
Civic-Recreational-Industrial Authority



Regular Meeting Agenda
December 7, 2022

9:00 a.m.

Chairman Eric Benavidez
V. Chairman Ronald Whittimore
Board Member Sean Lee
Board Member Bob Lindsey
Board Member Ronald McPeak

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

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: 564 920 302#. 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, December 5, 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 December 7, 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 October 2022

RECOMMENDED ACTION: Receive and file.

- 5.3 Consideration of Resolution No. CRIA 2022-16 – 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 2022-16.

- 5.4 Consideration of Deductive Change Order No. 5, in the amount of \$1,114.16, and Notice of Completion for Contract No. EXPO-2132, Gazebo at Expo Center Pavilion Building

RECOMMENDED ACTION: Approve Change Order No. 5 and authorize the Chairman to execute the Change Order and Authorize the CRIA Engineer to execute the Notice of Completion.

- 5.5 Consideration of Amendment No. 1 to the License Agreement with George Davidson and Bill Gibson for Access to Assessor's Parcel No. 8247-013-908, for temporary use as a honeybee apiary

RECOMMENDED ACTION: *Approve Amendment No. 1*

- 5.6 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for September 30, 2022

RECOMMENDED ACTION: *Receive and file the report.*

- 5.7 Update on the Expo Center

RECOMMENDED ACTION: *Receive and file.*

6. **EXECUTIVE DIRECTOR COMMUNICATIONS**

7. **AB 1234 REPORTS**

8. **BOARD MEMBER COMMUNICATIONS**

9. Adjournment. Next regular meeting: Wednesday, January 11, 2023, at 9:00 a.m.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting December 7, 2022

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	439,746.79
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	80,228.09
TOTAL ALL FUNDS		519,974.88

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	519,974.88
TOTAL ALL BANKS		519,974.88

APPROVED PER CITY MANAGER

Civic-Recreational-Industrial Authority
Board Meeting
December 7, 2022

Check	Date	Payee Name		Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
11555	11/22/2022	INDUSTRY PUBLIC UTILITIES		\$3,978.04
	Invoice	Date	Description	Amount
	2023-00000854	11/01/2022	08/17-10/17/22 SVC - MAIN GUARD SHACK	\$112.38
	2023-00000855	11/01/2022	08/17-10/17/22 SVC - GRAND ARENA - E SIDE OF PARKING LOT	\$168.42
	2023-00000856	11/01/2022	08/17-10/17/22 SVC - GRAND ARENA - S SIDE OF PARKING LOT	\$102.84
	2023-00000857	11/01/2022	08/17-10/17/22 SVC - NEAR CAFE @ GRAND EXPO	\$139.64
	2023-00000858	11/01/2022	08/17-10/17/22 SVC - PATIO CAFE	\$54.03
	2023-00000859	11/01/2022	08/17-10/17/22 SVC - GRAND ARENA CAFE	\$233.00
	2023-00000860	11/01/2022	08/17-10/17/22 SVC - SNACK BAR @ GRAND ARENA	\$229.95
	2023-00000861	11/01/2022	08/17-10/17/22 SVC - BUILDING 4-E SIDE PLANTER AREA	\$552.25
	2023-00000862	11/01/2022	08/17-10/17/22 SVC - WATER TOWER @ PAVILION PARKING	\$1,035.70
	2023-00000863	11/01/2022	08/17-10/17/22 SVC - ARENA NEAR BUNKHOUSE	\$144.98
	2023-00000864	11/01/2022	08/17-10/17/22 SVC - EXPO OFFICE	\$212.37
	2023-00000865	11/01/2022	08/17-10/17/22 SVC - BARN D	\$235.81
	2023-00000866	11/01/2022	08/17-10/17/22 SVC - DC @ BARN D	\$84.35
	2023-00000867	11/01/2022	08/17-10/17/22 SVC - BARN E	\$136.19
	2023-00000868	11/01/2022	08/17-10/17/22 SVC - BATHROOM @ BARN E	\$168.42
	2023-00000869	11/01/2022	08/17-10/17/22 SVC - HORSE TRAINING AREA BEHIND BUNKHOUSE	\$144.98
	2023-00000870	11/01/2022	08/17-10/17/22 SVC - 1ST GUARD SHACK	\$54.03
	2023-00000871	11/01/2022	08/17-10/17/22 SVC - S SIDE OF BLDG BEHIND GATED AREA	\$84.35
	2023-00000872	11/01/2022	08/17-10/17/22 SVC - DC @ BARN E	\$84.35
11556	11/22/2022	VALLEY VISTA SERVICES, INC		\$450.00
	Invoice	Date	Description	Amount
	5028526	11/01/2022	IH RODEO STORAGE BOXES - NOVEMBER 2022	\$450.00

**Civic-Recreational-Industrial Authority
Board Meeting
December 7, 2022**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	5028526	11/01/2022	IH RODEO STORAGE BOXES - NOVEMBER 2022	\$450.00
11557	12/07/2022		ANNEALTA GROUP	\$250.00
	Invoice	Date	Description	Amount
	2605	11/09/2022	16200 TEMPLE AVE	\$250.00
11558	12/07/2022		C.S. LEGACY CONSTRUCTION, INC.	\$24,371.31
	Invoice	Date	Description	Amount
	#9-EXPO-2132	12/01/2022	GAZEBO AT EXPO CENTER PAVILION BUILDING - EXPO-2132	\$25,654.01
11559	12/07/2022		CASC ENGINEERING AND CONSULTIN	\$2,961.75
	Invoice	Date	Description	Amount
	0047564	10/31/2022	MND FOR EXPO CENTER BANQUET FACILITY	\$2,961.75
11560	12/07/2022		CITY OF INDUSTRY	\$1,189.83
	Invoice	Date	Description	Amount
	2023-00000023	10/31/2022	OCTOBER 2022 FUEL COSTS	\$1,189.83
11561	12/07/2022		CNC ENGINEERING	\$46,072.50
	Invoice	Date	Description	Amount
	506664	11/23/2022	AVALON ROOM IMPROVEMENTS	\$19,700.00
	506665	11/23/2022	NEW BANQUET FACILITY AT THE EXPO CENTER	\$3,172.50
	506666	11/23/2022	PAVILION UPGRADES - EXPO CENTER	\$425.00
	506667	11/23/2022	EXPO CENTER ALARM SYSTEM UPGRADES	\$1,080.00
	506668	11/23/2022	EXPO CENTER ALARM SYSTEM UPGRADES	\$2,837.50
	506669	11/23/2022	EXPO CENTER AUDIO/VIDEO UPGRADES	\$265.00

