



City of Industry Property and Housing Management Authority

**REGULAR MEETING AGENDA
FEBRUARY 8, 2023
10:30 a.m.**

Chair Ken Calvo
Vice Chair Tim Seal
Board Member James Bickel
Board Member, Phil Cook
Board Member Timothy O’Gorman

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: 289 050 983# 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 Industry Property and Housing Management Authority meeting (including assisted listening devices), please contact the City Clerk’s Office at (626) 333-2211 by 5:00 p.m. on Monday, February 6, 2023, 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 Industry Property and Housing Management 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 IPHMA 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**

5.1 Consideration of the Register of Demands for January 11, 2023

RECOMMENDED ACTION: Ratify the Register of Demands.

5.2 Consideration of the Register of Demands for February 8, 2023

RECOMMENDED ACTION: Approve the Register of Demands.

6. **BOARD MATTERS**

6.1 Discussion and Direction Regarding Rent Increases for Existing Tenants

RECOMMENDED ACTION: Direct staff to: (1) increase rent for existing tenants by 10 percent, not to exceed any target rent amounts indicated in Exhibit A; (2) decrease rent for one unit effective July 1, 2023; (3) provide notice to tenants; and (4) authorize the Executive Director to make changes to the square footage of any unit found to be different from the amount listed in Exhibit A, and update the target rent amount and rent increase amount accordingly.

6.2 Consideration of Resolution No. IPHMA 2023-02 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: Adopt Resolution No. IPHMA 2023-02.

7. **CLOSED SESSION**

7.1 *CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION*

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4): One potential case

8. **EXECUTIVE DIRECTOR REPORTS**

9. **AB 1234 REPORTS**

10. **BOARD MEMBER COMMUNICATIONS**

11. Adjournment. Next regular meeting: Wednesday, March 8, 2023, at 10:30 a.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting January 11, 2023

| <u>FUND</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-----------------|-----------------------------|---------------|
| 124 | IPHMA - CAPITAL IMPROVEMENT | 4,712.50 |
| 160 | INDUSTRY PROPERTY & HOUSING | 140,297.73 |
| TOTAL ALL FUNDS | | 145,010.23 |

| <u>BANK</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-----------------|----------------------|---------------|
| IPHMA.WF.CHK | WELLS FARGO CHECKING | 145,010.23 |
| TOTAL ALL BANKS | | 145,010.23 |

APPROVED PER CITY MANAGER

Industry Property and Housing Management Authority
Board Meeting
January 11, 2023

| Check | Date | | Payee Name | Check Amount |
|--|---------------|------------|---|--------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| 200344 | 12/07/2022 | 12/31/2022 | HOME DEPOT CREDIT SVC - DEPT 32-25 | \$8,412.05 |
| | Invoice | Date | Description | Amount |
| | 9902105 | 11/14/2022 | REFRGERATOR, MICROWAVE, GAS RANGE, DISHWASHER - 16229 TEMPLE AVE | \$3,078.00 |
| | 9902106 | 11/14/2022 | MICROWAVE, GAS RANGE, DISHWASHER - 17229 CHESTNUT ST | \$1,952.00 |
| | 9902107 | 11/14/2022 | REFRGERATOR, MICROWAVE, GAS RANGE, DISHWASHER - 15652 NELSON AVE | \$3,382.05 |
| 200345 | 12/07/2022 | 12/31/2022 | ROWLAND WATER DISTRICT | \$408.92 |
| | Invoice | Date | Description | Amount |
| | 2023-00000893 | 11/23/2022 | 10/09-11/07/22 SVC - 17217 & 17229 CHESTNUT - IRR | \$268.94 |
| | 2023-00000894 | 11/23/2022 | 10/09-11/07/22 SVC - 17217 CHESTNUT ST | \$77.61 |
| | 2023-00000895 | 11/23/2022 | 10/09-11/07/22 SVC - 17229 CHESTNUT ST | \$62.37 |
| 200346 | 12/07/2022 | 12/31/2022 | SATSUMA LANDSCAPE & MAINT. | \$23,883.70 |
| | Invoice | Date | Description | Amount |
| | 1122EHNHCS | 11/29/2022 | NOVEMBER 2022 LANDSCAPE MAINTENANCE | \$23,883.70 |
| 200347 | 12/14/2022 | 12/31/2022 | SOCALGAS | \$53.33 |
| | Invoice | Date | Description | Amount |
| | 2023-00000966 | 12/02/2022 | 10/31-11/30/22 SVC - 17229 CHESTNUT ST | \$36.16 |
| | 2023-00000967 | 12/05/2022 | 11/03-12/01/22 SVC - 15652 NELSON AVE | \$17.17 |
| 200348 | 12/14/2022 | 12/31/2022 | SOUTHERN CALIFORNIA EDISON | \$18.10 |
| | Invoice | Date | Description | Amount |
| | 2023-00000965 | 12/01/2022 | 11/02-11/30/22 SVC - 15652 NELSON AVE | \$18.10 |

