Total Labor per Day	
*Equipment Cost (See attached breakdown)		Total Equipment per Day	
*Material Cost		Sub-Total	\$ -
(*Attach breakdown of labor, equipment and materials)			
<b>CHANGE ORDER SUMMARY</b>	% of Contract Amount	Other Additive (Profit & Bond Fee)	
Original Contract Amount	\$ 1,539,899.00	Total T & M	\$ -
Total Previous Change Orders	\$ 43,517.86 2.83%	Pay This CHANGE ORDER	\$98,061.02 6.37%
Total Change Orders	\$ 141,578.88 9.19%		

Authorized by \_\_\_\_\_ Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Mathew Hudson 7/29/2022  
 Contractor Representative Date  
 Mathew Hudson - Engineering Manager Date

Joshua Nelson 8/11/22  
 Joshua Nelson - Executive Director Date  
Gerardo Perez 07/29/2022  
 Gerardo Perez - Sr. Construction Manager Date





**Project:**

**Expo Center Avalon Room**

**Change Order #03- Bulletin A Changes**

Date: 06/07/2022

Direct / Material Expenses	Price /HR/%	Hours Worked	Totals
Bonding	1%		970.42
Supervision	102	0	-
Project Manager	130	0	-
<b>Total Direct Cost</b>			<b>\$ 970.42</b>

Subcontractor Expenses	Price	Fee %	Fee	Totals
TechNet	4905	0%	0.00	4905.00
Modern Metal	23700	15%	3555.00	27255.00
JME	46526.9	15%	6979.04	53505.94
Cosco Fire	6517	0%	0.00	6517.00
TIME EXTENSION 46 DAYS due to procuring materials				
Final time extension to be negotiated after lead times are confirmed				
<b>Total Subcontractor Cost</b>	<b>\$ 81,648.90</b>		<b>\$ 10,534.04</b>	<b>\$ 92,182.94</b>
<b>Total Direct Cost</b>	<b>\$ 970.42</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ 970.42</b>

<b>Sub Total</b>	<b>\$ 93,153.36</b>
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Summary and Overhead		
General Contractor OH/P (1st 5,000 of sub cost)	10%	500.00
General Contractor OH/P (Remaining value of sub costs)	5%	4,407.67
<b>TOTAL</b>		<b>\$ 98,061.02</b>



Customer

Technet Partners Inc  
6116 Innovation Way  
Carlsbad, CA  
92009, USA  
760-683-8393

Prepared By:  
Julio Maldonado  
5626520448  
jmaldonado@technetpartners.com

**Avalon Room Improvements at the Industry  
Hills Expo Center  
16200 Temple Ave  
City of Industry , CA  
90601**

**Avalon Room Improvements at the Industry  
Hills Expo Center**

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Project: Industry Hills Expo Center Structured Cabling, Audio Visual, and Security Cameras "Bulletin A".

**Scope of Work**

Provide and Install the following per Bulletin A

- (1) APC Smart-UPS 3000 VA, Rack Mount UPS. (1 - SMT3000RM2UC)
- Install the UPS to Relay Rack #2 per Bulletin A.

Bulletin A  
Part

APC Smart-UPS 3000VA, Rack Mount, LCD 120V with SmartConnect Port

**Included(+)**

1. Telecommunications grounding busbar to be provided, grounded, and installed by electricians for this project.
2. This projects hour rate is based on local jurisdictional prevailing wages.

**Excluded(-)**

1. Conduit Work and Back Boxes, Sleeves, except as specifically noted in proposal
2. Active, Passive Electronics
3. High Voltage Power Outlets

**Notes**

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**Summary**

Subtotal \$ 4,905.04



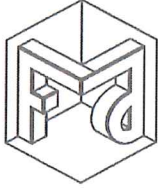
Change Order: 2102345 - 2 / Date: 4/22/2022  
Project Number: Q2101595

\$ 4,905.04
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Accepted By

Date

.....



# MODERN

METAL FRAMING & DRYWALL, INC  
LICENSE # 1073632

1250 North Lakeview Avenue, Suite H  
Anaheim, CA 92807  
CA License Number 1073632  
(323) 481-3563  
[Alorenzo@ModernMFD.com](mailto:Alorenzo@ModernMFD.com)  
[Bids@ModernMFD.com](mailto:Bids@ModernMFD.com)

April 22, 2022

COR # 1.0

### Kazoni Construction

150 Paularino Avenue, Suite D160  
Costa Mesa, CA 92626

[keith@kazoni-inc.com](mailto:keith@kazoni-inc.com)

(714) 882-1088

### Attn: Keith Kulpinski

Ref: Bulletin A - Stud Framing & Drywall  
Project: Expo Center - Avalon Room

Address: 16200 Temple Avenue  
City of Industry, CA 91744

### Keith,

Please see our costs below for the referenced scope changes.