Civic-Recreational-Industrial Authority
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	506670	11/23/2022	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$265.00
	506671	11/23/2022	GAZEBO AT EXPO CENTER PAVILION BUILDING	\$4,638.75
	506673	11/23/2022	EXPO CENTER - STANDARDS OF FACILITIES MAINTENANCE	\$12,778.75
	5066672	11/23/2022	MISC SITE & DRAINAGE IMPROVEMENT AT AVALON BUILDING	\$910.00
11562	12/07/2022		CRIA-PAYROLL ACCOUNT	\$3,600.00
	Invoice	Date	Description	Amount
	NOV-22	11/07/2022	REPLENISH PAYROLL ACCOUNT FOR NOVEMBER 2022	\$3,600.00
11563	12/07/2022		ELEVATE PUBLIC AFFAIRS, LLC	\$6,000.00
	Invoice	Date	Description	Amount
	2958	11/08/2022	PROFESSIONAL SVC - OCTOBER 2022	\$6,000.00
11564	12/07/2022		FRAZER, LLP	\$5,402.00
	Invoice	Date	Description	Amount
	180549	10/31/2022	PROFESSIONAL SVC - OCTOBER 2022	\$5,402.00
11565	12/07/2022		FULLERTON ELECTRIC	\$21,877.62
	Invoice	Date	Description	Amount
	31532	11/14/2022	UPGRADE LIGHTING - STABLES @ EXPO CENTER	\$10,799.76
	31527	11/14/2022	INSTALL RECEPTACLE - EXPO CENTER	\$1,077.86
	31529	11/14/2022	CONNECT COMMUNICATIONS CONDUIT - EXPO BARN & OFFICE	\$4,850.00
	31531	11/14/2022	INSTALL 6 CIRCUITS - EXPO CENTER OFFICE	\$4,050.00
	31445	11/02/2022	INSTALL GFCI RECEPTACLES TO ICE MACHINE - EXPO CENTER	\$1,100.00

**Civic-Recreational-Industrial Authority
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
11566	12/07/2022		IDS GROUP, INC.	\$1,820.50
	Invoice	Date	Description	Amount
	19X002.11-6	10/31/2022	SITE ANALYSIS - AVALON ROOM EXPO CENTER	\$1,072.50
	19X02.30-10	10/31/2022	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$748.00
11567	12/07/2022		INDUSTRY SECURITY SERVICES	\$22,757.55
	Invoice	Date	Description	Amount
	14-27037	11/04/2022	SECURITY SVC - EXPO CENTER	\$11,437.80
	14-27012	10/28/2022	SECURITY SVC - EXPO CENTER	\$11,319.75
11568	12/07/2022		IRRI-CARE PLUMBING & BACKFLOW T	\$1,457.50
	Invoice	Date	Description	Amount
	14210	11/06/2022	BACKFLOW TESTING - EXPO CENTER	\$1,457.50
11569	12/07/2022		KAZONI CONSTRUCTION	\$369,306.98
	Invoice	Date	Description	Amount
	#6-EXPO-2127R	12/01/2022	EXPO CENTER AVALON ROOM IMPRVMENTS - EXPO-2127R/CIP-EXPO-18-017-B	\$388,744.19
11570	12/07/2022		L A COUNTY DEPT OF PUBLIC HEALTH	\$148.00
	Invoice	Date	Description	Amount
	AR0244345-22/23	11/08/2022	MONITOR BACKFLOW DEVICES - EXPO CENTER FY 22/23	\$148.00
11571	12/07/2022		LOCKS PLUS, INC.	\$476.51
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
34469	11/03/2022		REPLACE DEADBOLTS & RE-KEY MASTER KEYS - EXPO CENTER	\$476.51
11572	12/07/2022		SYNCHRONY BANK/AMAZON	\$112.29
	Invoice	Date	Description	Amount
	767477397883	11/10/2022	2 TRANSMITTERS FOR SUPERVISOR & PATROL VEHICLE - EXPO CENTER	\$84.26
	954357468433-A	11/10/2022	CORKBOARD - EXPO CENTER	\$28.03
11573	12/07/2022		THE ROLLING THRONE	\$7,742.50
	Invoice	Date	Description	Amount
	10403	10/15/2022	RESTROOM TRAILER RENTAL - AVALON ROOM EXPO CENTER	\$3,871.25
	10412	11/15/2022	RESTROOM TRAILER RENTAL - AVALON ROOM EXPO CENTER	\$3,871.25