Industry Property and Housing Management Authority
Board Meeting
January 11, 2023

| Check | Date | | Payee Name | Check Amount |
|--|----------------|------------|--|--------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| 200349 | 12/21/2022 | | INDUSTRY PUBLIC UTILITY COMMISSIOI | \$21.84 |
| | Invoice | Date | Description | Amount |
| | 2023-00000996 | 12/08/2022 | 11/01-12/01/22 SVC - 17229 CHESTNUT ST | \$13.63 |
| | 2023-00000997 | 12/08/2022 | 11/01-12/01/22 SVC - 16229 E TEMPLE AVE | \$8.21 |
| 200350 | 12/21/2022 | | SOCALGAS | \$86.58 |
| | Invoice | Date | Description | Amount |
| | 2023-00000998 | 12/07/2022 | 10/31-11/02/22 SVC - 16229 TEMPLE AVE | \$38.83 |
| | 2023-00000999 | 12/07/2022 | 11/30-12/03/22 SVC - 17229 CHESTNUT ST | \$0.49 |
| | 2023-00001000 | 12/08/2022 | 11/03-12/06/22 SVC - 15730 NELSON AVE | \$13.56 |
| | 2023-00001001 | 12/08/2022 | 11/16-12/06/22 SVC - 15722 NELSON AVE | \$0.43 |
| | 2023-00001002 | 12/07/2022 | 11/02-12/05/22 SVC - 16200 TEMPLE AVE APT 202 BUNKHOUSE | \$33.27 |
| 200351 | 12/21/2022 | | WALNUT VALLEY WATER DISTRICT | \$74.28 |
| | Invoice | Date | Description | Amount |
| | 4524734 | 12/08/2022 | 11/02-12/01/22 SVC - 20137 WALNUT DR | \$38.68 |
| | 4520255 | 12/07/2022 | 11/01-11/30/22 SVC - 22002 VALLEY BLVD | \$35.60 |
| 200352 | 12/21/2022 | | WELLS FARGO | \$184.75 |
| | Invoice | Date | Description | Amount |
| | 11/07-12/02/22 | 12/02/2022 | IPHMA TENANT SCREENING | \$184.75 |
| 200353 | 01/05/2023 | | ROWLAND WATER DISTRICT | \$191.75 |
| | Invoice | Date | Description | Amount |
| | 2023-00001061 | 12/21/2022 | 11/07-12/07/22 SVC - 17217 & 17229 CHESTNUT - IRR | \$59.39 |
| | 2023-00001062 | 12/21/2022 | 11/07-12/07/22 SVC - 17217 CHESNUT ST | \$89.04 |

Industry Property and Housing Management Authority
Board Meeting
January 11, 2023

| Check | Date | | Payee Name | Check Amount |
|--|---------------|------------|---|--------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| | 2023-00001063 | 12/21/2022 | 11/07-12/07/22 SVC - 17229 CHESTNUT ST | \$43.32 |
| 200354 | 01/05/2023 | | SOCALGAS | \$5.83 |
| | Invoice | Date | Description | Amount |
| | 2023-00001064 | 12/19/2022 | 12/06-12/15/22 SVC - 15722 NELSON AVE | \$5.83 |
| 200355 | 01/05/2023 | | SOUTHERN CALIFORNIA EDISON | \$7.93 |
| | Invoice | Date | Description | Amount |
| | 2023-00001060 | 12/15/2022 | 12/05-12/14/22 SVC - 15722 NELSON AVE | \$7.93 |
| 200356 | 01/11/2023 | | BENJAMIN A ROMERO II | \$16,441.36 |
| | Invoice | Date | Description | Amount |
| | 215625035 | 11/17/2022 | INSTALL MISC HARDWARE & CABINET TOUCH-UPS - 16229 TEMPLE AVE | \$518.34 |
| | 215625028 | 12/02/2022 | INTERIOR MAINTENANCE REPAIRS - 15652 NELSON AVE | \$9,003.34 |
| | 215625030 | 12/06/2022 | INTERIOR MAINTENANCE REPAIRS - 15730 NELSON AVE | \$2,928.70 |
| | 215625029 | 12/05/2022 | INTERIOR MAINTENANCE REPAIRS - 15722 NELSON AVE | \$3,990.98 |
| 200357 | 01/11/2023 | | CNC ENGINEERING | \$16,737.50 |
| | Invoice | Date | Description | Amount |
| | 506881 | 01/03/2023 | COORDINATION FOR ELEC & DOOR LEAK REPAIRS - 16238 E TEMPLE AVE | \$647.50 |
| | 506882 | 01/03/2023 | COORDINATION FOR FRIDGE REPAIRS - 15702 NELSON AVE | \$185.00 |
| | 506883 | 01/03/2023 | CRDNTN FOR FLOOR & GARBAGE DISPOSAL REPAIRS - 16242 E TEMPLE AVE | \$323.75 |
| | 506884 | 01/03/2023 | CRDNTN FOR FLOOR & CARPET REPLACEMENT - 15736 NELSON AVE | \$277.50 |

