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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 8, 2021  
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:31 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: 266 585 571#.

**FLAG SALUTE**

The flag salute was led by Chair Ken Calvo.

**ROLL CALL**

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

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

**PUBLIC COMMENTS**

There were none.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 8, 2021**

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

**5.2 CONSIDERATION OF THE MINUTES OF THE AUGUST 9, 2017 REGULAR MEETING AND NOVEMBER 10, 2021 SPECIAL MEETING**

*RECOMMENDED ACTION:* Approve as submitted.

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

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

**BOARD MATTERS**

**6.1 CONSIDERATION OF RESCINDING ANY LIST OF POTENTIAL IPHMA TENANTS WHO DO NOT HAVE CURRENT LEASES WITH IPHMA.**

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

Assistant City Manager Bing Hyun provided a staff report and General Counsel James M. Casso provided additional information. There is no clear record, so this is a formal request to rescind any list that may exist. Both were available to answer any questions.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO RESCIND ANY LIST OF POTENTIAL TENANTS WHO DO NOT HAVE CURRENT LEASES WITH IPHMA. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**6.2 CONSIDERATION OF A RESIDENTIAL RENTAL AGREEMENT FOR 16218 TEMPLE AVENUE**

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

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Assistant City Manager, Bing Hyun provided a staff report and thanked the Ad Hoc Committee for getting together to come up with this agreement. Conversation ensued regarding the rent increase and how this was determined by Board Member Gorginfar. The application includes job information, salary, the ability to pay and the tenants to be over 18 years of age. The rent was increased to \$1,400.00 per month.

MOTION BY VICE CHAIR SEAL, AND SECOND BY BOARD MEMBER COOK TO APPROVE THE RESIDENTIAL RENTAL AGREEMENT FOR 16218 TEMPLE AVENUE. MOTION CARRIED 4-1, BY THE FOLLOWING VOTE:

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

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

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

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

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO ADOPT RESOLUTION NO. IPHMA 2021-07, CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

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**6.4 DISCUSSION AND DIRECTION REGARDING RENT INCREASE FOR EXISTING TENANTS.**

*RECOMMENDED ACTION:*

*Provide direction to staff.*

Assistant City Manager, Bing Hyun provided a staff report and spoke on state law AB 1482, that the maximum rent increase can be 5% plus the current percentage for cost of living, or 10% whichever is lower. Conversation ensued among the Board Members about the goals to increase the rent that is already extremely low. The rate of 8.6% was determined at 5% plus cost-of-living increase of 3.6%, effective February 1, 2022.

MOTION BY BOARD MEMBER GORGINFAR, AND SECOND BY BOARD MEMBER COOK TO INCREASE THE RENT BY 8.6% STARTING FEBRUARY 1, 2022. MOTION FAILED 2-3, BY THE FOLLOWING VOTE:

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

MOTION BY CHAIR CALVO, AND SECOND BY VICE CHAIR SEAL TO INCREASE THE RENT BY 4.3% STARTING FEBRUARY 1, 2022, AND TO BRING BACK THE ADDITIONAL INCREASE IN AUGUST OF 2022 FOR DISCUSSION AND CONSIDERATION. MOTION CARRIED 3-2, BY THE FOLLOWING VOTE:

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

**EXECUTIVE DIRECTOR REPORTS**

Executive Director Josh Nelson extended a Merry Christmas to everyone.

**AB 1234 REPORTS**

There were none.

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**BOARD MEMBER COMMUNICATIONS**

Chair Ken Calvo clarified that the Ad Hoc committee that was created for item 6.2 on today's agenda, was for a special rental request. The minutes for November 10, 2021, will be changed to reflect that title. In addition, the Chair name was corrected from Tim Seal to Ken Calvo.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:09 a.m.

  
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Ken Calvo  
Chair

  
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Julie Robles  
Secretary