Checks	Status	Count	Transaction Amount
	Total	19	\$519,974.88

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.2

Industry Hills Expo Center

Check Detail

October 2022

Industry Hills Expo Center - Check Register

OCTOBER

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
10/05/2022	17301	PAV-092422 ADELAYDA REVUELTA	600.00	SECURITY DEPOSIT REFUND
10/05/2022	17302	PCR CASH	1,196.60	PETTY CASH
10/05/2022	17303	CANTRELL'S FEED	3,066.00	SHAVING INVENTORY
10/05/2022	17304	CINTAS	1,164.70	SUPPLIES EXP.
10/05/2022	17305	CNC EQUESTRIAN MANAGEMENT	16,032.77	MAINT. CREW SEPT. 2022
10/05/2022	17306	FED EX	43.95	POSTAGE
10/05/2022	17307	FRONTIER COMMUNICATIONS	14.99	TELEPHONE EXP.
10/05/2022	17308	JANUS PEST MANAGEMENT, INC.	90.00	PEST CONTROL
10/05/2022	17309	OFFICE DEPOT	335.85	SUPPLIES EXP.
10/05/2022	17310	REPUBLIC NATIONAL DISTRIBUTING COMPANY	1,628.30	ALCOHOL INVENTORY
10/05/2022	17311	SOUTHERN GLAZER'S OF CA SOUTH	2,947.60	ALCOHOL INVENTORY
10/05/2022	17312	SYSCO	7,237.86	ALCOHOL INVENTORY
10/05/2022	17313	VALLEY VISTA SERVICES, INC.	841.32	ROLL OFF AND DUMP FEES
10/05/2022	17314	HARBOR DISTRIBUTING, LLC	5,071.25	ALCOHOL INVENTORY
10/17/2022	17315	PAV-100222 TANIA ZUNIGA	300.00	SECURITY DEPOSIT REFUND
10/24/2022	17316	AT&T	470.00	TELEPHONE EXP.
10/24/2022	17317	California Dept. of Tax and Fee Admin.	959.00	SALES TAX
10/24/2022	17318	CINTAS	1,164.70	SUPPLIES EXP.
10/24/2022	17319	CNC EQUESTRIAN MANAGEMENT	48,638.40	CONTRACT LABOR NOV. 2022/AMEX
10/24/2022	17320	EL MONTE ICE CO.	655.00	SUPPLIES EXP.
10/24/2022	17321	FOOTHILL VACUUM & JANITORIAL	227.78	SUPPLIES EXP.
10/24/2022	17322	HARBOR DISTRIBUTING, LLC	656.00	ALCOHOL INVENTORY
10/24/2022	17323	INDUSTRY SECURITY SERVICES, INC.	1,966.14	EVENT SECURITY SERVICES
10/24/2022	17324	JAM GOLF CARS	2,279.01	VEHCILE MAINT EXP.
10/24/2022	17325	JANUS PEST MANAGEMENT, INC.	3,073.00	PEST CONTROL
10/24/2022	17326	JUAN LOPEZ	2,775.00	IT SERVICES SEPTEMBER 2022
10/24/2022	17327	VOIDED CHECK	0.00	PRINTER FEED ERROR
10/24/2022	17328	MRC SMART TECHNOLOGY SOLUTIONS	249.27	SUPPLIES EXP.
10/24/2022	17329	OFFICE DEPOT	295.40	SUPPLIES EXP.
10/24/2022	17330	OS4 LABOR	5,571.98	PAYROLL W/E 09/25/22, 10/02/22, 10/09/22, & 10/16/22
10/24/2022	17331	RANCHO JANITORIAL SUPPLIES	2,054.24	SUPPLIES EXP.
10/24/2022	17332	ROGERS, CLEM & CO.	2,200.00	ACCTNG SERVICES SEPTEMBER 2022
10/24/2022	17333	SATSUMA LANDSCAPE	8,674.00	PROPERTY MAINT.
10/24/2022	17334	SO CAL GAS	30.18	UTILITIES EXP.
10/24/2022	17335	SPARKLETTS	135.82	SUPPLIES EXP.
10/24/2022	17336	STAPLES Business Advantage	183.69	SUPPLIES EXP.
10/24/2022	17337	SYSCO	2,346.84	ALCOHOL INVENTORY
10/24/2022	17338	VALLEY VISTA SERVICES, INC.	7,782.67	ROLL OFF AND DUMP FEES
10/24/2022	17339	XEROX FINANCIAL SERVICES	770.00	XEROX LEASE
10/24/2022	17340	KLINE'S PLUMBING	2,375.00	PROPERTY MAINT.

Industry Hills Expo Center
Check Detail

October 2022

Industry Hills Expo Center - Check Register
OCTOBER

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
10/26/2022	17341	PAV-102222 YESENIA MUNOZ	600.00	SECURITY DEPOSIT REFUND
10/26/2022	17342	PAV-101522 VANESSA MORFIN	600.00	SECURITY DEPOSIT REFUND
TOTAL			137,304.31	

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.3

RESOLUTION NO. CRIA 2022-16

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, Resolution No. CRIA 2022-10 on July 8, 2022, Resolution No. CRIA 2022-11 on August 7, 2022, Resolution No. CRIA 2022-12 on September 6, 2022, Resolution No. CRIA 2022-13 on October 6, 2022, and Resolution No. CRIA 2022-14 on November 5, 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 2022-14 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 December 5, 2022, and shall be effective until January 4, 2023, 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 December 7, 2022, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

Eric Benavidez, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.4



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman Benavidez and Members of the Board

FROM: Joshua Nelson, Executive Director *gm*

STAFF: Mathew Hudson, Engineering Manager
Chris Lum, Construction Manager, CNC Engineering

DATE: December 7, 2022

SUBJECT: Consideration of Deductive Change Order No. 5 in the amount of \$1,114.16 and Notice of Completion for Contract No. EXPO-2132, Gazebo at Expo Center Pavilion Building

Background:

On November 10, 2021, the Board awarded Contract No. EXPO-2132, Gazebo at Expo Center Pavilion Building, to C.S. Legacy Construction, Inc., in the amount of \$584,316.84. Additionally, the Board authorized the Executive Director to approve change orders up to ten percent of the contract amount. Change orders to date total \$40,505.81, which represents 6.93 percent of the contract amount. This project consisted of constructing a 13-foot octagonal Gazebo structure on a concrete pad located adjacent to the existing Pavilion building at the Expo Center. Work also included the installation of outdoor lighting, conduits, conductors, lamp posts with luminaires, planting of owner-provided trees, landscaping and irrigation, and planting. Perimeter vinyl fencing and gates, minor grading and drainage, and sidewalk replacement were also constructed.

Discussion:

As of June 1, 2022, the Executive Director approved Change Order No. 1 in an amount totaling \$4,717.91:

- **Change Order No. 1** – Costs in the amount of \$4,717.91 were approved to add #4 rebar doweled 6-inches into the existing foundation with an epoxy adhesive in each dowel to ensure that the new sidewalk would displace over time.

As of August 2, 2022, the Executive Director approved Change Order No. 2 in an amount totaling \$9,746.05:

- **Change Order No. 2** – Costs in the amount of \$9,746.05 were approved to repair and recharge a damaged refrigerant line.

As of September 22, 2022, the Executive Director approved Change Order No. 3 in an amount totaling \$2,409.63:

- **Change Order No. 3** – Costs in the amount of \$2,409.63 were approved to provide a power source for the irrigation controller and secure it to a 4X4 post.