**Industry Property and Housing Management Authority
Board Meeting
January 11, 2023**

| Check | Date | Payee Name | Check Amount |
|--|------------|--|--------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | |
| 506885 | 01/03/2023 | COORDINATION FOR GARAGE DOOR REPAIRS - 17217 CHESTNUT ST | \$231.25 |
| 506886 | 01/03/2023 | COORDINATION FOR TERMITE INSPECTION - 16200 E TEMPLE AVE UNIT A | \$185.00 |
| 506887 | 01/03/2023 | COORDINATION FOR FLOOR REPLACEMENT - 15730 NELSON AVE | \$1,248.75 |
| 506888 | 01/03/2023 | CRDNTN FOR WTR DMGE & WNDW TRMNT INSTALL - 15722 NELSON AVE | \$1,063.75 |
| 506889 | 01/03/2023 | CRDNTN FOR TRMTE & KTCHN CBNT RPRS - 16200 E TEMPLE AVE UNIT C | \$555.00 |
| 506890 | 01/03/2023 | CRDNTN FOR APPLIANCE INSTALL & CLEANUP - 17229 CHESTNUT ST | \$740.00 |
| 506891 | 01/03/2023 | CRDTN FOR TRMT INSPTN & DSHWSHR RPRS - 16200 E TEMPLE AVE UNIT D | \$647.50 |
| 506892 | 01/03/2023 | COORDINATION FOR APPLIANCE INSTALL - 15652 NELSON AVE | \$1,665.00 |
| 506893 | 01/03/2023 | COORDINATION FOR GAS METER INSTALL - 22036 E VALLEY BLVD | \$832.50 |
| 506894 | 01/03/2023 | COORDINATION FOR DISHWASRER REPAIRS - 16218 E TEMPLE AVE | \$92.50 |
| 506895 | 01/03/2023 | COORDINATION FOR GLASS CLEANING - 16229 E TEMPLE AVE | \$185.00 |
| 506896 | 01/03/2023 | COORDINATION FOR MISC REPAIRS - GENERAL | \$2,081.25 |
| 506897 | 01/03/2023 | COORDINATION FOR FLOORING REPLACEMENT - 16224 E TEMPLE AVE | \$323.75 |
| 506898 | 01/03/2023 | COORDINATION FOR TERMITE INSPECTION - 16200 E TEMPLE AVE UNIT B | \$138.75 |
| 506899 | 01/03/2023 | CRDNTN FOR EXTERIOR DOOR & FLOOR REPAIRS - GENERAL | \$601.25 |
| 506900 | 01/03/2023 | MISC HOUSING CAPITAL IMPROVEMENTS - REVIEW PLANS & SPECS | \$265.00 |
| 506901 | 01/03/2023 | MISC HOUSING CAPITAL IMPROVEMENTS - REVIEW PLANS & SPECS | \$4,447.50 |

| | | | |
|---------------|-------------------|---------------------------|-------------------|
| 200358 | 01/11/2023 | FULLERTON ELECTRIC | \$8,495.00 |
| Invoice | Date | Description | Amount |

**Industry Property and Housing Management Authority
Board Meeting
January 11, 2023**

| Check | Date | | Payee Name | Check Amount |
|--|-------------------|------------|---|-------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| 30987 | 08/16/2022 | | ELECTRICAL REPAIRS - 22036 VALLEY BLVD | \$475.00 |
| 30988 | 08/16/2022 | | REPLACE DIMMER SWITCHES - 16212 TEMPLE AVE | \$250.00 |
| 30980 | 08/16/2022 | | REPLACE LIGHT FIXTURES & GFCI RECEPTACLE - 16212 TEMPLE AVE | \$360.00 |
| 30970 | 08/16/2022 | | ELECTRICAL REPAIRS - 16200 TEMPLE AVE APT 202 BUNKHOUSE | \$1,695.00 |
| 30990 | 08/16/2022 | | ELECTRICAL REPAIRS - 15652 NELSON AVE | \$835.00 |
| 30989 | 08/16/2022 | | ELECTRICAL REPAIRS - 16000 TEMPLE AVE UNIT C | \$775.00 |
| 30992 | 08/16/2022 | | ELECTRICAL REPAIRS - 16224 TEMPLE AVE | \$190.00 |
| 30981 | 08/16/2022 | | INSTALL GFCI RECEPTACLES - 16224 TEMPLE AVE | \$185.00 |
| 30973 | 08/16/2022 | | ELECTRICAL REPAIRS - 16229 TEMPLE AVE | \$1,325.00 |
| 30984 | 08/16/2022 | | ELECTRICAL REPAIRS - 16238 TEMPLE AVE | \$320.00 |
| 30971 | 08/16/2022 | | ELECTRICAL REPAIRS - 15730 NELSON AVE | \$1,000.00 |
| 30985 | 08/16/2022 | | ELECTRICAL REPAIRS - 15714 NELSON AVE | \$425.00 |
| 30969 | 08/16/2022 | | ELECTRICAL REPAIRS - 15722 NELSON AVE | \$660.00 |
| 200359 | 01/11/2023 | | IPHMA - PAYROLL ACCOUNT | \$3,600.00 |
| | Invoice | Date | Description | Amount |
| | JAN-23 | 12/21/2022 | REPLENISH PAYROLL ACCOUNT FOR JANUARY 2023 | \$3,600.00 |
| 200360 | 01/11/2023 | | KLINE'S PLUMBING, INC. | \$9,275.00 |
| | Invoice | Date | Description | Amount |
| | 12546 | 11/14/2022 | REPLACE LEAKING GAS LINE - 15722 NELSON AVE | \$4,800.00 |
| | 12560 | 12/14/2022 | REPLACE GARBAGE DISPOSAL & RECONNECT DISHWSHR - 16242 TEMPLE AVE | \$375.00 |
| | 12437 | 08/24/2022 | CAPPED OFF WATER LINES - 22036 VALLEY BLVD | \$650.00 |
| | 12527 | 10/17/2022 | SNAKE DRAIN ENTIRE HOUSE & SEWER INSPECTION - 16220 TEMPLE AVE | \$950.00 |