### Items:

1	Credit for New Wall between Janitor 128 and Storage 129	-8.5 LF
2	Add New Wall between Dressing 122 and Lounge 123	2 LF
3	Add New Header between Dressing 122 and Lounge 123	12 LF
4	Credit for New Furred Wall at north of RR 103.	-4 LF
5	Add New Furred Wall at west of RR 103.	2 LF
6	Add New TLT Wall between RR 101 and RR 102.	1 LF
7	Add New Wall at east of RRs 101 and RR 102.	23 LF
8	Add New Furred Wall at southeast of RR 102.	1 LF
9	Add New Furred Wall at Bar 111.	10 LF
10	Add New Walls at vestibule to Bar 111.	10 LF
11	Credit for New Low Wall at Bar 111	-3 LF
12	Add New Wall at northeast of Mech 110	7 LF
11	Credit for Soffit at Bar 111	-15 LF
13	Add Joisted Ceiling at Vestibule to Bar 111.	30 SF
14	Add Joisted Slanted Ceiling at Bar 111.	100 SF
15	Add Green BD @ Bar Base detail 11/A504	80 SF

<b>Labor for items listed above</b>	<b>1 LS @ 14900</b>	<b>\$14,900</b>
<b>Material</b>	<b>1 Ea @ 8800</b>	<b>\$8,800</b>
		<b>Subtotal: \$23,700</b>
<b>Fee</b>	<b>OH &amp; P per 7-4.3.1:</b>	<b>\$3,555</b>
	<b>Grand Total:</b>	<b>\$27,255</b>

Modern Metal Framing & Drywall Inc reserves the right to negotiate terms and receive compensation for any added scope of work not included on this change order request.

Respectfully submitted,

Agustin Lorenzo  
Modern Metal Framing & Drywall, Inc.



P.O. BOX 403839 • HESPERIA, CA 92340-3839  
 (760) 949-6491 • FAX: (760) 949-7010  
 License No. 730588

## CHANGE ORDER

Change Order # 004

**TO: Kazoni Construction**  
 150 Paularino, Suite D 160  
 Costa Mesa, CA 92626  
 Attn: Keith Kulpinski

### ADDITIONAL WORK ORDER

PHONE	DATE
714.330.1766	5/24/2022
JOB NAME (LOCATION)	
Expo Center Avalon Room 16200 Temple Ave. City of Industry, CA 91744	
EMAIL	JOB NUMBER
<a href="mailto:keith@kazoni-inc.com">keith@kazoni-inc.com</a>	41212

**We hereby agree to the change(s) or additional work specified below:**

Reference: Kazoni RFI# 26 & email 4-21-2022

Adder: New Lighting

FYI:  
 All the base bid light fixtures are NON-RETURNABLE.

<b>ADD</b>	
Material:	\$38,090.44
Labor:	\$7,686.46
Supervision:	\$0.00
Sub:	\$0.00
Rental Equip.:	\$750.00
<b>Subtotal:</b>	<b>\$46,526.90</b>
P & O 15%:	\$6,979.04
Bond:	
<b>TOTAL:</b>	<b>\$53,505.94</b>

\*\* See Attached Cost Breakdown  
 Exclusions: NONE

NOTE: This Change Order becomes part of and in conformance with existing contract.

<b>We Agree hereby to make the change(s) specified above at this price</b> ▶		\$53,505.94
Date of Agreement:	<u>5/24/2022</u>	<b>Previous Contract Amount</b> ▶
Authorized Signature:	<u>Jack Miller</u> Jack Miller, President	
		<b>REVISED CONTRACT TOTAL</b> ▶

Payment will be made as follows:

### INVOICED MONTHLY BASED ON PERCENTAGE OF COMPLETION

**ACCEPTED** - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Faxed (Date): \_\_\_\_\_

Authorized Signature: \_\_\_\_\_  
 (OWNER)

Date of Acceptance: \_\_\_\_\_

Total Number of Pages (including cover sheet) \_\_\_\_\_

Expo C.O. # 004  
Totals (Detailed) - Bid Summary: Default

Job Number            3319  
 Bid Date              5/24/2022  
 Bid Time              2:27:00 PM  
 Square Footage      0