As of November 9, 2022, the Board approved Change Order No. 4 in an amount totaling \$24,746.38:

- **Change Order No. 4** – Costs in the amount of \$24,746.38 were approved to address the Building and Safety Departments comments to include an ADA pathway to the new Gazebo entrance.

Final field quantities have been measured and verified.

- **Change Order No. 5** – Final quantities have been completed and the underruns and overruns are as follows:

Underruns – (represented in parentheses)

Bid Item No. 8 – Remove and re-install metal awning, including new anchor bolt in newly poured concrete sidewalk, \$14,493.68/EA x 0.50/EA = (\$7,246.84)

Total Amount of Underruns = (\$7,246.84)

Overruns –

Bid Item No. 23, Construct 3-inch-thick asphalt concrete, \$1,533.17/TN x 4/TN = \$6,132.68

Total amount of Overruns = \$6,132.68

Total Deductive Cost for Change Order No. 5 is (\$7,246.84) - \$6,132.68 = (\$1,114.16)

As of November 16, 2022, Staff has determined that all work has been completed.

Table 1 - Summary of Extra Costs

Contract Amount	\$584,316.84
Change Order No. 1	\$4,717.91
Change Order No. 2	\$9,746.05
Change Order No. 3	\$2,409.63
Change Order No. 4	\$24,746.38
Deductive Change Order No. 5	(\$1,114.16)
Revised Project Cost	\$624,822.65

Fiscal Impact:

The revised contract amount including Change Order Nos. 1 through 5 is \$624,822.65. In the adopted Fiscal Year 2022-2023 Capital Improvement Project budget, \$400,000.00 was approved for this project (Account No. 121-713-5205) (MP 01-34 #40). Prior to July

1, 2022 in FY 2021-2022, about \$324,687.45 was expended and no appropriations are required.

Recommendations:

- 1) Approve and execute Deductive Change Order No. 5 in the amount of \$1,114.16; and
- 2) Accept the work performed by C.S. Legacy in the amount of \$624,822.65; and
- 3) Authorize the Chairman or his designee to execute the Notice of Completion attached hereto as Exhibit C; and
- 4) Authorize the Board Secretary to file a Notice of Completion for this project.

Exhibits:

- A. Deductive Change Order No. 5, dated December 7, 2022
 - B. Notice of Completion, dated December 7, 2022
-

JN/MH/CL:as

EXHIBIT A

Deductive Change Order No. 5, dated December 7, 2022

[Attached]

CHANGE ORDER

Change Order No. 5

Project Gazebo at Expo Pavilion Contract No. EXPO-2132 Date 12/7/2022

Type _____
Project Gazebo Site Improvements Contractor C.S. Legacy

Location Industry Expo Center

Explanation:

Underruns & Overruns Final Quantities

Extra Work by: X Contract Items _____ 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 (\$)	
				+	-
8	Underruns	1	(\$7,246.84)	(\$7,246.84)	
23	Overruns	1	\$6,132.68	\$6,132.68	
TOTAL COST				(\$1,114.16)	

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)			
CHANGE ORDER SUMMARY		% of Contract Amount	Other Additive (Profit & Bond Fee)
Original Contract Amount	\$ 584,316.84		Total T & M
Total Previous Change Orders	\$ 41,619.97	7.12%	\$ -
Total Change Orders	\$ 40,505.81	6.93%	Pay This CHANGE ORDER (\$1,114.16) -0.19%

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.

Contractor Representative [Signature] Date 11/27/22
Mathew Hudson, Engineering Manager

Joshua Nelson - Executive Director Date 11.29.22
Chris Lum - Construction Manager Date _____

Chris



INVOICE

ALL AMERICAN ASPHALT
ALL AMERICAN AGGREGATES

400 E. SIXTH ST., P.O. BOX 2229, CORONA, CA 92878-2229
T 951-736-7600 F 951-739-4671

Invoice #1102321
Invoice Date 04/28/22

Page: 1

Job Number: 6710789
Job Address: 16200 TEMPLE AVE
Job City: CITY OF INDUSTR
Quote #: 6710789
F.O. #: 2111-001
Cust Job #:

C.S. LEGACY CONSTRUCTION INC. 4174
675 BREA CANYON ROAD STE. 8
WALNUT CA 91789

Ticket #	Date	Description	Units	U/M	Unit Price	Unit Total	Env Fee	Tax	Haul Rate	Haul Total	Product Total
60021140	04/28/22	III C J PG 64-10	2.37	TN							

B-BOTTOM DUMP E-END DUMP F-FOB P-TRUCK & PUP S-STRONG ARM T-TEN WHEELER X-TRANSFER
* minimum haul rate applies x transfer rate applies

Tons	Taxable (Material)	Tax_Exempt (Material)	Env.Fee	Sales Tax %	Non-Taxable (Haul)	Invoice Amount
		.00				

Terms: Payment due by 10th day of month following month of delivery. 1% service charge per month on accounts past 30 days.

ORIGINAL



INVOICE

ALL AMERICAN ASPHALT
ALL AMERICAN AGGREGATES

400 E. SIXTH ST., P.O. BOX 2229, CORONA, CA 92878-2229
T 951-736-7600 F 951-739-4671

Invoice # 1112197
Invoice Date 07/27/22
Page: 1

C.S. LEGACY CONSTRUCTION INC. 4174
675 BREA CANYON ROAD STE. 8

WALNUT CA 91789

Job Number: 6710789
Job Address: 16200 TEMPLE AVE

Job City: CITY OF INDUSTR
Quote #: 6710789
P.O. #: 2111-001
Cust Job #: 21-11

Ticket #	Date	Description	Units U/M	Unit Price	Unit Total	Env Fee	Tax	Haul Rate	Haul Total	FSC	Product Total
20719672	07/27/22	III C 3 PG 64-10	8.25 TN								

B=BOTTOM DUMP E=END DUMP F=FOB P=TRUCK & PUP S=STRONG ARM T=TEN WHEELER-TRANSFER
* minimum haul rate applies x transfer rate applies

Tons	Taxable (Material)	Tax_Exempt (Material)	Env.Fee	FSC 15 %	Sales Tax %	Non-Taxable (Haul)	Invoice Amount
8.25 TN							

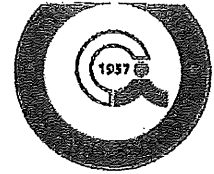
Terms: Payment due by 10th day of month following month of delivery. 1% service charge per month on accounts past 30 days.