Industry Property and Housing Management Authority
Board Meeting
January 11, 2023

| Check | Date | | Payee Name | Check Amount |
|--|------------|------------|---|--------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| | 12552 | 11/21/2022 | REPLACE WATER HEATER & GARBAGE DISPOSAL - 17229 CHESTNUT ST | \$2,500.00 |
| 200361 | 01/11/2023 | | LOCKS PLUS, INC. | \$1,422.57 |
| | Invoice | Date | Description | Amount |
| | 35536 | 11/30/2022 | REPLACE FRONT DOOR HARDWARE & GRBAGE DEADBOLT - 16238 TEMPLE AVE | \$1,422.57 |
| 200362 | 01/11/2023 | | LOWE'S/SYNCHRONY BANK | \$2,141.78 |
| | Invoice | Date | Description | Amount |
| | 988658 | 11/02/2022 | REFRIGERATOR, GAS RANGE, CONNECTORS - 15722 NELSON AVE | \$2,141.78 |
| 200363 | 01/11/2023 | | MARISCAL PAINTING | \$14,070.00 |
| | Invoice | Date | Description | Amount |
| | 989-1 | 11/21/2022 | PREP & PAINT INTERIOR - 16229 TEMPLE AVE | \$9,920.00 |
| | 989-2 | 11/21/2022 | PAINT GUESTHOUSE INTERIOR, TRIMS, STUCCO - 15730 NELSON AVE | \$4,150.00 |
| 200364 | 01/11/2023 | | MERRITT'S ACE HARDWARE | \$2.52 |
| | Invoice | Date | Description | Amount |
| | 131731 | 11/28/2022 | WATER LINE ADAPTER - 17229 CHESTNUT ST | \$2.52 |
| 200365 | 01/11/2023 | | OLMOS PROFESSIONAL SERVICES | \$1,470.00 |
| | Invoice | Date | Description | Amount |
| | 221102 | 11/07/2022 | CLEANING SVC - 17229 CHESTNUT ST | \$740.00 |
| | 221101 | 11/07/2022 | CLEANING SVC - 16229 TEMPLE AVE | \$250.00 |
| | 221104 | 11/14/2022 | CLEANING SVC - 15652 NELSON AVE | \$480.00 |

**Industry Property and Housing Management Authority
Board Meeting
January 11, 2023**

| Check | Date | Payee Name | | Check Amount |
|--|------------|-------------------------------|---|--------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| 200366 | 01/11/2023 | PERFORMING ART FLOORING, INC. | | \$3,519.00 |
| | Invoice | Date | Description | Amount |
| | 22097-1 | 12/29/2022 | REMOVE CARPET & INSTALL WOOD - 15730 NELSON AVE | \$3,519.00 |
| 200367 | 01/11/2023 | SATSUMA LANDSCAPE & MAINT. | | \$25,265.44 |
| | Invoice | Date | Description | Amount |
| | 1222EHNHCS | 12/28/2022 | DECEMBER 2022 LANDSCAPE MAINTENANCE | \$25,265.44 |
| 200368 | 01/11/2023 | WEST COAST ARBORISTS, INC. | | \$9,221.00 |
| | Invoice | Date | Description | Amount |
| | 193238 | 11/15/2022 | TREE TRIMMING SVC - MULTIPLE HOUSES | \$6,332.00 |
| | 193766 | 11/30/2022 | TREE TRIMMING SVC - MULTIPLE HOUSES | \$2,889.00 |

| Checks | Status | Count | Transaction Amount |
|--------|--------|-------|--------------------|
| | Total | 25 | \$145,010.23 |

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 5.2

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting February 8, 2023

| <u>FUND</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-----------------|-----------------------------|---------------|
| 124 | IPHMA - CAPITAL IMPROVEMENT | 645.00 |
| 160 | INDUSTRY PROPERTY & HOUSING | 196,357.64 |
| TOTAL ALL FUNDS | | 197,002.64 |

| <u>BANK</u> | <u>DESCRIPTION</u> | DISBURSEMENTS |
|-----------------|----------------------|---------------|
| IPHMA.WF.CHK | WELLS FARGO CHECKING | 197,002.64 |
| TOTAL ALL BANKS | | 197,002.64 |