**Material Totals**

<u>Division</u>	<u>Total</u>	<u>Factor</u>	<u>Extended</u>
01 Raceway, Fittings & Boxes	\$1,585.36	0.00 %	\$1,585.36
02 Wire & Cable	541.59	0.00 %	541.59
04 Light Fixtures & Lamps	102.75	0.00 %	102.75
07 Misc	12.18	0.00 %	12.18
18 Phase #18	5.00	0.00 %	5.00
<b>Total</b>	<b>\$2,246.88</b>		<b>\$2,246.88</b>

**Quoted Material**

1 - Fixtures (Supplier #1)			\$32,698.48
<b>Total</b>			<b>\$32,698.48</b>
<b>Sales Tax (9.00%)</b>			<b>\$3,145.08</b>
<b>Total Material</b>			<b>\$38,090.44</b>

**Labor Hours**

<u>Division</u>	<u>Total</u>	<u>Factor</u>	<u>Extended</u>
01 Raceway, Fittings & Boxes	31.56	0.00 %	31.56
02 Wire & Cable	4.24	0.00 %	4.24
04 Light Fixtures & Lamps	36.04	0.00 %	36.04
07 Misc	2.50	0.00 %	2.50
18 Phase #18	5.00	0.00 %	5.00
<b>Total</b>	<b>79.34</b>		<b>79.34</b>

**Labor Rates**

<u>Category</u>	<u>% of Total</u>	<u>Hours</u>	<u>Base Rate</u>	<u>Burden \$</u>	<u>Burden %</u>	<u>Extended</u>
Journeyman	100.000	79.340	\$96.88	0.00	0.000	\$7,686.46
<b>Total</b>	<b>100.000</b>	<b>79.340</b>	x \$96.88 (average of labor rate w/burden) =			<b>\$7,686.46</b>

**Non-Productive Labor**

<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Factor</u>	<u>Extended</u>
<b>Total</b>				<b>\$0.00</b>
<b>Total Labor (79.34 hours)</b>				<b>\$7,686.46</b>

Expo C.O. # 004  
Totals (Detailed) - Bid Summary: Default

Tools and Miscellaneous Materials	
Description	Total
19 ft. Sizzer Lift	\$750.00
<b>Total</b>	<b>\$750.00</b>
Job Subtotal (Prime Cost)	\$46,526.90
Overhead (15.00%)	6,979.04
Profit (0.00%)	0.00
<b>Job Total</b>	<b>\$53,505.94</b>

Expo C.O. # 004  
 Job Number: 3319  
 Extension By Phase

Item #	Description	Quantity	Price U	Ext Price	Labor Hr U	Ext Lab Hr
--- 01 Raceway, Fittings & Boxes ---						
1000	1/2" EMT	220.00	328.50 C	722.70	4.50 C	9.90
1496	1/2" Comp Steel Insul Throat Conn	40.00	1,114.41 C	445.76	0.18 E	7.20
2278	1/2" 1-Hole Strap	44.00	37.87 C	16.66	4.00 C	1.76
2572	4" Square Box w/brkt (1/2 & 3/4 KO's)	16.00	1,027.36 C	164.38	0.30 E	4.80
2726	4" Square-3/0 Plaster Ring-5/8"D	16.00	1,265.37 C	202.46	0.15 E	2.40
22986	1/2" Compression Steel Coupling	22.00	151.82 C	33.40	0.25 E	5.50
--- 01 Raceway, Fittings & Boxes Total ---				1,585.36		31.56
--- 02 Wire & Cable ---						
2790	#12 THHN CU Stranded Wire	706.20	766.91 M	541.59	6.00 M	4.24
--- 02 Wire & Cable Total ---				541.59		4.24
--- 04 Light Fixtures & Lamps ---						
4990	T-Bar Box Hanger	11.00	934.05 C	102.75	0.24 E	2.64
F-13	Ceiling Cylinder	7.00	QUOTE 1	0.00	1.10 E	7.70
F-14	Chandeier	1.00	QUOTE 1	0.00	8.00 E	8.00
F-15	LED Tape Light	4.00	QUOTE 1	0.00	1.20 E	4.80
F-16	LED Tape Light	1.00	QUOTE 1	0.00	1.20 E	1.20
F9	Decorative Ceiling Hung Fixture	3.00	QUOTE 1	0.00	3.90 E	11.70
--- 04 Light Fixtures & Lamps Total ---				102.75		36.04
--- 07 Misc ---						
3107	1/8" Poly Pull Line	235.40	22.00 M	5.18	3.50 M	0.82
6839	Red Wirenuts	48.00	145.79 M	7.00	3.50 C	1.68
--- 07 Misc Total ---				12.18		2.50
--- 18 Phase #18 ---						
T0001	LED Drivers	5.00	1.00 E	5.00	1.00 E	5.00
--- 18 Phase #18 Total ---				5.00		5.00
Job Total				2,246.88		79.34