ORIGINAL

EXHIBIT B

Notice of Completion, dated December 7, 2022

[Attached]



CITY OF INDUSTRY

- Civic Recreational-Industrial Authority
 - Industry Public Utilities Commission
 - Successor Agency to the Industry Urban-Development Agency
- 15625 Mayor Dave Way, City of Industry, CA 91744

Notification of Construction Completion

Project: Gazebo at Expo Center Pavilion Building **Date:** December 7, 2022

Contract **Contract No.:** EXPO-2132

Contractor: C.S. Legacy Construction, Inc.

As a result of an inspection conducted on 11/16/2022 the contractor's construction work has been completed in accordance with the contract documents, with the exception of the items noted below:

Acceptance of completed construction work shall not relieve the contractor from other requirements of the contract documents.

Accepted by
Contractor

	Printed Name <i>Gregory Strumpf</i>	Signature 	Title President	Date 11-28-2022
Recommended by Project Engineer	Upendra Joshi Printed Name	 Signature	Project Engineer Title	11/29/22 Date
Recommended by Project Inspector	William Rojas Printed Name	<i>W. Rojas / cs</i> Signature	Project Inspector Title	11/29/2022 Date
Recommended by Project Manager	Chris Lurn Printed Name	 Signature	Construction Manager Title	11.29.22 Date
Recommend by Public Agency	Mathew Hudson Printed Name	Signature	Engineering Manager Title	Date
Approved by Public Agency	Joshua Nelson Printed Name	Signature	Executive Director Title	Date

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.5



CIVIC-RECREATIONAL-INDUSTRIAL

AUTHORITY

MEMORANDUM

TO: Honorable Chair and Members of the Board
FROM: Joshua Nelson, Executive Director *gn*
STAFF: Sam Pedroza, Assistant Executive Director
DATE: 12/07/2022
SUBJECT: Consideration of Amendment No. 1 to 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

BACKGROUND

On September 7, 2022, Civic-Recreational-Industrial Authority ("CRIA") approved a License Agreement ("Agreement") with George Davidson and Bill Gibson ("Licensees") for the use of a portion of Industry Hills as a honey bee apiary.

DISCUSSION

After the Agreement was approved, Staff discovered the water and electrical utilities were accessible only from inside the water tank. Work is underway to get utility access outside the tanks, however, the Licensees cannot begin their project until then.

The Agreement's term and license payment began on September 7, 2022. Staff requests the Agreement be amended to begin after utility access is complete. Staff recommends the Board approve Amendment No. 1 to set a Commencement Date for the Agreement by a written notice from the Executive Director, amend the Termination Date to end five (5) years from the Commencement Date, and allow the license payments to begin on the Commencement Date.

FISCAL IMPACT

The rate of \$150.00 per month remains the same.

RECOMMENDATION

Staff recommends that the CRIA Board approve Amendment No. 1 to 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.

Attachments

A. Amendment No. 1 to the License Agreement with George Davidson and Bill Gibson, dated December 7, 2022

**AMENDMENT NO. 1
TO LICENSE AGREEMENT WITH
GEORGE DAVISON AND BILL GIBSON**

This Amendment No. 1 to the License Agreement (“Agreement”), is made and entered into this 7th day of December, 2022 (“Effective Date”), by and between the Civic Recreational Industrial Authority, a public body, corporate and politic (“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, on or about September 7, 2022, the Agreement was entered into and executed between the Licensor and Licensee, to allow Licensees use a portion of the CRIA-owned property generally located at the top of Industry Hill on BV Hanford Drive (Assessor’s Parcel No. 8247-013-908); and

WHEREAS, pursuant to the terms of the Agreement, the License commences as of the Effective Date of the Agreement, however, work to grant the Licensees access to water and electricity has prevented the Licensees’ use of the premises; and

WHEREAS, the Parties desire to amend the Agreement to set the Commencement Date to a date by a written notice from the Executive Director, and amend the Termination Date to terminate five (5) years from the Commencement Date, and allow the license payments to begin on the Commencement Date.

WHEREAS, for the reasons set forth herein, the CRIA and Licensees desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

The first sentence of Section 1 is hereby amended to read as follows:

Section 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 Commencement Date, 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.

Section 2. Payment

Section 2 is hereby amended to read in its entirety as follows:

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 Commencement Date of this Agreement. Payment shall be made to Licensor at 15625 Mayor Dave Way, City of Industry, CA 91744.

The second sentence of Section 4 is hereby amended to read as follows:

Section 4. Maintenance of Premises

Upon termination of the License, Licensees shall repair any damage done to the Premises by Licensees or their duly authorized Representatives and shall restore the Premises to its condition as of the Commencement Date of this Agreement, which shall include the removal of any storage shed and hives placed on the Premises by Licensees.

Section 10. Term, Termination and Remedies.

The first sentence in Section 10 is hereby amended to read as follows:

The License shall commence on the date set forth in a written notice by the Executive Director ("Commencement Date") and shall terminate five (5) years from the Commencement Date, unless sooner terminated by the Licensor, as provided in this Agreement.

IN WITNESS WHEREOF, the Parties here executed this Amendment No. 1 to the Agreement as of the Effective Date.

"LICENSOR/CRIA"
Civic Industrial Recreational Authority

"LICENSEES"

By: _____
Joshua Nelson, Executive Director

By: _____
George Davidson, an individual

By: _____
Bill Gibson, an individual

Attest:

By: _____
Julie Gutierrez-Robles, Secretary

APPROVED AS TO FORM:

By: _____
James M. Casso, General Counsel

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.6



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

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

DATE: December 7, 2022

SUBJECT: Civic-Recreational-Industrial Authority September 30, 2022 Financial Report

Executive Summary:

Expo Center operations had previously been limited due to the pandemic. During the last fiscal year parts of the facilities have gone under extensive construction to update the facilities and perform needed maintenance. Some of these construction projects are still in process of completion and have slowed the reopening of the facilities to pre-pandemic levels.