APPROVED PER CITY MANAGER

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

Board Meeting February 8, 2023

| Check | Date | | | | Check Amount |
|--|---------------|---|--|----------|-------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | | |
| 200369 | 01/18/2023 | INDUSTRY PUBLIC UTILITIES | | | \$2,005.13 |
| | Invoice | Date | Description | Amount | |
| | 2023-00001186 | 01/01/2023 | 10/17-12/19/22 SVC - HANDORF LOOP RD-IRRIG BOOST | \$77.22 | |
| | 2023-00001187 | 01/01/2023 | 10/17-12/19/22 SVC - HANDORF LOOP RD-IRRIGATION | \$48.17 | |
| | 2023-00001188 | 01/01/2023 | 10/17-12/19/22 SVC - 14063 PROCTOR | \$125.68 | |
| | 2023-00001189 | 01/01/2023 | 10/17-12/19/22 SVC - 16200 TEMPLE CONDOS A & B | \$266.86 | |
| | 2023-00001190 | 01/01/2023 | 10/17-12/19/22 SVC - 16200 TEMPLE CONDOS C & D | \$249.47 | |
| | 2023-00001191 | 01/01/2023 | 10/17-12/19/22 SVC - 16212 TEMPLE | \$205.48 | |
| | 2023-00001192 | 01/01/2023 | 10/17-12/19/22 SVC - 16217 TEMPLE | \$100.59 | |
| | 2023-00001193 | 01/01/2023 | 10/17-12/19/22 SVC - 16218 TEMPLE | \$108.63 | |
| | 2023-00001194 | 01/01/2023 | 10/17-12/19/22 SVC - 16220 TEMPLE | \$92.55 | |
| | 2023-00001195 | 01/01/2023 | 10/17-12/19/22 SVC - 16224 TEMPLE | \$216.12 | |
| | 2023-00001196 | 01/01/2023 | 10/17-12/19/22 SVC - 16227 TEMPLE | \$81.83 | |
| | 2023-00001197 | 01/01/2023 | 10/17-12/19/22 SVC - 16229 TEMPLE | \$71.11 | |
| | 2023-00001198 | 01/01/2023 | 10/17-12/19/22 SVC - 16238 TEMPLE | \$88.12 | |
| | 2023-00001199 | 01/01/2023 | 10/17-12/19/22 SVC - 16242 TEMPLE | \$109.56 | |
| | 2023-00001200 | 01/01/2023 | 10/17-12/19/22 SVC - BUNKHOUSE | \$163.74 | |
| 200370 | 01/18/2023 | INDUSTRY PUBLIC UTILITY COMMISSI | | | \$9.42 |
| | Invoice | Date | Description | Amount | |
| | 2023-00001207 | 01/09/2023 | 12/01-01/01/23 SVC - 16229 E TEMPLE AVE | \$9.42 | |
| 200371 | 01/18/2023 | LA PUENTE VALLEY COUNTY WATER | | | \$1,448.10 |
| | Invoice | Date | Description | Amount | |
| | 2023-00001201 | 01/01/2023 | 10/17-12/19/22 SVC - 15652 NELSON | \$281.61 | |
| | 2023-00001202 | 01/01/2023 | 10/17-12/19/22 SVC - 15702 NELSON | \$249.93 | |

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

Board Meeting

February 8, 2023

| Check | Date | | | Payee Name | Check Amount |
|--|---------------|------------|--|---|-----------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | | |
| | 2023-00001203 | 01/01/2023 | 10/17-12/19/22 SVC - 15714 NELSON | | \$190.53 |
| | 2023-00001204 | 01/01/2023 | 10/17-12/19/22 SVC - 15722 NELSON | | \$198.45 |
| | 2023-00001205 | 01/01/2023 | 10/17-12/19/22 SVC - 15730 NELSON | | \$305.37 |
| | 2023-00001206 | 01/01/2023 | 10/17-12/19/22 SVC - 15736 NELSON | | \$222.21 |
| <hr/> | | | | | |
| 200372 | 01/18/2023 | | | SOCALGAS | \$67.03 |
| | Invoice | Date | Description | | Amount |
| | 2023-00001208 | 01/09/2023 | 12/05-01/05/23 SVC - 16200 TEMPLE AVE APT 202 BUNK | | \$38.96 |
| | 2023-00001209 | 01/09/2023 | 12/05-01/05/23 SVC - 16229 TEMPLE AVE | | \$14.56 |
| | 2023-00001210 | 01/09/2023 | 12/06-01/03/23 SVC - 15730 NELSON AVE | | \$13.51 |
| <hr/> | | | | | |
| 200373 | 01/20/2023 | | | WELLS FARGO | \$242.00 |
| | Invoice | Date | Description | | Amount |
| | IPH-01/18/23A | 01/18/2023 | GARAGE DOOR OPENERS, CORK BOARD - 16229 TEMF | | \$242.00 |
| <hr/> | | | | | |
| 200374 | 01/25/2023 | | | INDUSTRY PUBLIC UTILITY COMMISSI | \$57.35 |
| | Invoice | Date | Description | | Amount |
| | 2023-00001235 | 01/09/2023 | 12/01-01/01/23 SVC - 17229 CHESTNUT ST | | \$57.35 |
| <hr/> | | | | | |
| 200375 | 01/25/2023 | | | SOUTHERN CALIFORNIA EDISON | \$10.57 |
| | Invoice | Date | Description | | Amount |
| | 2023-00001236 | 01/12/2023 | 12/14-01/11/23 SVC - 20137 E WALNUT DR S | | \$10.57 |
| <hr/> | | | | | |
| 200376 | 01/25/2023 | | | WALNUT VALLEY WATER DISTRICT | \$104.80 |
| | Invoice | Date | Description | | Amount |
| | 4547865 | 01/10/2023 | 12/01-12/31/22 SVC - 22002 VALLEY BLVD | | \$62.90 |

