
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 9, 2022
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:31 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: 759 539 84#.

FLAG SALUTE

The flag salute was led by Chair Ken Calvo.

ROLL CALL

PRESENT: Ken Calvo, Chair - Telephonically
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 Executive Director; James M. Casso, General Counsel; Julie Robles, Secretary; and Lynn Thompson, Administrative Technician III.

PUBLIC COMMENTS

There were none.

Executive Director Nelson asked if anyone else was on the line for public comments regarding items not listed on the agenda. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 9, 2022

RECOMMENDED ACTION:
Demands for February 9, 2022.

Approve the Register of

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5.2 CONSIDERATION OF RESOLUTION NO. IPHMA 2022-02 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY (“IPHMA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2022-02, continuing the authorization of remote teleconferencing meetings pursuant to AB 361.*

Executive Director Josh Nelson asked if anyone was on the line for public comments regarding items on the Consent Calendar. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER O’GORMAN 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 REVIEW OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY RENTAL APPLICATION PROCESS

RECOMMENDED ACTION: *Provide direction to Staff.*

Executive Director Josh Nelson asked if anyone was on the line for public comments regarding Item No. 6.1. If so, press *5 to raise your hand and the Secretary can unmute you. There were none.

Assistant Executive Director Bing Hyun provided a staff report outlining steps going forward with the rental process, and explained the multiple options presented on the Exhibit A.

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Chair Ken Calvo asked about the status of all vacant properties. Assistant Executive Director Bing Hyun responded that all houses are up to code, repairs are complete and are in the process of receiving roofing inspections.

Discussion ensued and it was determined by Chair Ken Calvo that the best method going forward is to create an Ad Hoc Committee to form a plan. Final recommendations will come back for full Board approval. Chair Ken Calvo appointed Phil Cook and Tim O’Gorman, each of which agreed to the appointment.

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

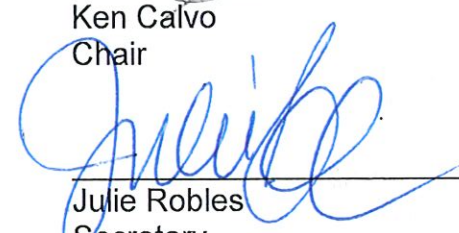
Board Member Phil Cook asked that the meeting be held in honor of his mom, Mary Cook, who passed away on January 27, 2022, at the age of 92.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:14 a.m., in honor of Mary Cook.



Ken Calvo
Chair



Julie Robles
Secretary