Expo Center:

For the month ended September 30, 2022, the Expo Center generated revenues of \$79,433 and budgeted revenues for the entire year of \$153,700. Revenues were budgeted conservatively for 2023 and budgeted revenues will be adjusted at mid-year. Total expenses for the month of September 30, 2022 amounted to \$174,043.

For the year to date ended September 30, 2022, the Expo Center generated revenues of \$482,635 and incurred total expenses amounted to \$712,034, which represents approximately 44% of the budgeted annual expenses of \$1,616,700. Transfers received by the Expo Center amounted to \$186,000 for the year to date period ended September 30, 2022.

The expenses are in line with the budgeted amounts for the year ended June 30, 2023 with the exception of the increased expenses related to the increase in revenues.

Capital Projects Fund:

Total budgeted expenditures for the year ended June 30, 2023 amount to \$1,891,000, of which the Fund has incurred \$75,746 of expenditures during the month of September 30, 2022 and year to date expenditures of \$137,227. Year to date transfers from the City of Industry amounted to \$370,057 which \$186,000 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 September 30, 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

September 30, 2022

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

September 30, 2022

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Industry Hills Expo Center – Schedule of Revenues and Expenses for the months and years to date September 30, 2022 and 2021– Schedule 1	7 – 8
Capital Projects Fund – Schedule of Revenues and Expenses for the month and year to date September 30, 2022 and 2021– 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
September 30, 2022

Expo Center Operations

During the month ended September 30, 2022, there were revenues generated by the speedway, facilities, and the grand arena. During the month, no events were held in the Avalon Room. However, there were six events were held in the Pavilion, providing revenues of \$41,805 for facilities. In the Grand Arena, we held three events, including two for Tjarks Agility and one for Santa Ana Kennel, which generated revenues of \$31,225. We also generated revenues from one Speedway event, totaling \$6,403.

At September 30, 2022 and 2021, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 9/30/2022	Year To Date 9/30/2022	Annual Budget 2022-2023	% of Annual Budget	Month Ended 09/30/2021	Year To Date 09/30/2021
Total revenues	\$ 79,433	\$ 482,635	\$ 153,700	314%	\$ 525	\$ 2,620
Expenses:						
Direct Expo Center expenses	54,926	290,461	434,200	67%	67,333	110,910
General and administrative expenses	119,117	421,573	1,182,500	36%	98,018	255,760
Total direct Expo Center expenses	174,043	712,034	1,616,700	44%	165,351	366,670
Net (loss) income from operations	(94,610)	(229,399)	(1,463,000)	16%	(164,826)	(364,050)
Net (loss) income	\$ (94,610)	\$ (229,399)	\$ (1,463,000)	16%	\$ (164,826)	\$ (364,050)

Summarized financial information by department for the month ending September 30, 2022 and 2021:

<u>Expo Center Operations</u>	Month Ended 9/30/2022	Month Ended 9/30/2022	Month Ended 9/30/2022	Month Ended 9/30/2022	Month Ended 9/30/2022
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 6,403	\$ 41,805	\$ 31,225	\$ -	\$ 79,433
Expenses:					
Direct Expo Center expenses	3,886	21,467	29,573	-	54,926
General and administrative expenses	-	-	-	119,117	119,117
Total direct Expo Center expenses	3,886	21,467	29,573	119,117	174,043
Net (loss) income from operations	2,517	20,338	1,652	(119,117)	(94,610)
Net (loss) income for the month ended	\$ 2,517	\$ 20,338	\$ 1,652	\$ (119,117)	\$ (94,610)

<u>Expo Center Operations</u>	Month Ended 9/30/2021	Month Ended 9/30/2021	Month Ended 9/30/2021	Month Ended 9/30/2021	Month Ended 9/30/2021
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ -	\$ 525	\$ -	\$ 525
Expenses:					
Direct Expo Center expenses	-	31,635	35,698	-	67,333
General and administrative expenses	-	-	-	98,018	98,018
Total direct Expo Center expenses	-	31,635	35,698	98,018	165,351
Net loss from operations	-	(31,635)	(35,173)	(98,018)	(164,826)
Net loss for the month ended	\$ -	\$ (31,635)	\$ (35,173)	\$ (98,018)	\$ (164,826)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
September 30, 2022

Summarized financial information by department for the year to date period ending September 30, 2022 and 2021:

	Year To Date 9/30/2022	Year To Date 9/30/2022	Year To Date 9/30/2022	Year To Date 9/30/2022	Year To Date 9/30/2022
<u>Expo Center Operations</u>					
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 65,380	\$ 114,456	\$ 302,799	\$ -	\$ 482,635
Expenses:					
Direct Expo Center expenses	18,448	100,713	171,300	-	290,461
General and administrative expenses	-	-	-	421,573	421,573
Total direct Expo Center expenses	18,448	100,713	171,300	421,573	712,034
Net (loss) income from operations	46,932	13,743	131,499	(421,573)	(229,399)
Net (loss) income year to date	\$ 46,932	\$ 13,743	\$ 131,499	\$ (421,573)	\$ (229,399)
	Year To Date 9/30/2021	Year To Date 9/30/2021	Year To Date 9/30/2021	Year To Date 9/30/2021	Year To Date 9/30/2021
<u>Expo Center Operations</u>					
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ -	\$ 200	\$ 2,386	\$ 34	\$ 2,620
Expenses:					
Direct Expo Center expenses	-	57,481	53,429	-	110,910
General and administrative expenses	-	-	-	255,760	255,760
Total direct Expo Center expenses	-	57,481	53,429	255,760	366,670
Net (loss) income from operations	-	(57,281)	(51,043)	(255,726)	(364,050)
Net loss year to date	\$ -	\$ (57,281)	\$ (51,043)	\$ (255,726)	\$ (364,050)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
 FINANCIAL STATEMENTS
September 30, 2022

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 September 30, 2022 amounted to \$4,693,992. 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 September 30, 2022. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2023 annual audit.