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

Board Meeting February 8, 2023

| Check | Date | Payee Name | Check Amount |
|--|------------|---|--------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | |
| | 4552301 | 01/12/2023 12/02-01/03/23 SVC - 20137 WALNUT DR | \$41.90 |
| 200377 | 01/31/2023 | FRANCES AMPUDIA | \$35.50 |
| | Invoice | Date Description | Amount |
| | 1/19/2023 | 01/19/2023 LATE FEE REFUND - JANUARY 2023 | \$35.50 |
| 200378 | 02/08/2023 | B2 PRINT, LLC | \$135.93 |
| | Invoice | Date Description | Amount |
| | 11895 | 01/06/2023 IPHMA RETURN ENVELOPES | \$135.93 |
| 200379 | 02/08/2023 | BENJAMIN A ROMERO II | \$22,070.85 |
| | Invoice | Date Description | Amount |
| | 215625019 | 11/16/2022 MAINTENANCE TO INTERIOR & EXTERIOR - 17229 CHE | \$3,700.00 |
| | 215625033 | 01/05/2023 REMOVE DAMAGE LAMINATE IN KITCHEN - 16000 TEMI | \$3,498.74 |
| | 215625034 | 12/22/2022 REPLACE DAMAGED DOORS - 16212 TEMPLE ACE | \$3,360.28 |
| | 215625037 | 12/22/2022 MAINT REPAIR - SHADES INSTL & BATHROOM HARWD | \$1,701.25 |
| | 215625038 | 01/04/2023 INTERIOR & EXTERIOR MAINTANCE - 17229 CHESTNUT | \$8,563.07 |
| | 215625039 | 01/09/2023 INSTALL MEDICINE CABINETS - 15722 NELSON AVE | \$1,247.51 |
| 200380 | 02/08/2023 | BLUE PACIFIC DOORS, INC. | \$325.00 |
| | Invoice | Date Description | Amount |
| | BLUE8277 | 12/07/2022 REPLACE GARAGE SPRINGS - 17217 CHESTNUT ST | \$325.00 |
| 200381 | 02/08/2023 | CNC ENGINEERING | \$14,840.00 |
| | Invoice | Date Description | Amount |
| | 507095 | 01/26/2023 COORDINATION FOR TERMITE REPAIRS & PAINTING - | \$712.50 |

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

**Board Meeting
February 8, 2023**

| Check | Date | | Payee Name | Check Amount |
|--|------------|---|---|-------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | |
| 507096 | 01/26/2023 | | COORDINATION FOR ELECTRICAL & GARAGE REPAIRS | \$380.00 |
| 507097 | 01/26/2023 | | COORDINATION FOR REGARDING APPLIANCE REPAIR | \$277.50 |
| 507098 | 01/26/2023 | | COORDINATION FOR FLOORING REPAIRS - 16242 E. TE | \$95.00 |
| 507099 | 01/26/2023 | | COORDINATION FOR FLORRING REPAIRS - 15736 NEL | \$95.00 |
| 507100 | 01/26/2023 | | COORDINATION FOR FLR/PLU & APPL REPAIRS - 15730 | \$1,585.00 |
| 507101 | 01/26/2023 | | CRDTN FOR WTR DAMG, GRG, BATHR, DISHWSHR REF | \$3,227.50 |
| 507102 | 01/26/2023 | | COORDINATION FOR MISC REPAIRS - 17229 CHESTNU | \$100.00 |
| 507103 | 01/26/2023 | | COORDINATION FOR WINDOW REPL & GRG REPAIRS - | \$277.50 |
| 507104 | 01/26/2023 | | CRDNTN FOR GAS MTR, KITH REM, PAIN, ELE REPRS - | \$1,970.00 |
| 507105 | 01/26/2023 | | COORDINATION FOR MISC REPAIRS - GENERAL | \$5,287.50 |
| 507106 | 01/26/2023 | | COORDIANTION FOR FLR REPAIRS & INSPCTN - 16224 | \$95.00 |
| 507107 | 01/26/2023 | | COORDINATION FOR FLOORING REPAIRS - 16212 TEM | \$92.50 |
| 507108 | 01/26/2023 | | MISC HOUSING CAPITAL IMPRIVEMENTS - REVIEW OF | \$645.00 |
| 200382 | 02/08/2023 | | FULLERTON ELECTRIC | \$1,000.00 |
| Invoice | Date | Description | Amount | |
| 31974 | 01/24/2023 | ELECTRICAL REPAIRS - 16238 TEMPLE AVE | \$1,000.00 | |
| 200383 | 02/08/2023 | | IPHMA - PAYROLL ACCOUNT | \$3,600.00 |
| Invoice | Date | Description | Amount | |
| FEB-23 | 01/23/2023 | REPLENISH PAYROLL ACCOUNT FOR FEBRUARY 2023 | \$3,600.00 | |
| 200384 | 02/08/2023 | | KLINE'S PLUMBING, INC. | \$1,110.00 |
| Invoice | Date | Description | Amount | |
| 12593 | 12/22/2022 | CLEAR DRAIN BLOCKAGE - 16212 TEMPLE AVE | \$165.00 | |
| 12620 | 01/14/2023 | EMERGENCY PLUMBING SVC - 15730 NELSON AVE | \$350.00 | |