**COSCO FIRE PROTECTION, INC.**

To: **Kazoni**  
 150 Paularino Ave, Suite D160  
 Costa Mesa, CA

Project: **Expo Center Avalon Room**  
 16200 Temple Ave  
 City Of Industry

Attention: **Keith Kulpinski**  
 Email: [keith@kazoni-inc.com](mailto:keith@kazoni-inc.com)

Cosco Job # 15LS2027  
 Cosco COR # 01

**DIRECTION GIVEN**

PER DIRECTION GIVEN, COSCO IS REQUIRED TO PERFORM THE FOLLOWING SCOPE OF WORK;  
 PER BULLETIN A RELOCATE SPRINKLER PIPING FOR MEP CONFLICTS.

		<b>COSCO BREA - WAGE RATES</b>				
		<b>Labor Rates 09-01-21 Through 09-01-22</b>				
Sprinkler Material					\$650.00	
A & D Material					\$0.00	
<b>Total Material:</b>						<b>\$650.00</b>
<b>Project Manager</b>	0	Hrs. @	\$132.58	Per Hr. Straight Time	\$0.00	
<b>Technician (on-site)</b>	0	Hrs. @	\$132.58	Per Hr. Straight Time	\$0.00	
<b>Gen. Superintendent</b>	0	Hrs. @	\$132.58	Per Hr. Straight Time	\$0.00	
<b>Foreman</b>	16	Hrs. @	\$128.73	Per Hr. Straight Time	\$2,059.68	
OT @ Shift	0	Hrs. @	\$19.31	Per Hr. Shift Time	\$0.00	
OT @ 1.5	0	Hrs. @	\$160.74	Per Hr. Time & 1/2	\$0.00	
OT @ 2.0	0	Hrs. @	\$192.75	Per Hr. Double Time	\$0.00	
<b>Journeyman</b>	16	Hrs. @	\$105.69	Per Hr. Straight Time	\$1,691.04	
OT @ Shift	0	Hrs. @	\$15.85	Per Hr. Shift Time	\$0.00	
OT @ 1.5	0	Hrs. @	\$135.06	Per Hr. Time & 1/2	\$0.00	
OT @ 2.0	0	Hrs. @	\$164.44	Per Hr. Double Time	\$0.00	
<b>Apprentice</b>	0	Hrs. @	\$80.40	Per Hr. Straight Time	\$0.00	
OT @ Shift	0	Hrs. @	\$12.06	Per Hr. Shift Time	\$0.00	
OT @ 1.5	0	Hrs. @	\$106.18	Per Hr. Time & 1/2	\$0.00	
OT @ 2.0	0	Hrs. @	\$131.95	Per Hr. Double Time	\$0.00	
<b>Fabrication</b>	2	Hrs. @	\$63.16	Per Hr. Straight Time	\$126.32	
OT @ 1.5	0	Hrs. @	\$85.52	Per Hr. Time & 1/2	\$0.00	
<b>Welding</b>	0	Hrs. @	\$105.54	Per Hr. Straight Time	\$0.00	
OT @ 1.5	0	Hrs. @	\$134.92	Per Hr. Time & 1/2	\$0.00	
<b>Engineering</b>	8	Hrs. @	\$107.18	Per Hr. Straight Time	\$857.44	
OT @ 1.5	0	Hrs. @	\$139.18	Per Hr. Time & 1/2	\$0.00	
<b>Cartage</b>	0	Hrs. @	\$79.04	Per Hr. Straight Time	\$0.00	
<b>Total Labor:</b>						<b>\$4,734</b>
<b>SUB TOTAL LABOR AND MATERIAL</b>						<b>\$5,384</b>
<b>OVERHEAD/PROFIT LABOR AND MATERIAL</b>			<b>15%</b>			<b>\$808</b>
Permit & Plan Check					\$0.00	
Engineering Expenses					\$0.00	
Travel & Parking					\$0.00	
Pipe Machine			0 (DAY)		\$0.00	
Lift Rental			2 (DAY)		\$208.00	
A&D Equipment					\$0.00	
Misc.					\$0.00	
<b>TOTAL MISC. COSTS</b>						<b>\$208</b>
<b>OVERHEAD/PROFIT MISC. COSTS</b>			<b>10%</b>			<b>\$21</b>
Subcontractor					\$0.00	
Coring / Fire Stop					\$0.00	
Excavation / Backfill					\$0.00	
Misc.					\$0.00	
<b>TOTAL OUTSIDE SUBS</b>						<b>\$0</b>
<b>OVERHEAD/PROFIT OUTSIDE SUBS</b>			<b>5%</b>			<b>\$0</b>
<b>SUBTOTAL</b>						<b>\$6,421</b>
<b>BOND</b>			<b>1.5%</b>			<b>\$96</b>
<b>TOTAL PRICE THIS CHANGE ESTIMATE</b>						<b>\$6,517</b>

Please call if you have any questions or comments.  
 Sincerely,

Project Manager Jeff Todd

Date: 6/1/22

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.3



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance  
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: August 10, 2022

SUBJECT: Civic-Recreational-Industrial Authority May 31, 2022 Financial Report

### Executive Summary:

Expo Center operations had previously been limited due to the pandemic, but is now in the process of reopening. Management has started to book and hold events with the goal to return operations to pre-pandemic levels.

#### Expo Center:

For the month ended May 31, 2022, the Expo Center generated revenues of \$266,258 and incurred expenses of \$206,493.

For the year to date ended May 31, 2022, the Expo Center generated revenues of \$465,993 and incurred expenses amounted to \$1,437,152, which represents approximately 97% of the budgeted annual expenses of \$1,479,000. Transfers received by the Expo Center amounted to \$937,500 for the year to date period ended May 31, 2022.

The expenses are in line with the budgeted amounts for the year ended June 30, 2022.

#### Capital Projects Fund:

Total budgeted expenditures for the year ended June 30, 2022 amount to \$1,176,900, of which the Fund has incurred \$112,419 of expenditures during the month of May 31, 2022 and \$1,192,070 or 101% of the year to date expenditures. Year to date transfers from the City of Industry amounted to \$2,241,415 which \$1,303,915 was retained in the Capital Projects Fund for operations and \$937,500 was transferred to the Expo Center.

**Description of Reports:**

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at May 31, 2022.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# **EXHIBIT A**

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

May 31, 2022

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

May 31, 2022

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Schedule of Revenues and Expenditures – Capital Projects Fund for the month and year to date ended May 31, 2022 - Schedule 2	9

Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
May 31, 2022

**Expo Center Operations**

During the month ended May 31, 2022, no events were held in the Avalon Room. Six events were held in the Pavilion with contracts totaling \$31,053.

In the Grand Arena we held five events with the contract totaling \$235,205. These events were Feria Del Cabal, Love4TheStreets, Workman High, Rio Hondo Nursing, and Overflow Stalls – PICO.

At May 31, 2022 and 2021, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 5/31/2022	Year To Date 5/31/2022	Annual Budget 2021-2022	% of Annual Budget	Month Ended 05/31/2021	Year To Date 05/31/2021
Total revenues	\$ 266,258	\$ 465,993	\$ 8,500	5482%	\$ 1,126	\$ 19,226
Expenses:						
Direct Expo Center expenses	109,594	465,596	437,100	107%	31,237	367,957
General and administrative expenses	96,899	971,556	1,041,900	93%	77,887	915,416
Total direct Expo Center expenses	206,493	1,437,152	1,479,000	97%	109,124	1,283,373
Net (loss) income from operations	59,765	(971,159)	(1,470,500)	66%	(107,998)	(1,264,147)
Net (loss) income	\$ 59,765	\$ (971,159)	\$ (1,470,500)	66%	\$ (107,998)	\$ (1,264,147)

Summarized financial information by department for the month ending May 31, 2022 and 2021:

<u>Expo Center Operations</u>	Month Ended 5/31/2022	Month Ended 5/31/2022	Month Ended 5/31/2022	Month Ended 5/31/2022	Month Ended 5/31/2022
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 31,053	\$ 235,205	\$ -	\$ 266,258
Expenses:					
Direct Expo Center expenses	-	27,572	82,022	-	109,594
General and administrative expenses	-	-	-	96,899	96,899
Total direct Expo Center expenses	-	27,572	82,022	96,899	206,493
Net (loss) income from operations	-	3,481	153,183	(96,899)	59,765
Net (loss) income for the month ended	\$ -	\$ 3,481	\$ 153,183	\$ (96,899)	\$ 59,765

<u>Expo Center Operations</u>	Month Ended 5/31/2021	Month Ended 5/31/2021	Month Ended 5/31/2021	Month Ended 5/31/2021	Month Ended 5/31/2021
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ -	\$ 983	\$ 143	\$ 1,126
Expenses:					
Direct Expo Center expenses	-	15,681	15,556	-	31,237
General and administrative expenses	-	-	-	77,887	77,887
Total direct Expo Center expenses	-	15,681	15,556	77,887	109,124
Net (loss) income from operations	-	(15,681)	(14,573)	(77,744)	(107,998)
Net loss for the month ended	\$ -	\$ (15,681)	\$ (14,573)	\$ (77,744)	\$ (107,998)



CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
May 31, 2022

Summarized financial information by department for the year to date period ending May 31, 2022 and 2021:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date	Year To Date
	5/31/2022	5/31/2022	5/31/2022	5/31/2022	5/31/2022
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 61,467	\$ 403,452	\$ 1,074	\$ 465,993
Expenses:					
Direct Expo Center expenses	(275)	208,130	257,741	-	465,596
General and administrative expenses	-	-	-	971,556	971,556
Total direct Expo Center expenses	(275)	208,130	257,741	971,556	1,437,152
Net (loss) income from operations	275	(146,663)	145,711	(970,482)	(971,159)
Net (loss) income year to date	\$ 275	\$ (146,663)	\$ 145,711	\$ (970,482)	\$ (971,159)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date	Year To Date
	5/31/2021	5/31/2021	5/31/2021	5/31/2021	5/31/2021
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 975	\$ 13,123	\$ 5,128	\$ 19,226
Expenses:					
Direct Expo Center expenses	76	197,014	170,867	-	367,957
General and administrative expenses	-	-	-	915,416	915,416
Total direct Expo Center expenses	76	197,014	170,867	915,416	1,283,373
Net (loss) income from operations	(76)	(196,039)	(157,744)	(910,288)	(1,264,147)
Net loss year to date	\$ (76)	\$ (196,039)	\$ (157,744)	\$ (910,288)	\$ (1,264,147)

**CRIA Capital Assets**

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at May 31, 2022 amounted to \$5,115,834. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended May 31, 2022. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2022 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
May 31, 2022

**Capital Projects Operations**

The capital projects fund reflects expenditures for capital improvements and operational costs. Operational costs include board and staff salaries, professional services, and miscellaneous items.

At May 31, 2022, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>5/31/2022</u>	<u>Year To Date</u> <u>5/31/2022</u>	<u>Annual Budget</u> <u>2021-2022</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ -	\$ 165	\$ 1,000	17%
Expenditures				
General and administrative expenses	112,419	1,192,070	1,177,900	101%
Total expenses	112,419	1,192,070	1,177,900	101%
Excess of expenditures over revenues	\$ (112,419)	\$ (1,191,905)	\$ (1,176,900)	101%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF MAY 31, 2022

	<u>Capital Projects</u>	<u>Expo Center</u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 141,039	\$ 141,897
Investments	83,829	-
Accounts receivable, net	-	77,800
Prepaid insurance	-	9,781
Prepaid expenses	-	23,874
Inventories	-	36,230
Deposits	-	3,000
Total current assets	<u>224,868</u>	<u>292,582</u>
CAPITAL ASSETS, net	<u>-</u>	<u>5,115,834</u>
Total assets	<u>\$ 224,868</u>	<u>\$ 5,408,416</u>
LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES:		
Accounts payable	\$ -	\$ 42,660
Sales tax payable	-	15,609
Advance rental payments	-	83,702
Security deposits	-	38,000
Total current liabilities	<u>-</u>	<u>179,971</u>
FUND BALANCE:		
Fund balance	224,868	5,228,445
Total liabilities and fund balance	<u>\$ 224,868</u>	<u>\$ 5,408,416</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED MAY 31, 2022

	CAPITAL PROJECTS				EXPO CENTER			
	MONTH ENDED 5/31/2022	YEAR TO DATE 5/31/2022	2021-2022 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 5/31/2022	YEAR TO DATE 5/31/2022	2021-2022 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:								
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 266,258	\$ 465,993	\$ 8,500	5482%
Other revenues	-	165	1,000	17%	-	-	-	0%
Total revenues	<u>-</u>	<u>165</u>	<u>1,000</u>	17%	<u>266,258</u>	<u>465,993</u>	<u>8,500</u>	5482%
EXPENDITURES:								
Operating expenses	-	-	-	0%	109,594	465,596	437,100	107%
General and administrative expenses	112,419	1,192,070	1,177,900	101%	96,899	971,556	1,041,900	93%
Total expenses	<u>112,419</u>	<u>1,192,070</u>	<u>1,177,900</u>	101%	<u>206,493</u>	<u>1,437,152</u>	<u>1,479,000</u>	97%
EXCESS OF EXPENDITURES OVER REVENUES	(112,419)	(1,191,905)	(1,176,900)	101%	59,765	(971,159)	(1,470,500)	66%
OTHER FINANCING SOURCES, NET	<u>96,097</u>	<u>1,303,915</u>	<u>-</u>	0%	<u>-</u>	<u>937,500</u>	<u>-</u>	0%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES/(EXCESS OF EXPENDITURES OVER REVENUE AND OTHER FINANCING SOURCES)	(16,322)	112,010	<u><u>\$(1,176,900)</u></u>	-10%	59,765	(33,659)	<u><u>\$(1,470,500)</u></u>	2%
Fund balance, beginning	<u>241,190</u>	<u>112,858</u>			<u>5,168,680</u>	<u>5,262,104</u>		
Fund balance, ending	<u><u>\$ 224,868</u></u>	<u><u>\$ 224,868</u></u>			<u><u>\$ 5,228,445</u></u>	<u><u>\$ 5,228,445</u></u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILLS EXPO CENTER  
 STATEMENT OF CASH FLOWS  
FOR THE ELEVEN MONTHS ENDED MAY 31, 2022

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (971,159)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	(77,875)
Due from other funds	92,000
Prepaid insurance	(1,107)
Prepaid expenses	(23,872)
Inventories	(12,902)
Accounts payable	(13,466)
Sales tax payable	15,609
Advance rental payments	29,474
Security deposits	12,350
Net cash used in operating activities	<u>(950,948)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>937,500</u>
NET CHANGE IN CASH	(13,448)
Cash at July 1, 2021	155,345
Cash at May 31, 2022	<u>\$ <u>141,897</u></u>

INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTHS AND YEARS TO DATE MAY 31, 2022 AND 2021

<u>Expo Center Operations</u>	MONTH ENDED 5/31/2022	YEAR TO DATE 5/31/2022	ANNUAL BUDGET 2021-2022	% OF ANNUAL BUDGET	MONTH ENDED 05/31/2021	YEAR TO DATE 05/31/2021
<b>Revenues</b>						
Facilities rentals	\$ 12,886	\$ 23,065	\$ -	0%	\$ -	\$ 975
Facilities rentals - bar sales	14,467	31,030	-	0%	-	-
Facilities - security	3,164	6,206	-	0%	-	-
Facilities - food	36	146	-	0%	-	-
Facilities - insurance	500	900	-	0%	-	-
Facilities - other	-	120	-	0%	-	-
Grand Arena - special events rentals	9,234	85,934	-	0%	-	-
Grand Arena - outdoor arena rentals	-	2,800	-	0%	-	-
Grand Arena - show barn stall rentals	24,180	42,775	8,000	535%	720	11,154
Grand Arena - shaving sales	318	3,331	500	666%	263	1,083
Grand Arena - security	16,073	16,073	-	0%	-	-
Grand Arena - trailer parking	-	4,640	-	0%	-	-
Grand Arena - bar sales	141,560	168,168	-	0%	-	886
Grand Arena - food	-	2,122	-	0%	-	-
Grand Arena - parking	21,200	49,540	-	0%	-	-
Grand Arena - other	22,640	28,069	-	0%	-	-
G&A- Other	-	1,074	-	0%	143	5,128
Total revenues	<u>266,258</u>	<u>465,993</u>	<u>8,500</u>	5482%	<u>1,126</u>	<u>19,226</u>
<b>Expo expenses</b>						
Cost of sales	41,004	55,594	12,000	463%	3,423	12,498
Bar supplies	771	2,031	-	0%	-	-
Feed	-	-	-	0%	265	265
Contract labor/wages	46,602	354,495	366,700	97%	25,462	321,290
Facilities - insurance	-	1,000	-	0%	-	400
Miscellaneous	1,844	3,888	2,000	194%	-	-
Property maintenance	-	6,484	12,000	54%	-	1,866
Sales tax	-	243	-	0%	-	1
Security - Grand Arena	15,554	15,554	-	0%	-	-
Security - Facilities	2,679	4,610	-	0%	-	-
Shavings	-	2,751	400	688%	518	519
Supplies	1,141	17,652	32,000	55%	1,569	24,701
Equipment rental	-	550	3,000	18%	-	1,337
Special event concessions	-	1,294	-	0%	-	-
Bad debt	-	(75)	9,000	-1%	-	5,004
Speedway- insurance	-	-	-	0%	-	76
Speedway - prize money	-	(475)	-	0%	-	-
Total Expo expenses	<u>109,595</u>	<u>465,596</u>	<u>437,100</u>	107%	<u>31,237</u>	<u>367,957</u>
<b>Operating loss before direct</b>						
G & A and CRIA indirect expenses	<u>156,663</u>	<u>397</u>	<u>(428,600)</u>	0%	<u>(30,111)</u>	<u>(348,731)</u>

**INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTHS AND YEARS TO DATE MAY 31, 2022 AND 2021**

<u>Expo Center Operations</u>	<u>MONTH ENDED 5/31/2022</u>	<u>YEAR TO DATE 5/31/2022</u>	<u>ANNUAL BUDGET 2021-2022</u>	<u>% OF ANNUAL BUDGET</u>	<u>MONTH ENDED 05/31/2021</u>	<u>YEAR TO DATE 05/31/2021</u>
Direct general and administrative expenses						
Dues, subscriptions, books, etc.	928	22,587	23,000	98%	1,387	14,842
Equipment rental/lease	1,043	9,903	14,000	71%	992	12,367
Furniture/fixtures & equipment	-	-	200	0%	-	146
Advertising/printing	-	-	3,000	0%	-	-
Telephone	1,165	13,041	16,000	82%	1,439	14,938
Postage	69	868	600	145%	-	170
Miscellaneous	(5,338)	3,515	700	502%	516	6,062
Professional services	48,835	291,314	215,000	135%	17,183	188,607
Repairs and equipment	-	7,363	3,400	217%	-	583
Vehicle expenses	6,456	22,071	14,000	158%	-	7,256
Insurance and bonds	1,087	11,934	14,000	85%	1,084	10,862
Supplies	3,050	23,667	30,000	79%	1,576	22,467
Contract labor/administrative wages	32,469	357,345	407,000	88%	31,278	364,482
Property maintenance	10,105	146,990	200,000	73%	15,771	181,363
Utilities	(2,970)	60,958	101,000	60%	6,661	91,271
Total direct general and administrative expenses	<u>96,899</u>	<u>971,556</u>	<u>1,041,900</u>	93%	<u>77,887</u>	<u>915,416</u>
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 59,764</u>	 <u>\$ (971,159)</u>	 <u>\$ (1,470,500)</u>	66%	 <u>\$ (107,998)</u>	 <u>\$ (1,264,147)</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE MAY 31, 2022

REVENUES:	MONTH ENDED 5/31/2022	YEAR TO DATE 5/31/2022	ANNUAL BUDGET 2021-2022	% OF ANNUAL BUDGET
Other revenues	\$ -	\$ 165	\$ 1,000	17%
<b>GENERAL AND ADMINISTRATIVE EXPENSES:</b>				
Salaries - board	2,836	27,651	34,100	81%
Payroll taxes	-	13	-	0%
Life insurance, state comp, and LTC	2	2	-	0%
Medicare/disability	41	401	500	80%
PARS - ARS	106	1,037	1,300	80%
Landscaping	255,232	255,232	-	0%
Legal	-	7,697	-	0%
Professional services	7,471	197,015	175,000	113%
Accounting	149	1,287	1,000	129%
Planning, Survey and Design	-	401	-	0%
Small equipment and supplies	130	1,113	-	0%
Vehicle expenses	799	4,971	3,000	166%
General engineering	4,625	78,196	60,000	130%
Printing/photography	-	-	1,000	0%
Security	39,228	425,310	455,000	93%
Property maintenance	(201,830)	134,640	404,000	33%
Insurance and bonds	-	41,884	26,000	161%
Office expenses	279	423	-	0%
Utilities	3,351	14,797	17,000	87%
Total general and administrative expenses	<u>112,419</u>	<u>1,192,070</u>	<u>1,177,900</u>	101%
EXCESS OF EXPENDITURES OVER REVENUES	\$ <u>(112,419)</u>	\$ <u>(1,191,905)</u>	\$ <u>(1,176,900)</u>	101%



*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.4  
Verbal Presentation – No Back-Up Material