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 September 30, 2022, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>9/30/2022</u>	<u>Year To Date</u> <u>9/30/2022</u>	<u>Annual Budget</u> <u>2022-2023</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ 1,446	\$ 1,446	\$ 1,000	145%
Expenditures				
General and administrative expenses	77,192	137,227	1,891,000	7%
Total expenses	77,192	137,227	1,891,000	7%
Excess of expenditures over revenues	\$ (75,746)	\$ (135,781)	\$ (1,890,000)	7%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF SEPTEMBER 30, 2022

	<u>Capital Projects</u>	<u>Expo Center</u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 65,743	\$ 93,424
Investments	83,987	-
Accounts receivable, net	-	61,756
Prepaid insurance	-	5,433
Prepaid expenses	-	47,093
Inventories	-	48,534
Deposits	-	3,000
Total current assets	<u>149,730</u>	<u>259,240</u>
CAPITAL ASSETS, net	<u>-</u>	<u>4,693,992</u>
Total assets	<u>\$ 149,730</u>	<u>\$ 4,953,232</u>
LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES:		
Accounts payable	\$ -	\$ 30,247
Sales tax payable	-	959
Advance rental payments	-	66,711
Security deposits	-	34,650
Total current liabilities	<u>-</u>	<u>132,567</u>
FUND BALANCE:		
Fund balance	<u>149,730</u>	<u>4,820,665</u>
Total liabilities and fund balance	<u>\$ 149,730</u>	<u>\$ 4,953,232</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED SEPTEMBER 30, 2022

	CAPITAL PROJECTS				EXPO CENTER			
	MONTH ENDED 9/30/2022	YEAR TO DATE 9/30/2022	2022-2023 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 9/30/2022	YEAR TO DATE 9/30/2022	2022-2023 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:								
Expo center revenue:	\$ -	\$ -	\$ -	0%	\$ 79,433	\$ 482,635	\$ 153,700	314%
Other revenues	1,446	1,446	1,000	145%	-	-	-	0%
Total revenues	<u>1,446</u>	<u>1,446</u>	<u>1,000</u>	145%	<u>79,433</u>	<u>482,635</u>	<u>153,700</u>	314%
EXPENDITURES:								
Operating expenses	-	-	-	0%	54,926	290,461	434,200	67%
General and administrative expenses	77,192	137,227	1,891,000	7%	119,117	421,573	1,182,500	36%
Total expenses	<u>77,192</u>	<u>137,227</u>	<u>1,891,000</u>	7%	<u>174,043</u>	<u>712,034</u>	<u>1,616,700</u>	44%
EXCESS OF EXPENDITURES OVER REVENUES	(75,746)	(135,781)	(1,890,000)	7%	(94,610)	(229,399)	(1,463,000)	16%
OTHER FINANCING SOURCES, NET	<u>279,508</u>	<u>184,057</u>	<u>-</u>	0%	<u>-</u>	<u>186,000</u>	<u>-</u>	0%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES/(EXCESS OF EXPENDITURES OVER REVENUE AND OTHER FINANCING SOURCES)	203,762	48,276	<u>\$(1,890,000)</u>	-3%	(94,610)	(43,399)	<u>\$(1,463,000)</u>	3%
Fund balance, beginning	<u>(54,032)</u>	<u>101,454</u>			<u>4,915,275</u>	<u>4,864,064</u>		
Fund balance, ending	<u>\$ 149,730</u>	<u>\$ 149,730</u>			<u>\$ 4,820,665</u>	<u>\$ 4,820,665</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILLS EXPO CENTER
 STATEMENT OF CASH FLOWS
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2022

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (229,399)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	(36,348)
Due from other funds	86,000
Prepaid insurance	3,260
Prepaid expenses	(47,093)
Inventories	(10,800)
Accounts payable	(35,842)
Sales tax payable	(3,016)
Advance rental payments	(36,765)
Security deposits	(1,650)
Net cash used in operating activities	<u>(311,653)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>186,000</u>
NET CHANGE IN CASH	(125,653)
Cash at July 1, 2022	219,077
Cash at September 30, 2022	\$ <u><u>93,424</u></u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

Schedule 1

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INDUSTRY HILLS EXPO CENTER
 SCHEDULE OF REVENUES AND EXPENSES
 FOR THE MONTHS AND YEARS TO DATE SEPTEMBER 30, 2022 AND 2021

<u>Expo Center Operations</u>	MONTH ENDED 9/30/2022	YEAR TO DATE 9/30/2022	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET	MONTH ENDED 09/30/2021	YEAR TO DATE 09/30/2021
Revenues						
Facilities rentals	\$ 21,350	\$ 57,125	\$ 1,100	5193%	\$ -	\$ -
Facilities rentals - bar sales	16,369	44,388	2,300	1930%	-	200
Facilities - security	3,440	10,595	-	0%	-	-
Facilities - insurance	500	1,500	-	0%	-	-
Facilities - other	-	300	-	0%	-	-
Facilities - concessions	146	548	-	0%	-	-
Grand Arena - special events rentals	18,000	45,000	34,900	129%	-	-
Grand Arena - show barn stall rentals	1,225	17,775	25,300	70%	525	1,770
Grand Arena - shaving sales	-	96	4,400	2%	-	616
Grand Arena - security	-	24,531	-	0%	-	-
Grand Arena - trailer parking	1,550	3,175	2,400	132%	-	-
Grand Arena - bar sales	-	132,073	46,200	286%	-	-
Grand Arena - food	-	-	3,700	0%	-	-
Grand Arena - parking	7,245	43,472	27,400	159%	-	-
Grand Arena - other	3,205	36,677	4,600	797%	-	-
Speedway - bar	4,781	48,272	-	0%	-	-
Speedway - parking	1,460	15,345	-	0%	-	-
Speedway - other	162	1,763	-	0%	-	-
G&A- Other	-	-	1,400	0%	-	34
Total revenues	79,433	482,635	153,700	314%	525	2,620
Expo expenses						
Cost of sales	11,192	75,632	18,300	413%	-	(629)
Bar supplies	-	2,964	1,000	296%	-	-
Contract labor/wages	17,567	131,721	375,800	35%	64,618	103,053
Furniture/fixtures & equipment	-	650	-	0%	-	-
Facilities - Insurance	-	1,000	1,800	56%	-	1,000
Miscellaneous	1,700	3,236	2,200	147%	-	1,844
Promotional	-	300	-	0%	-	-
Property maintenance	-	-	6,600	0%	-	-
Sales tax	(78)	(78)	-	0%	1	20
Security - Grand Arena	14,104	37,548	-	0%	-	-
Security - Facilities	3,440	13,923	-	0%	-	-
Shavings	4,400	5,056	4,000	126%	-	1,038
Supplies	2,601	8,582	22,200	39%	2,714	4,584
Equipment rental	-	319	-	0%	-	-
Special event concessions	-	-	2,300	0%	-	-
Bad debt	-	9,008	-	0%	-	-
Speedway- outside services/contract labor	-	600	-	0%	-	-
Total Expo expenses	54,926	290,461	434,200	67%	67,333	110,910
Operating loss before direct G & A and CRIA indirect expenses	24,507	192,174	(280,500)	-69%	(66,808)	(108,290)

INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTHS AND YEARS TO DATE SEPTEMBER 30, 2022 AND 2021

<u>Expo Center Operations</u>	MONTH ENDED 9/30/2022	YEAR TO DATE 9/30/2022	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET	MONTH ENDED 09/30/2021	YEAR TO DATE 09/30/2021
Direct general and administrative expenses						
Travel and meetings	-	453	-	0%	-	-
Dues, subscriptions, books, etc.	3,350	11,771	29,600	40%	991	6,271
Equipment rental/lease	770	3,364	12,300	27%	794	2,796
Furniture/fixtures & equipment	-	731	600	122%	-	-
Telephone	1,093	3,499	17,700	20%	1,305	3,911
Postage	44	152	900	17%	163	221
Miscellaneous	2,346	6,967	8,200	85%	369	1,005
Professional services	39,245	125,523	302,900	41%	20,263	60,133
Repairs and equipment	223	223	8,600	3%	-	-
Vehicle expenses	3,460	4,040	16,400	25%	-	-
Insurance and bonds	1,087	3,260	13,800	24%	1,085	3,253
Supplies	2,521	9,059	25,600	35%	2,522	5,153
Contract labor/administrative wages	24,728	111,827	442,700	25%	46,656	102,967
Property maintenance	12,578	42,226	205,200	21%	9,587	29,334
Utilities	27,672	98,478	98,000	100%	14,283	40,716
Total direct general and administrative expenses	119,117	421,573	1,182,500	36%	98,018	255,760
EXCESS OF EXPENDITURES OVER REVENUES	\$ (94,610)	\$ (229,399)	\$ (1,463,000)	16%	\$ (164,826)	\$ (364,050)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE SEPTEMBER 30, 2022

REVENUES:	MONTH ENDED 9/30/2022	YEAR TO DATE 9/30/2022	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET
Other revenues	\$ 1,446	\$ 1,446	\$ 1,000	145%
GENERAL AND ADMINISTRATIVE EXPENSES:				
Salaries - board	2,836	8,508	35,000	24%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	41	123	1,000	12%
PARS - ARS	106	319	2,000	16%
Legal	-	-	11,000	0%
Professional services	7,898	10,060	211,000	5%
Accounting	96	321	2,000	16%
Planning, Survey and Design	175	175	-	0%
Small equipment and supplies	-	-	2,000	0%
Vehicle expenses	1,018	1,018	5,000	20%
General engineering	16,922	21,305	100,000	21%
Security	43,550	88,606	482,000	18%
Property maintenance	505	2,747	962,000	0%
Insurance and bonds	-	-	59,000	0%
Office expenses	-	-	1,000	0%
Utilities	4,045	4,045	17,000	24%
Total general and administrative expenses	<u>77,192</u>	<u>137,227</u>	<u>1,891,000</u>	7%
EXCESS OF EXPENDITURES OVER REVENUES	\$ <u>(75,746)</u>	\$ <u>(135,781)</u>	\$ <u>(1,890,000)</u>	7%

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 5.7

UPDATE ON EXPO CENTER FOR THE MONTH OF OCTOBER

In the month of October, the Expo center held 6 Pavilion events which totaled revenues of \$25,218.55

PAV-100122 CORTEZ

PAV-100222 ZUNIGA

PAV-101322 EL ENCANTO

PAV-101522 MORFIN

PAV-102222 MUNOZ

PAV-060323 CABADAS (CANC. NO REFUNDS)

In the Grand arena we held the following 5 events totaling \$109,837.59

MA-100722 INDUSTRY CHARITY PRO RODEO

MA-101522 LP CROSSFIT

MA-122122 TJARKS AGILITY

MA-102922 BATTLEGROUND EVENTS

OCT 2022 PICO RIVERA OVERFLOW STABLING

Next month we will bring you the details for the following events held in the month of NOVEMBER:

MA-110322 ANT. VALLEY KENNEL CLUB

MA-111022 AM. SUPERCAMPMA-111722 TJARKS AGILITY

Pavilion events for the month of OCTOBER

PAV-110522 ESPINOSA 15 ANOS

PAV-111222 VILLALOBOS

PAV-111922 PERALTA

PAV-112622 MORALES

I mentioned last month that we have been working with our IT consultant to strengthen our cyber security measures. It is my pleasure to advise you all that Juan Lopez has enabled the MFA and Threat watch on our network. We have all installed the necessary apps on our mobile devices so that we have to approve that it is in fact us as we log in to our desk tops. We are also moving to cloud-based accounting system. We will begin the shift to Quick Books online most likely after Christmas.

I expressed concern last month about the feasibility of the Avalon being ready by the end of the year and my concerns were valid. We have been notified that certain fixtures are now out of stock and have had to try to find suitable replacements. There are supply delays on materials that are needed to complete the project and therefore the project will not be complete until sometime in the Spring of next year. I will continue to keep all of you up to date on the progress.

I would like to announce that Misty will be starting her maternity leave as of Dec. 9th and we will all be anxiously awaiting the news of Baby Torres' arrival in early January. We would like to welcome a new part time team member to the CNC EQ Expo family to assist all of us. Mercedes Villareal has joined the team and she is doing a great job.

Industry Hills

Expo Center

Some of you may know Mercedes as she has worked with our YAL team for years as well.

I want to wish everyone a very Merry Christmas and I look forward to seeing you all in the New Year.

This concludes my report, please let me know if you have any questions.

Cory Moss