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

Board Meeting February 8, 2023

| Check | Date | | | Payee Name | Check Amount |
|--|------------|------------|---|---------------------------------------|---------------------|
| IPHMA.WF.CHK - IPHMA Wells Fargo Checking | | | | | |
| | 12591 | 12/30/2022 | REPLACE TOILET- 15730 NELSON AVE | | \$595.00 |
| 200385 | 02/08/2023 | | | LOCKS PLUS, INC. | \$186.42 |
| | Invoice | Date | Description | | Amount |
| | 35552 | 01/04/2023 | REMOVE & REPLACE MAILBOX - 15722 NELSON AVE | | \$186.42 |
| 200386 | 02/08/2023 | | | OLMOS PROFESSIONAL SERVICES | \$160.00 |
| | Invoice | Date | Description | | Amount |
| | 221103 | 11/18/2022 | CLEANING SVC- 15722 NELSON AVE | | \$160.00 |
| 200387 | 02/08/2023 | | | PURCOR PEST SOLUTIONS | \$1,660.00 |
| | Invoice | Date | Description | | Amount |
| | 2139C | 01/04/2023 | PEST SVC - MULTIPLE HOUSES | | \$1,660.00 |
| 200388 | 02/08/2023 | | | SATSUMA LANDSCAPE & MAINT. | \$19,567.54 |
| | Invoice | Date | Description | | Amount |
| | 0123EHNHCS | 01/30/2023 | JAN 2023 - LANDSCAPE MAINTENANCE | | \$19,567.54 |
| 200389 | 02/08/2023 | | | WEST COAST ARBORISTS, INC. | \$128,367.00 |
| | Invoice | Date | Description | | Amount |
| | 194841 | 12/31/2022 | TREE TRIMMING SVC - MULTIPLE HOUSES | | \$45,300.00 |
| | 194391 | 12/15/2022 | TREE TRIMMING SVC - MULTIPLE HOUSES | | \$83,067.00 |

| Checks | Status | Count | Transaction Amount |
|--------|--------|-------|--------------------|
| | Total | 21 | \$197,002.64 |

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.1



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

MEMORANDUM

TO: Honorable Chair and Members of the City of Industry Property and Housing Management Authority
FROM: Joshua Nelson, Executive Director
STAFF: Bing Hyun, Assistant Executive Director
DATE: 02/08/2023
SUBJECT: Discussion and Direction Regarding Rent Increases for Existing Tenants

BACKGROUND

On August 11, 2022, the Industry Property and Housing Management Authority ("IPHMA") discussed rent increases for existing tenants. The Chair referred the matter to the Ad Hoc Committee ("Ad Hoc") and the item was brought back before the IPHMA the following month for further discussion. At that meeting, the Ad Hoc recommended setting target rent amounts for existing tenants at \$0.70 per square foot to be consistent with the rates applied to the recently rented vacant units. Before initiating the process of increasing rent amounts for existing tenants, the IPHMA determined the square footage of the occupied rental units needed to be verified and a schedule should be developed for introducing the changes. The Chair then formed a new Ad Hoc Committee tasked with finalizing recommendations regarding rent increases and processing rental applications.

DISCUSSION

For the recently rented vacant units, the Ad Hoc discussed various methodologies for determining rent amount. The IPHMA directed a monthly rent of \$0.70 per square foot for all interior building square footage of the rental unit, not including garages, with the monthly rent amount rounded down to the nearest five (5) dollars, and for any unit not being less than \$900 per month.

At this time, for all existing occupied units, the new Ad Hoc recommends that rent amounts conform to that same methodology. Using this approach, the interior building square footage of each existing occupied rental unit was measured and the target rent amount was calculated at \$0.70 per square foot. The Ad Hoc also recommends annually scheduling consideration of rent increases, to the extent permitted by State Law, until the target rent amount is reached. It is also recommended that annual discussion of rent increases be scheduled for January of each year to provide ample time for inclusion in the budget and advanced notification of tenants to become effective at the beginning of that fiscal year on July 1.

Using actual building sizes and \$0.70 per square foot, the target rent amount for existing units would increase rent by \$68 to \$1,618 per month, depending upon unit size, and the rent for one unit would actually decrease by \$37 per month, due to the smaller floor area.

In accordance with State law, the Ad Hoc recommends increasing rent for existing tenants by 10 percent (or less if the 10 percent increase would exceed the target rent amount for that unit) and decreasing rent for the one existing tenant that currently exceeds the target rent amount, effective July 1, 2023. The proposed new rent amounts are shown in Attachment A.

Should the Board approve this item, a letter will be sent to all existing tenants containing the target rent amount, square footage, and notice of the rent increase for that unit. Tenants will be given the

option to request to have their unit re-measured to verify the square footage if they believe it may be different from the amount provided in the letter. If any discrepancies are found upon a second measurement, Staff is requesting authorization for the Executive Director to make the appropriate changes to the square footage for any potentially affected unit(s) and update the target rent amount(s), and rent increase amount(s) effective July 1, 2023 accordingly.

FISCAL IMPACT

Monthly revenues will increase by a range of \$35 to \$83 per unit and will decrease by \$37 for one unit.

RECOMMENDATION

1) Direct staff to:

A. Increase rent for existing tenants by 10%, not to exceed the target rent amounts indicated in Exhibit A, effective July 1, 2023.

B. Decrease rent for one existing unit that currently exceeds the target rent amount, effective July 1, 2023.

C. Provide advanced notice of changes in rent amounts to tenants.

2) Authorize the Executive Director to make changes to the square footage of any unit that is re-measured and found to be different from the amount listed in Exhibit A and update the target rent amount and rent increase amount effective July 1, 2023, accordingly.

Attachments

IPHMA Existing Tenant Rate Increases Effective July 1, 2023

| IPHMA Existing Tenant Rate Increases Effective July 1, 2023 | | | | ATTACHMENT A | | | | |
|---|----------------|----------------------|---------------------|---|---------------------------|-----------------------------------|---|--------------------------------------|
| Address | Square Footage | Current Monthly Rent | \$0.70 per SF | Target New Rent Amount (Min of \$900 and Rounded Down to Nearest \$5) | Increase Effective 7/1/23 | Calculated New Rent Amount 7/1/23 | New Rent Amount (Minimum of \$900 Rounded Down to Nearest \$5) 7/1/23 | Change in Monthly Rent Amount 7/1/23 |
| 15702 Nelson Avenue | 2,535 | \$ 832.00 | \$ 1,774.50 | \$ 1,770.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 15714 Nelson Avenue | 1,200 | \$ 832.00 | \$ 840.00 | \$ 900.00 | 8.2% | \$ 900.22 | \$ 900.00 | \$ 68.00 |
| 15736 Nelson Avenue | 1,204 | \$ 832.00 | \$ 842.80 | \$ 900.00 | 8.2% | \$ 900.22 | \$ 900.00 | \$ 68.00 |
| 14063 Proctor Avenue | 2,520 | \$ 710.00 | \$ 1,764.00 | \$ 1,760.00 | 10.0% | \$ 781.00 | \$ 780.00 | \$ 70.00 |
| 16000 Temple Avenue Unit A | 1,527 | \$ 710.00 | \$ 1,068.90 | \$ 1,065.00 | 10.0% | \$ 781.00 | \$ 780.00 | \$ 70.00 |
| 16000 Temple Avenue Unit B | 1,400 | \$ 710.00 | \$ 980.00 | \$ 980.00 | 10.0% | \$ 781.00 | \$ 780.00 | \$ 70.00 |
| 16000 Temple Avenue Unit C | 1,527 | \$ 1,102.00 | \$ 1,068.90 | \$ 1,065.00 | -3.3% | \$ 1,065.63 | \$ 1,065.00 | \$ (37.00) |
| 16000 Temple Avenue Unit D | 1,527 | \$ 710.00 | \$ 1,068.90 | \$ 1,065.00 | 10.0% | \$ 781.00 | \$ 780.00 | \$ 70.00 |
| 16212 Temple Avenue | 3,500 | \$ 832.00 | \$ 2,450.00 | \$ 2,450.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 16217 Temple Avenue | 2,205 | \$ 832.00 | \$ 1,543.50 | \$ 1,540.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 16218 Temple Avenue | 2,050 | \$ 1,400.00 | \$ 1,435.00 | \$ 1,435.00 | 2.5% | \$ 1,435.00 | \$ 1,435.00 | \$ 35.00 |
| 16220 Temple Avenue | 1,301 | \$ 832.00 | \$ 910.70 | \$ 910.00 | 9.4% | \$ 910.21 | \$ 910.00 | \$ 78.00 |
| 16224 Temple Avenue | 2,150 | \$ 832.00 | \$ 1,505.00 | \$ 1,505.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 16227 Temple Avenue | 1,434 | \$ 832.00 | \$ 1,003.80 | \$ 1,000.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 16238 Temple Avenue | 2,034 | \$ 832.00 | \$ 1,423.80 | \$ 1,420.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 16242 Temple Avenue | 2,216 | \$ 832.00 | \$ 1,551.20 | \$ 1,550.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| 17217 Chestnut Street | 2,210 | \$ 832.00 | \$ 1,547.00 | \$ 1,545.00 | 10.0% | \$ 915.20 | \$ 915.00 | \$ 83.00 |
| Totals | | \$ 14,494.00 | \$ 22,778.00 | \$ 22,860.00 | | | \$ 15,650.00 | \$ 1,156.00 |

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.2

RESOLUTION NO. IPHMA 2023-02

A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECITALS

WHEREAS, the Industry Property and Housing Management Authority (“IPHMA”) is committed to preserving and encouraging public access and participation in its meetings; and

WHEREAS, all meetings of the IPHMA 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 the IPHMA 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 provisions 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, the IPHMA 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 Board adopted Resolution No. IPHMA 2021-06 on November 4, 2021, Resolution No. IPHMA 2021-07 on December 4, 2021, Resolution No. IPHMA 2022-01 on January 3, 2022, Resolution No. IPHMA 2022-02 on February 2, 2022, Resolution No. IPHMA 2022-04 on March 4, 2022, Resolution No. IPHMA 2022-05 on April 3, 2022, Resolution No. IPHMA 2022-06 on May 3, 2022, Resolution No. IPHMA 2022-08 on June 2, 2022, Resolution No. IPHMA 2022-10 on August 11, 2022, Resolution No. IPHMA 2022-11 on September 10, 2022, Resolution No. IPHMA 2022-14 on November 9, 2022, Resolution No. IPHMA 2022-15 on December 9, 2022, and Resolution No. IPHMA 2023-01 on January 8, 2023, finding and determining that the IPHMA would continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that the IPHMA 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 IPHMA Board hereby finds and determines that the findings set forth in Resolution No. IPHMA 2023-01 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 INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1: All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2: The IPHMA 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 IPHMA authorizes staff to conduct remote teleconference meetings of the IPHMA, 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 February 7, 2023, and shall be effective until the earlier of _____, or such time as the IPHMA adopts a

subsequent resolution in accordance with Government Code §54953(e)(3) to extend the time during which the IPHMA may continue to meet by teleconference, or as otherwise required by law.

PASSED, APPROVED AND ADOPTED by the Industry Property and Housing Management Authority at a regular meeting held on February 8, 2023, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS

ABSENT: BOARD MEMBERS:

Ken Calvo, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary