

---

---

# ***Civic-Recreational-Industrial Authority***



Regular Meeting Agenda  
March 8, 2023

9:00 a.m.

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

---

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

---

- ▶ **Agenda Items:** *Members of the public may address the 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. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the 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. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.*

#### **Americans with Disabilities Act:**

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

#### **Agendas and other writings:**

- ▶ *In compliance with SB 343, 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., Friday 8:00 a.m. to 4:00 p.m. 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 (CRIIA) 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 March 8, 2023

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

- 5.2 Consideration of the minutes of the August 10, 2022 regular meeting, September 7, 2022 regular meeting, October 12, 2022 regular meeting, November 9, 2022 regular meeting, December 7, 2022 regular meeting, January 11, 2023 special meeting, February 8, 2023 special meeting, February 8, 2023 regular meeting, and the February 15, 2023 special meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 5.3 Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for January 2023

*RECOMMENDED ACTION: Receive and file.*

6. **ACTION ITEMS**

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

*RECOMMENDED ACTION: Receive and file the report.*

- 6.2 Update on the Expo Center

*RECOMMENDED ACTION: Receive and file.*

7. **EXECUTIVE DIRECTOR COMMUNICATIONS**

8. **AB 1234 REPORTS**

9. **BOARD MEMBER COMMUNICATIONS**

10. Adjournment. Next regular meeting: Wednesday, April 12, 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 March 8, 2023**

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	132,736.54
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	167,678.21
TOTAL ALL FUNDS		300,414.75

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	300,414.75
TOTAL ALL BANKS		300,414.75

**APPROVED PER CITY MANAGER**

---

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**March 8, 2023**

Check	Date	Payee Name		Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
11619	02/08/2023	VALLEY VISTA SERVICES, INC		\$450.00
	Invoice	Date	Description	Amount
	0005100839	02/01/2023	IH RODEO STORAGE BOXES - FEB 2023	\$450.00
11620	03/08/2023	AL'S MECHANICAL INC.		\$3,057.17
	Invoice	Date	Description	Amount
	3447	02/03/2023	COOLER & FREEZER MAINTENANCE - PAVILLION @ EXPO	\$415.00
	3448	02/03/2023	ICE MACHINE COMPRESSOR REPAIR - PAVILLION @ EXPO	\$2,642.17
11621	03/08/2023	ANNEALTA GROUP		\$250.00
	Invoice	Date	Description	Amount
	2703	02/15/2023	16200 TEMPLE AVE	\$250.00
11622	03/08/2023	BAVCO		\$202.00
	Invoice	Date	Description	Amount
	189753	12/08/2022	BACKFLOW ACCESSORIES - COWBOY CAFE @ EXPO	\$202.00
11623	03/08/2023	BESS TESTLAB, INC.		\$3,640.00
	Invoice	Date	Description	Amount
	46084	02/01/2023	POTHOLE SVC - BANQUET FACILITY @ EXPO	\$3,640.00
11624	03/08/2023	CASSO & SPARKS, LLP		\$11,334.75
	Invoice	Date	Description	Amount
	20764	02/14/2023	JULY-NOV 2022 LEGAL SVC FOR CRIA	\$11,334.75

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**March 8, 2023**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
<b>11625</b>	03/08/2023		<b>CLIFTONLARSONALLEN LLP</b>	<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	3558232	01/31/2023	CRIA - AUDIT FINANCIALS FY 21/22	\$5,000.00
<b>11626</b>	03/08/2023		<b>CNC ENGINEERING</b>	<b>\$49,385.00</b>
	Invoice	Date	Description	Amount
	507263	02/23/2022	AVALON ROOM IMPROVEMENTS	\$15,975.00
	507264	02/23/2022	NEW BANQUET FACILITY AT THE EXPO CENTER	\$7,432.50
	507265	02/23/2022	PAVILION UPGRADES - EXPO CENTER	\$805.00
	507266	02/23/2022	EXPO CENTER ALARM SYSTEM UPGRADES	\$137.50
	507267	02/23/2022	EXPO CENTER AUDIO/VIDEO UPGRADES	\$1,578.75
	507268	02/23/2022	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$2,635.00
	507269	02/23/2022	MISC SITE & DRAINAGE IMPROVEMENT AT AVALON BUILDING	\$7,440.00
	507278	02/23/2022	EXPO CENTER - STANDARDS OF FACILITIES MAINTENANCE	\$13,381.25
<b>11627</b>	03/08/2023		<b>CRIA-PAYROLL ACCOUNT</b>	<b>\$3,500.00</b>
	Invoice	Date	Description	Amount
	FEB-23	02/13/2023	REPLENISH PAYROLL ACCOUNT FOR FEBRUARY 2023	\$3,500.00
<b>11628</b>	03/08/2023		<b>ELEVATE PUBLIC AFFAIRS, LLC</b>	<b>\$6,000.00</b>
	Invoice	Date	Description	Amount
	3094	02/16/2023	PROFESSIONAL SVC - JAN 2023	\$6,000.00
<b>11629</b>	03/08/2023		<b>FRAZER, LLP</b>	<b>\$5,325.00</b>
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**March 8, 2023**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	181912	01/31/2023	PROFESSIONAL SVC - JAN 2023	\$2,125.00
	181908	01/31/2023	PROFESSIONAL SVC - NOV 2022-JAN 2023	\$3,200.00
<b>11630</b>	03/08/2023		<b>IDS GROUP, INC.</b>	<b>\$22,700.50</b>
	Invoice	Date	Description	Amount
	19X002.15-1	12/30/2022	AVALON ROOM & PATIO CAFE GAS GENERATOR	\$16,125.00
	19X02.10-12	01/27/2023	SITE ANALYSIS - AVALON ROOM EXPO CENTER	\$2,353.50
	19X02.30-12	01/27/2023	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$2,722.00
	19X002.15-2	01/27/2023	AVALON ROOM & PATIO CAFE GAS GENERATOR	\$1,500.00
<b>11631</b>	03/08/2023		<b>INDUSTRY SECURITY SERVICES</b>	<b>\$70,886.15</b>
	Invoice	Date	Description	Amount
	14-27357	02/03/2023	SECURITY SVC - EXPO CENTER	\$11,550.68
	14-27326	01/20/2023	SECURITY SVC - EXPO CENTER	\$12,393.12
	14-27329	01/27/2023	SECURITY SVC - EXPO CENTER	\$11,516.71
	14-27375	02/10/2023	SECURITY SVC - EXPO CENTER	\$11,566.80
	14-27398	02/17/2023	SECURITY SVC - EXPO CENTER	\$11,550.68
	14-27418	02/24/2023	SECURITY SVC - EXPO CENTER	\$12,308.16
<b>11632</b>	03/08/2023		<b>IRRI-CARE PLUMBING &amp; BACKFLOW TI</b>	<b>\$2,744.17</b>
	Invoice	Date	Description	Amount
	14476	02/02/2023	BACKFLOW REPAIR - WATER TOWER @ EXPO	\$2,744.17
<b>11633</b>	03/08/2023		<b>KAZONI CONSTRUCTION</b>	<b>\$68,633.75</b>
	Invoice	Date	Description	Amount
	#8-EXPO-2127R	03/01/2023	EXPO CENTER AVALON ROOM IMPRVMENTS - EXPO-212	\$72,246.05

**Civic-Recreational-Industrial Authority  
Board Meeting  
March 8, 2023**

Check	Date	Payee Name		Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
<b>11634</b>	03/08/2023	<b>KLINE'S PLUMBING, INC.</b>		<b>\$250.00</b>
Invoice	Date	Description	Amount	
12689	02/20/2023	REPAIR LEAKING RESTROOM - EL PATIO CAFE @ EXPO	\$250.00	
<b>11635</b>	03/08/2023	<b>MORTISE &amp; TENON BUILDING CORP</b>		<b>\$1,857.52</b>
Invoice	Date	Description	Amount	
15625097	01/27/2023	REPAIR LAMP POST - AVALON ROOM @ EXPO	\$1,607.52	
15625098	01/23/2023	REPAIR OUTLETS - AVALON ROOM @ EXPO	\$250.00	
<b>11636</b>	03/08/2023	<b>PACIFIC UTILITY INSTALLATION</b>		<b>\$43,690.20</b>
Invoice	Date	Description	Amount	
27141	01/31/2023	ELECTRICAL DISTRIBUTION & STREETLIGHT SYSTEM	\$43,690.20	
<b>11637</b>	03/08/2023	<b>PLACEWORKS</b>		<b>\$1,508.54</b>
Invoice	Date	Description	Amount	
80935	01/31/2023	TECHNICAL SVC - IH EXPO CENTER BANQUET FACILITY	\$1,508.54	

Checks	Status	Count	Transaction Amount
	Total	19	\$300,414.75



*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.2

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 10, 2022  
PAGE 1

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 269 977 731 18#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel; Julie Gutierrez-Robles, Secretary; and Lynn Thompson, Administrative Technician III.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR AUGUST 10, 2022**

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

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

*RECOMMENDED ACTION:* Receive and file.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 10, 2022  
PAGE 2

---

**5.3 CONSIDERATION OF THE MINUTES OF THE JUNE 8, 2022 REGULAR MEETING, JUNE 28, 2022 SPECIAL MEETING AND THE JULY 13, 2022 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

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

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

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

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

**BOARD MATTERS**

**6.1 CONSIDERATION OF A LICENSE AGREEMENT WITH GEORGE DAVIDSON AND BILL GIBSON FOR ACCESS TO ASSESSOR’S PARCEL NO. 8247-013-908, FOR TEMPORARY USE AS A HONEY BEE APIARY**

*RECOMMENDED ACTION:* *Approve the License Agreement.*

Development Services Manager, Kathy Tai provided a staff report regarding the potential interest in supporting the honey bee population through the creation of an apiary at the top of Industry Hills, which is an ideal location to support the local bee population.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 10, 2022  
PAGE 3

---

Conversation ensued with Chairman Benavidez asking if this apiary would be producing honey in which Kathy Tai said no, producing honey would be a by-product. Chairman Benavidez has experienced bee problems when owning a home with a pool and was concerned for the impact on local housing. With the golf course nearby and other local water sources, would this draw bees to swam among the neighborhoods? Kathy Tai said a water source would be provided and the bees wont travel far, one to two miles out, before they would forge. The bees would be controlled, and it would take months to start producing more bees. Sam Pedroza, Assistant City Manager, added that the bees are already swarming, and this project would be in part controlling the bees and collecting them at the apiary. Kathy Tai spoke about a “meet and greet” within the neighborhood to inform them of this project and Board Member Lindsey thought possibly it would be best to confirm with the community first and/or provide some sort of incentive, before committing to an agreement.

At 9:10 a.m. Executive Director, Josh Nelson interrupted the meeting to inform the Authority and attendees that he has been made aware that the phone line for outside callers was not working and the meeting needed to be stopped, until it could be resolved.

No vote was taken.

**6.2 CONSIDERATION OF CHANGE ORDER NO. 3 FOR CONTRACT NO. EXPO-2127R, (PROJECT CIP-EXPO 18-017-B) EXPO CENTER AVALON ROOM IMPROVEMENTS, TO KAZONI INC.**

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

**6.3 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY’S FINANCIAL REPORT FOR MAY 31, 2022**

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

**6.4 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
AUGUST 10, 2022  
PAGE 4

---

---

**EXECUTIVE DIRECTOR COMMUNICATIONS**

**AB 1234 REPORTS**

**BOARD MEMBER COMMUNICATIONS**

**ADJOURNMENT**

Due to technical difficulties the Civic-Recreational-Industrial Authority adjourned at 9:17 a.m. Consent Items 5.1 through 5.4 will come back at a future meeting for ratification. Board Matter Items 6.1 through 6.4 will be brought back as well for approval.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 1

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:02 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 141 135 632#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

ABSENT: Ronald McPeak, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel; Julie Gutierrez-Robles, Secretary; and Lynn Thompson, Administrative Technician III.

**PUBLIC COMMENTS**

There were no public comments.

Chairman Benavidez asked if anyone else was on the line for public comments regarding items not listed on the agenda. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

Chairman Eric Benavidez thanked everyone for coming and hopes everyone is staying cool and reducing their water usage if they can.

Chairman Eric Benavidez asked for a staff update on Items 5.7 and 5.8.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 2

---

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR AUGUST 10, 2022**

*RECOMMENDED ACTION:* *Ratify the Register of Demands for August 10, 2022.*

**5.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR SEPTEMBER 8, 2022**

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

**5.3 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR JUNE & JULY 2022**

*RECOMMENDED ACTION:* *Receive and file.*

**5.4 CONSIDERATION OF THE MINUTES OF THE JUNE 8, 2022, REGULAR MEETING, JUNE 28, 2022, SPECIAL MEETING AND THE JULY 13, 2022 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**5.5 CONSIDERATION OF RESOLUTION NO. CRIA 2022-11 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

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

**5.6 CONSIDERATION OF RESOLUTION NO. CRIA 2022-12 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 3

---

---

*RECOMMENDED ACTION:*  
12.

*Adopt Resolution No. CRIA 2022-*

**5.7 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH INDUSTRY SECURITY SERVICES, INC., FOR SECURITY SERVICES AT THE INDUSTRY HILLS EXPO CENTER, IN THE AMOUNT OF \$1,181,054.77, THROUGH JUNE 30, 2024**

*RECOMMENDED ACTION:*

*Approve the Agreement.*

**5.8 CONSIDERATION OF TERMINATION OF THE PROFESSIONAL SERVICES AGREEMENT WITH ABSOLUTE SECURITY INTERNATIONAL, INC. FOR SECURITY SERVICES AT INDUSTRY EXPO CENTER**

*RECOMMENDED ACTION:*  
*Board authorize the Executive Director to serve a 30-day written notice to AIS, terminating the Agreement.*

*Staff recommends that the CRIA*

*Board authorize the Executive Director to serve a 30-day written notice to AIS, terminating the Agreement.*

Assistant Executive Director, Bing Hyun provided a staff report for Item Nos. 5.7 and 5.8. He stated the Expo Center was a first-class facility with first-class staff as well as stating that Industry Security Services Inc., was well suited for the job. He was available to answer any questions.

Chairman Benavidez asked if anyone was on the line for public comments regarding items on the Consent Calendar. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY CHAIRMAN BENAVIDEZ TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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



---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 4

---

**BOARD MATTERS**

**6.1 CONSIDERATION OF A LICENSE AGREEMENT WITH GEORGE DAVIDSON AND BILL GIBSON FOR ACCESS TO ASSESSOR'S PARCEL NO. 8247-013-908, FOR TEMPORARY USE AS A HONEY BEE APIARY**

*RECOMMENDED ACTION:* *Approve the License Agreement.*

Development Services Manager, Kathy Tai provided a staff report and introduced both George Davidson and Bill Gibson who were in the audience. The license would allow them access to the property for five years, with one, five-year extension.

Chairman Benavidez asked about the water sourcing and if this would disturb the neighborhood.

Bill Gibson informed the Authority that they will provide 55-gallon barrels of water at all four points of the property. The bees won't fly miles away and the barrels will take care of that problem. The bees will go to that water source naturally.

Chairman Benavidez suggested following up with the residents in three to four months and Executive Director Josh Nelson suggested educational flyers to be left on doorsteps to maintain communications with the neighborhood. Bill Gibson said he will be willing at any time to talk with the residents.

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.1. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY BOARD MEMBER LEE TO APPROVE THE LICENSE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 5

---

**6.2 CONSIDERATION OF CHANGE ORDER NO. 3 FOR CONTRACT NO. EXPO-2127R, (PROJECT CIP-EXPO 18-017-B) EXPO CENTER AVALON ROOM IMPROVEMENTS, TO KAZONI INC.**

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

Sr. Construction Manager, Gerardo Perez, with CNC Engineering provided a staff report on Item 6.2, regarding change order No. 3., and was available to answer any questions.

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.2. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY CHAIRMAN BENAVIDEZ AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE THE CHANGE ORDER NO. 3 AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE APPROVED CHANGE ORDER. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**6.3 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH SAN GABRIEL VALLEY CONSERVATION CORPS TO PROVIDE LANDSCAPE MAINTENANCE SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$225,000.00, THROUGH SEPTEMBER 7, 2025**

*RECOMMENDED ACTION:* *Approve the Agreement.*

Director of Engineering James Cramsie, from CNC Engineering provided a staff report for Item No. 6.3, regarding a maintenance services agreement with San Gabriel Valley Conservation Corps. He was available to answer any questions.

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.3. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 6

---

---

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY BOARD MEMBER LINDSEY TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**6.4 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JUNE 30, 2022 AND MAY 31, 2022**

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

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for June 30, 2022, and May 31, 2022. He also thanked the staff at the Expo Center. He was available to answer any questions.

Vice Chairman Whittemore agreed with Dean Yamagata that the staff at the Expo Center are doing a great job!

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.4. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY BOARD MEMBER LEE AND SECOND BY VICE CHAIRMAN WHITTEMORE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 7

---

**6.5 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:*

*Receive and file.*

Expo Facility Ops Manager, Cory Moss provided a staff report and mentioned, that at the last meeting, she was unable to complete her update, so a hand-out has been provided. Today's meeting, she focused on July events and showed pictures of the now completed Pavilion Garden with its new gazebo. "We are thrilled with the outcome". Chairman Benavidez mentioned a massive improvement to the garden area and stated to come check it out when at the rodeo.

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.5. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

MOTION BY BOARD MEMBER LEE AND SECOND BY VICE CHAIRMAN WHITTEMORE TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director, Josh Nelson mentioned that the rodeo coming up is before our next CRIA meeting and he hopes to see everyone there.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 7, 2022  
PAGE 8

---

---

**ADJOURNMENT**

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

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

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 1

---

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:01 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 493 715 630#.

### **FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

### **ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

### **PUBLIC COMMENTS**

There were no public comments.

Chairman Benavidez asked if anyone was on the line for public comments regarding items not listed on the agenda. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

Chairman Benavidez thanked everyone for their attendance, and he was pleased to see everyone again.

### **CONSENT CALENDAR**

#### **5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR OCTOBER 12, 2022**

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 2

---

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

*RECOMMENDED ACTION:* *Receive and file.*

**5.3 CONSIDERATION OF RESOLUTION NO. CRIA 2022-13 – 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 2022-13.*

**5.4 CONSIDERATION OF AWARD OF CONTRACT NO. EXPO-2134, MISCELLANEOUS SITE AND DRAINAGE IMPROVEMENTS AT AVALON BUILDING, TO ISSA ELECTRIC, INC., IN AN AMOUNT NOT-TO-EXCEED \$268,450.00, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME (MP 01-34 #43)**

*RECOMMENDED ACTION:* *Award the contract to ISSA Electric, Inc. in the amount of \$268,450.00, and adopt a Notice of Exemption for the project.*

**5.5 CONSIDERATION OF AMENDMENT NO. 6 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IDS GROUP, INC., PROVIDING ARCHITECTURAL SERVICES FOR THE NEW BANQUET FACILITY PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2025, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$125,000.00 (CIP-EXPO-18-017 B/MP 01-34 #35)**

*RECOMMENDED ACTION:* *Approve the amendment.*

**5.6 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH THE ROLLING THRONE LLC, FOR RESTROOM RENTAL SERVICES, IN THE AMOUNT OF \$23,427.50, THROUGH DECEMBER 31, 2022, FOR THE AVALON ROOM IMPROVEMENTS (MP CIP EXPO 18 017B)**

*RECOMMENDED ACTION:* *Approve the Agreement.*

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 3

---

---

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

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

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

**BOARD MATTERS**

**6.1 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ELEVATE PUBLIC AFFAIRS, LLC, FOR PUBLIC RELATIONS CONSULTING SERVICES, IN THE AMOUNT OF \$360,000.00, THROUGH OCTOBER 31, 2027**

*RECOMMENDED ACTION:* *Approve the Agreement.*

Assistant City Manager Sam Pedroza provided a staff report and stated that Elevate Public Affairs, LLC have been providing our outreach services for CRIA and City Council since 2016. They provide social media and event promoting to include the rodeo and events at the Expo Center. This agreement provides a five-year term with no other changes to their agreement.

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

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY CHAIRMAN BENAVIDIZ TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:



---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 4

---

---

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

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

*RECOMMENDED ACTION: Receive and file the report.*

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for July 31, 2022 and said, with this being the first month of the fiscal year, the expenses are very minor. He was available to answer any questions.

Chairman Benavidez made a comment that he saw the improvements in person at the Expo Center, including the gazebo. It looks absolutely beautiful, wonderful job!

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.2. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

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

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

**6.3 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION: Receive and file.*

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 5

---

Expo Facility Ops Manager, Cory Moss reported on the August events. She thanked everyone who volunteered at the rodeo with a special thanks to Chairman Benavidez who coordinated and oversaw the volunteers. The rodeo attendance was great with Saturday sold out and Sunday mostly sold out. She provided an update on the BMX USA for next year. We are working out the details of the contract now and will provide more information soon. It is scheduled for September of 2023.

Chairman Benavidez asked if anyone was on the line for public comments regarding Item No. 6.3. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none.

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

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

#### **EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson thanked everyone who volunteered for the rodeo. Both General Counsel Casso nor I received any phone calls regarding issues during the event, which means things went very smoothly.

#### **AB 1234 REPORTS`**

There were none.

#### **BOARD MEMBER COMMUNICATIONS**

Chairman Eric Benavidez thanked everyone who volunteered their time and announced each person by name.

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 12, 2022  
PAGE 6

---

---

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:15 a.m.

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

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 9, 2022  
PAGE 1

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:01 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 157 406 422#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

ABSENT: Bob Lindsey, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel, telephonically; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

Chairman Benavidez thanked everyone for their attendance and was pleased to see everyone again.

**CONSENT CALENDAR**

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 9, 2022  
PAGE 2

---

Chairman Benavidez asked for a staff report on Items 5.6, 5.7, and 5.8.

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR NOVEMBER 9, 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 SEPTEMBER 2022**

*RECOMMENDED ACTION:* *Receive and file.*

**5.3 CONSIDERATION OF RESOLUTION NO. CRIA 2022-14 – 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 2022-14.*

**5.4 CONSIDERATION OF CHANGE ORDER NO. 4 IN THE AMOUNT OF \$24,746.38 FOR CONTRACT NO. EXPO-2132, GAZEBO AT EXPO CENTER PAVILION BUILDING**

*RECOMMENDED ACTION:* *Approve the Change Order.*

**5.5 CONSIDERATION OF CHANGE ORDERS NOS. 4-11, FOR CONTRACT NO. EXPO-2127R (AWARDED TO KAZONI INC.), (PROJECT CIP-EXPO 18-017-B) EXPO CENTER AVALON ROOM IMPROVEMENTS**

*RECOMMENDED ACTION:* *Approve Change Orders Nos. 4-11.*

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 9, 2022  
PAGE 3

---

**5.6 CONSIDERATION OF RESOLUTION NO. CRIA 2022-15 A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, (“CRIA”) APPROVING THE WAIVER OF RENTAL FEES FOR THE GRAND ARENA IN THE AMOUNT OF \$14,000 DOLLARS FOR THE AMERICAN BICYCLE ASSOCIATION (dba USA BMX) TO SUPPORT THE 2023 USA BMX SO CAL NATIONALS**

*RECOMMENDED ACTION:*  
15.

*Adopt Resolution No. CRIA 2022-*

Executive Director Josh Nelson provided a staff report and was available to answer any questions. Chairman Eric Benavidez asked about the dates for the event and Josh Nelson said September of 2023.

**5.7 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY’S FINANCIAL REPORT FOR AUGUST 31, 2022**

*RECOMMENDED ACTION:*

*Receive and file the report.*

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for August 31, 2022 and was available to answer any questions.

**5.8 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:*

*Receive and file.*

Expo Facility Ops Manager Cory Moss provide a staff report regarding September and October activities and was available to answer any questions. Chairman Eric Benavidez asked about the Terror Trail event and Cory Moss said it went very well and was beautifully done.

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding items on the Consent Calendar. If so, press \*5 to raise your hand and the City Clerk can unmute you. There were none

MOTION BY BOARD MEMBER MCPEAK AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 9, 2022  
PAGE 4

---

---

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

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson thanked all the Veterans and said we are putting flags on the corner of Hacienda Boulevard and Mayor Dave Way. We are having our annual Land of the Free Veterans Day Celebration at the Pacific Palms. The event starts at 9:00 a.m. on Friday, November 11<sup>th</sup>, before the golf tournament. Everyone is welcome to come.

**AB 1234 REPORTS`**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:13 a.m.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 7, 2022  
PAGE 1

---

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:02 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 564 920 302#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Bob Lindsey, Board Member  
Ronald McPeak, Board Member

ABSENT: Sean Lee, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

Chairman Benavidez thanked everyone for their attendance and wished Mayor Cory Moss a happy belated birthday and thanked her for everything she does, not just for the city but for the community as a whole.

**CONSENT CALENDAR**

Chairman Benavidez asked to pull items 5.6 and 5.7 for staff reports.



---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 7, 2022  
PAGE 2

---

**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.*

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 7, 2022  
PAGE 3

---

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for September 30, 2022 and was available to answer any questions.

**5.7 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:*

*Receive and file.*

Expo Facility Ops Manager Cory Moss provide a staff report, online regarding October activities and mentioned they have hired an IT Consultant, Juan Lopez, to expand their cyber security measures with some items already up and running. The Avalon Room was expected to open by December but now the anticipated date opening is in March of 2023. Misty Lucero is having her first baby with her last day being this Friday. This enabled us to bring on Mercedes Villareal for part time work, and she is a huge help to us all. This weekend we are hosting our Winter Toy Drive Event from 9-4, with attendance requiring one unwrapped toy. Merry Christmas to all.

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

MOTION BY VICE CHAIRMAN WHITTEMORE AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson wished everyone a Merry Christmas and we will see you next year.

**AB 1234 REPORTS`**

There were none.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 7, 2022  
PAGE 4

---

**BOARD MEMBER COMMUNICATIONS**

Chairman Eric Benavidez wished everyone a Merry Christmas and Happy New Year!

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:11 a.m.

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

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 11, 2023  
PAGE 1

---

---

The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:01 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 496 161 96#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

Executive Director Josh Nelson paused the meeting at 9:03 a.m. due to technical difficulties with the public unable to hear.

The meeting was reconvened at 9:17 a.m.

**PUBLIC COMMENTS**

There were no public comments.

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

Chairman Benavidez thanked everyone for their attendance and wished everyone Happy New Year.

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 11, 2023  
PAGE 2

---

---

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR JANUARY 11, 2023**

*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 NOVEMBER 2022**

*RECOMMENDED ACTION:* *Receive and file.*

**5.3 CONSIDERATION OF RESOLUTION NO. CRIA 2023-01 – 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 2023-01.*

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

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

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 11, 2023  
PAGE 3

---

**BOARD MATTERS**

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

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

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for October 31, 2022 and was available to answer any questions.

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

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

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

**6.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Expo Facility Ops Manager Cory Moss provide a staff report and presented a hand-out to the Board Members.

Executive Director Josh Nelson asked if anyone was on the line for public comments regarding Item 6.2. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 11, 2023  
PAGE 4

---

---

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

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson thanked everyone for bearing with us through these technical difficulties.

**AB 1234 REPORTS`**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Chairman Eric Benavidez thanked everyone for their patience. Happy New Year and stay dry during this storm.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:24 a.m.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 1

---

The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 979 103 147#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Bianca Sparks, Assistant General Counsel; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

**CLOSED SESSION**

Secretary Robles-Gutierrez announced there was a need for Closed Session as follows:

- 5.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One potential case



---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 2

---

---

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Closed Session Item No. 5.1. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

Chairman Eric Benavidez recessed the meeting into Closed Session at 9:18 a.m.

Chairman Eric Benavidez reconvened the meeting at 10:12 a.m.

City Attorney Casso reported out of Closed Session. All members of the Authority were present.

With regard to Closed Session Item No. 5.1, direction was given to the Authorities Legal Counsel. No final action was taken, nothing further to report at this time.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 10:13 a.m.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 1

---

---

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 979 103 147#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Bianca Sparks, Assistant General Counsel; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

**CONSENT CALENDAR**

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 2

---

---

**5.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR FEBRUARY 8, 2023**

*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 DECEMBER 2022**

*RECOMMENDED ACTION:* *Receive and file.*

**5.3 CONSIDERATION OF THE ANNUAL AUDITED FINANCIAL STATEMENTS FOR CIVIC RECREATION INDUSTRIAL AUTHORITY'S FOR THE YEAR ENDING JUNE 30, 2022.**

*RECOMMENDED ACTION:* *Receive and file.*

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

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

**ACTION ITEMS**

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

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 3

---

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for November 30, 2022, and was available to answer any questions.

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Item 6.1. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

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

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

## 6.2 UPDATE ON THE EXPO CENTER

*RECOMMENDED ACTION: Receive and file.*

Executive Director Josh Nelson referred to a hand-out provided by Expo Facility Ops Manager Cory Moss, who was not available, due to her recovery from a recent surgery.

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Item 6.2. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

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

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 4

---

---

**6.3 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MELZER DECKERT & RUDER ARCHITECTS, INC., FOR DESIGN SERVICES FOR THE PAVILION BUILDING UPGRADES AT THE INDUSTRY HILLS EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2024, REVISING THE SCOPE OF SERVICES, AND INCREASING COMPENSATION BY \$15,000.00 (MP 01-34 #24)**

*RECOMMENDED ACTION:*

*Approve Amendment No. 4.*

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

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Item 6.3. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE AMENDMENT NO. 4. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**6.4 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE ROLLING THRONE LLC, FOR RESTROOM RENTAL SERVICES, EXTENDING THE TERM THROUGH MARCH 31, 2023, AND INCREASING THE COMPENSATION BY \$11,613.75, FOR THE AVALON ROOM IMPROVEMENTS (MP CIP EXPO 18 017B)**

*RECOMMENDED ACTION:*

*Approve Amendment No. 1.*

Development Services Manager, Kathy Tai provided a staff report and was available to answer any questions.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 5

---

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Item 6.4. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER LEE TO APPROVE AMENDMENT NO. 1. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**6.5 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH VENEKLASEN ASSOCIATES, INC., FOR PROFESSIONAL DESIGN SERVICES FOR THE GRAND ARENA AUDIO VISUAL UPGRADES PROJECT, EXTENDING THE TERM THROUGH DECEMBER 31, 2024, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE AND INCREASING COMPENSATION BY \$210,000.00 (MP 01-34 #33)**

*RECOMMENDED ACTION:*

*Approve Amendment No. 2.*

Dev Birla, Operations Manager at CNC Engineering provided a staff report and was available to answer any questions. Board Member McPeak asked when the work was expected to end. Dev Birla said the design would take about 6 months, then the bid process, so roughly within a year to 15 months.

Chairman Eric Benavidez asked if anyone was on the line for public comments regarding Item 6.5. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE AMENDMENT NO. 2. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 6

---

---

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

**6.6 CONSIDERATION OF RESOLUTION NO. CRIA 2023-02 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

*RECOMMENDED ACTION:*

*Discuss and provide direction to staff.*

Executive Director Josh Nelson stated that the COVID-19 emergency within the state of California is coming to an end. The City Council has approved an expiration date of February 28, 2023, to go along with the County and State, to end the proclamation which will put closure to AB 361.

The end date was left blank on the Resolution to determine the end date of AB 361, which was agreed upon, and will be entered into the Resolution.

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

MOTION BY BOARD MEMBER LEE, AND SECOND BY VICE CHAIRMAN WHITTEMORE APPROVE RESOLUTION NO. CRIA 2023-02 WITH AN EXPIRATION DATE OF FEBRUARY 28, 2023. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 8, 2023  
PAGE 7

---

---

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 10:13 a.m.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary





---

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 15, 2023  
PAGE 1

---

---

The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 2:00 p.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 249 720 331#.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**ROLL CALL**

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

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

**CLOSED SESSION**

Secretary Robles-Gutierrez announced there was a need for Closed Session as follows:

- 5.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One potential case

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 15, 2023  
PAGE 2

---

Executive Director Josh Nelson asked if anyone was on the line for public comments regarding Closed Session Item No. 5.1. If so, press \*5 to raise your hand and the Secretary can unmute you. There were none.

Chairman Eric Benavidez recessed the meeting into Closed Session at 2:02 p.m.

Chairman Eric Benavidez reconvened the meeting at 3:21 p.m.

General Counsel Casso reported out of Closed Session. All members of the Authority were present with Board Member Lee on the phone telephonically.

With regard to Closed Session Item No. 5.1, direction was given to the Executive Director. No final action was taken, nothing further to report at this time.

#### **ACTION ITEMS**

##### **6.1 CONSIDERATION OF RESOLUTION NO. CRIA 2023-03 A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY ADOPTING A POLICY PROHIBITING THE SALE OF FIREARMS AND AMMUNITION ON PROPERTY OWNED, CONTROLLED, AND/OR MANAGED BY THE AUTHORITY**

*RECOMMENDING ACTION:*  
03.

*Adopt Resolution No. CRIA 2023-*

Executive Director Josh Nelson pulled this item from the agenda.

#### **ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 3:22 p.m.

---

Eric Benavidez, Chairman

---

Julie Gutierrez-Robles, Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.3

Back-up Material will be provided prior to Meeting

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
MARCH 8, 2023*

ITEM NO. 5.3  
HAND-OUT ITEM

Industry Hills Expo Center  
Check Detail  
2023

Industry Hills Expo Center - Check Register  
JANUARY

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
01/03/2023	17447	CINTAS	633.30	MATS, MOPS & UNIFORMS
01/03/2023	17448	CNC EQUESTRIAN MANAGEMENT	38,426.32	MONTHLY SALARIES/MANAGEMENT FEE
01/03/2023	17449	JANUS PEST MANAGEMENT, INC.	90.00	PEST CONTROL
01/03/2023	17450	SYSCO	924.84	BEVERAGE ORDER/BAR SUPPLIES (ALC INVENTORY)
01/03/2023	17451	TBS CLEANING SERVICE	2,700.00	MONTHLY CLEANING SERVICE-DEC.
01/03/2023	17452	PAV-122322 AXEL RIVERA	300.00	SECURITY DEPOSIT REFUND
01/03/2023	17453	PAV-123022 SHANNON DIAZ	600.00	SECURITY DEPOSIT REFUND
01/03/2023	17454	PAV-123122 CRYSTAL RODRIGUEZ	300.00	SECURITY DEPOSIT REFUND
01/10/2023	17455	CINTAS	1,266.60	MATS, MOPS & UNIFORMS
01/10/2023	17456	CNC EQUESTRIAN MANAGEMENT	32,824.13	EXPO MAINT SATSUMA-DEC.
01/10/2023	17457	HARBOR DISTRIBUTING,LLC	292.00	BEVERAGE ORDER (ALC INVENTORY)
01/10/2023	17458	INDUSTRY SECURITY SERVICES, INC.	1,313.76	EVENT SECURITY SERVICES
01/10/2023	17459	OS4 LABOR	2,269.18	CONTRACT LABOR, BANQUETS & ADMIN.
01/10/2023	17460	SOUTHERN GLAZER'S OF CA SOUTH	958.88	BEVERAGE ORDER (ALC INVENTORY)
01/10/2023	17461	VALLEY VISTA SERVICES	841.32	ROLL OFF AND DUMP FEES
01/10/2023	17462	PAV-010723 VERONICA RIOS	600.00	SECURITY DEPOSIT REFUND
01/18/2023	17463	ACE BUSINESS MACHINES, INC.	2,225.00	PURCHASE NEW BILL COUNTER/SORTER
01/18/2023	17464	ANHEUSER BUSCH SALES OF AMERICA	287.65	BEVERAGE ORDER (ALC INVENTORY)
01/18/2023	17465	AT&T	549.39	MONTHLY WIRELESS PHONE SERVICE
01/18/2023	17466	CINTAS	132.00	MATS, MOPS & UNIFORMS
01/18/2023	17467	FOOTHILL VACUUM & JANITORIAL	372.87	JANITORIAL SUPPLIES EXPENSE
01/18/2023	17468	FRONTIER COMMUNICATIONS	881.24	MONTHLY PHONE SERVICES
01/18/2023	17469	INDUSTRIAL PIPE & STEEL, LLC	612.55	PROPERTY MAINT. MATERIALS
01/18/2023	17470	JANUS PEST MANAGEMENT, INC.	1,314.00	PEST CONTROL
01/18/2023	17471	LA PUENTE CROSSFIT	510.00	FLOOR MATS PURCHASE
01/18/2023	17472	OFFICE DEPOT	662.75	OFFICE SUPPLIES EXPENSE
01/18/2023	17473	OS4 LABOR	956.27	CONTRACT LABOR, BANQUETS & ADMIN.
01/18/2023	17474	ROGERS,CLEM & CO.	2,200.00	ACCT'G & CONSULTING SERVICES
01/18/2023	17475	SATSUMA LANDSCAPE	9,365.14	MONTHLY LANDSCAPING EXPENSE
01/18/2023	17476	SO CAL GAS	15.29	MONTHLY UTILITY EXP.
01/18/2023	17477	SPARKLETTS	79.95	OFFICE WATER FOR BREAK ROOM
01/18/2023	17478	SUNBELT RENTALS	532.35	LIFT RENTALS
01/18/2023	17479	XEROX FINANCIAL SERVICES	770.00	MONTHLY LEASE-COPIER
01/18/2023	17480	AIRGAS USA, LLC	326.83	BAR SUPPLIES EXP (CO2 TANKS)
01/18/2023	17481	CINTAS	633.30	MATS, MOPS & UNIFORMS
01/18/2023	17482	HARBOR DISTRIBUTING,LLC	895.75	BEVERAGE ORDER (ALC INVENTORY)
01/18/2023	17483	JUAN LOPEZ	5,343.75	IT CONSULTING SERVICE
01/18/2023	17484	REPUBLIC NATIONAL DISTRIBUTING COMPANY	749.42	BEVERAGE ORDER (ALC INVENTORY)
01/18/2023	17485	SYSCO	1,533.70	BEVERAGE ORDER/BAR SUPPLIES (ALC INVENTORY)

Industry Hills Expo Center  
Check Detail  
2023

01/18/2023	17486	SYSCO	653.35	BEVERAGE ORDER/BAR SUPPLIES (ALC INVENTORY)
01/25/2023	17487	ACE BUSINESS MACHINES, INC.	90.00	SERVICE CALL CHARGE
01/25/2023	17488	California Dept. of Tax and Fee Admin.	2,010.00	PREPAY QUARTERLY SALES TAX
01/25/2023	17489	CINTAS	1,320.24	MATS, MOPS & UNIFORMS
01/25/2023	17490	INDUSTRY SECURITY SERVICES, INC.	2,220.46	EVENT SECURITY SERVICES
01/25/2023	17491	JANUS PEST MANAGEMENT, INC.	659.00	PEST CONTROL
01/25/2023	17492	LOCKS PLUS	764.48	CHIMES RECEIVER/INDOOR OUTDOOR MOTION
01/25/2023	17493	MRC SMART TECHNOLOGY SOLUTIONS	239.52	COST OF COPIES-DEC
01/25/2023	17494	OFFICE DEPOT	231.51	OFFICE SUPPLIES EXPENSE
01/25/2023	17495	OS4 LABOR	1,104.01	CONTRACT LABOR, BANQUETS & ADMIN.
01/25/2023	17496	VOID CHECK	0.00	DATA ENTRY ERROR
01/25/2023	17497	SOUTHERN CALIFORNIA EDISON	11,163.47	MONTHLY UTILITY EXP.
01/25/2023	17498	PCR CASH	1,578.35	REPLENISH PETTY CASH-DEC. RECEIPTS
01/27/2023	17499	PAV-011423 GUADALUPE RAMIREZ	700.00	SECURITY DEPOSIT REFUND
01/27/2023	17501	JANUS PEST MANAGEMENT, INC.	1,629.00	PEST CONTROL
01/27/2023	17502	OFFICE DEPOT	81.93	OFFICE SUPPLIES EXPENSE
01/27/2023	17503	TBS CLEANING SERVICE	2,600.00	MONTHLY CLEANING SERVICE-JAN.
01/27/2023	17504	AR-012123 AMANDA CERJAK	300.00	SECURITY DEPOSIT REFUND
01/31/2023	17505	PAV-012823 ANA LUISA CHAVEZ	300.00	SECURITY DEPOSIT REFUND
01/31/2023	17506	PAV-012723 MIRELY BAUTISTA	600.00	SECURITY DEPOSIT REFUND

---

143,534.85

---

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.1





# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

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

DATE: March 8, 2023

SUBJECT: Civic-Recreational-Industrial Authority December 31, 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 December 31, 2022, the Expo Center generated revenues of \$65,123 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 December 31, 2022 amounted to \$152,562.

For the year to date ended December 31, 2022, the Expo Center generated revenues of \$766,367 and incurred total expenses amounted to \$1,246,000, which represents approximately 77% of the budgeted annual expenses of \$1,616,700. Transfers received by the Expo Center amounted to \$407,000 for the year to date period ended December 31, 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 \$1,897,000, of which the Fund has incurred \$97,750 of expenditures during the month of December 31, 2022 and year to date expenditures of \$602,340. Year to date transfers from the City of Industry amounted to \$1,161,365, of which \$407,000 was transferred to the Expo Center and \$754,365 was retained in the Capital Projects Fund for operations.

**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 December 31, 2022.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# **EXHIBIT A**

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

December 31, 2022

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

December 31, 2022

TABLE OF CONTENTS

	<u>Pages</u>
Executive Summary	1 – 3
Balance Sheet as of December 31, 2022	4
Statement of Operations for the month and year to date ended December 31, 2022	5
Industry Hills Expo Center – Statement of Cash Flows for the six months ended December 31, 2022	6
Industry Hills Expo Center – Schedule of Revenues and Expenses for the months and years to date December 31, 2022 and 2021– Schedule 1	7 – 8
Capital Projects Fund – Schedule of Revenues and Expenses for the month and year to date December 31, 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  
December 31, 2022

**Expo Center Operations**

During the month ended December 31, 2022, there were revenues generated by the facilities and the grand arena. During the month, no events were held in the Avalon Room. There were nine events were held in the Pavilion, providing revenues of \$43,334 for facilities. These events included Pucksoontorn, Williams, Frazer LLP, LASD PICO Station, LASD Transit, Rivera, Landine, Diaz, and Rodriguez. In the Grand Arena, we held four events, including Tjarks and Winterdrive. The Grand Arena events generated revenues of \$21,789.

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

<u>Expo Center Operations</u>	Month Ended 12/31/2022	Year To Date 12/31/2022	Annual Budget 2022-2023	% of Annual Budget	Month Ended 12/31/2021	Year To Date 12/31/2021
Total revenues	\$ 65,123	\$ 766,367	\$ 153,700	499%	\$ 7,437	\$ 64,165
Expenses:						
Direct Expo Center expenses	55,264	479,497	434,200	110%	27,044	213,472
General and administrative expenses	97,298	766,503	1,182,500	65%	78,186	531,808
Total direct Expo Center expenses	152,562	1,246,000	1,616,700	77%	105,230	745,280
Net (loss) income from operations	(87,439)	(479,633)	(1,463,000)	33%	(97,793)	(681,115)
Net (loss) income	\$ (87,439)	\$ (479,633)	\$ (1,463,000)	33%	\$ (97,793)	\$ (681,115)

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

<u>Expo Center Operations</u>	Month Ended 12/31/2022	Month Ended 12/31/2022	Month Ended 12/31/2022	Month Ended 12/31/2022	Month Ended 12/31/2022
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 43,334	\$ 21,789	\$ -	\$ 65,123
Expenses:					
Direct Expo Center expenses	-	43,460	11,804	-	55,264
General and administrative expenses	-	-	-	97,298	97,298
Total direct Expo Center expenses	-	43,460	11,804	97,298	152,562
Net (loss) income from operations	-	(126)	9,985	(97,298)	(87,439)
Net (loss) income for the month ended	\$ -	\$ (126)	\$ 9,985	\$ (97,298)	\$ (87,439)

<u>Expo Center Operations</u>	Month Ended 12/31/2021	Month Ended 12/31/2021	Month Ended 12/31/2021	Month Ended 12/31/2021	Month Ended 12/31/2021
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ -	\$ 7,411	\$ 26	\$ 7,437
Expenses:					
Direct Expo Center expenses	(475)	15,926	11,593	-	27,044
General and administrative expenses	-	-	-	78,186	78,186
Total direct Expo Center expenses	(475)	15,926	11,593	78,186	105,230
Net (loss) income from operations	475	(15,926)	(4,182)	(78,160)	(97,793)
Net (loss) income for the month ended	\$ 475	\$ (15,926)	\$ (4,182)	\$ (78,160)	\$ (97,793)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
December 31, 2022

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

	Year To Date 12/31/2022	Year To Date 12/31/2022	Year To Date 12/31/2022	Year To Date 12/31/2022	Year To Date 12/31/2022
<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	\$ 223,051	\$ 477,186	\$ 750	\$ 766,367
Expenses:					
Direct Expo Center expenses	18,448	211,223	249,826	-	479,497
General and administrative expenses	-	-	-	766,503	766,503
Total direct Expo Center expenses	18,448	211,223	249,826	766,503	1,246,000
Net (loss) income from operations	46,932	11,828	227,360	(765,753)	(479,633)
Net (loss) income year to date	\$ 46,932	\$ 11,828	\$ 227,360	\$ (765,753)	\$ (479,633)
	Year To Date 12/31/2021	Year To Date 12/31/2021	Year To Date 12/31/2021	Year To Date 12/31/2021	Year To Date 12/31/2021
<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	\$ -	\$ 692	\$ 62,666	\$ 807	\$ 64,165
Expenses:					
Direct Expo Center expenses	(475)	106,123	107,824	-	213,472
General and administrative expenses	-	-	-	531,808	531,808
Total direct Expo Center expenses	(475)	106,123	107,824	531,808	745,280
Net (loss) income from operations	475	(105,431)	(45,158)	(531,001)	(681,115)
Net (loss) income year to date	\$ 475	\$ (105,431)	\$ (45,158)	\$ (531,001)	\$ (681,115)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
December 31, 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 December 31, 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 December 31, 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 December 31, 2022, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>12/31/2022</u>	<u>Year To Date</u> <u>12/31/2022</u>	<u>Annual Budget</u> <u>2022-2023</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ -	\$ 704	\$ 1,000	70%
Expenditures				
General and administrative expenses	97,750	602,340	1,897,000	32%
Total expenses	97,750	602,340	1,897,000	32%
Excess of expenditures over revenues	\$ (97,750)	\$ (601,636)	\$ (1,896,000)	32%



CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF DECEMBER 31, 2022

	<u>Capital Projects</u>	<u>Expo Center</u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 169,491	\$ 232,010
Investments	84,272	-
Accounts receivable, net	420	14,312
Prepaid insurance	-	2,173
Inventories	-	25,549
Deposits	-	3,000
Total current assets	<u>254,183</u>	<u>277,044</u>
CAPITAL ASSETS, net	<u>-</u>	<u>4,693,992</u>
Total assets	<u>\$ 254,183</u>	<u>\$ 4,971,036</u>
LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES:		
Accounts payable	\$ -	\$ 54,420
Sales tax payable	-	2,010
Advance rental payments	-	81,925
Security deposits	-	41,250
Total current liabilities	<u>-</u>	<u>179,605</u>
FUND BALANCE:		
Fund balance	<u>254,183</u>	<u>4,791,431</u>
Total liabilities and fund balance	<u>\$ 254,183</u>	<u>\$ 4,971,036</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

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

	CAPITAL PROJECTS				EXPO CENTER			
	MONTH ENDED 12/31/2022	YEAR TO DATE 12/31/2022	2022-2023 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 12/31/2022	YEAR TO DATE 12/31/2022	2022-2023 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:								
Expo center revenue:	\$ -	\$ -	\$ -	0%	\$ 65,123	\$ 766,367	\$ 153,700	499%
Other revenues	-	704	1,000	70%	-	-	-	0%
Total revenues	<u>-</u>	<u>704</u>	<u>1,000</u>	<u>70%</u>	<u>65,123</u>	<u>766,367</u>	<u>153,700</u>	<u>499%</u>
EXPENDITURES:								
Operating expenses	-	-	-	0%	55,264	479,497	434,200	110%
General and administrative expenses	97,750	602,340	1,897,000	32%	97,298	766,503	1,182,500	65%
Total expenses	<u>97,750</u>	<u>602,340</u>	<u>1,897,000</u>	<u>32%</u>	<u>152,562</u>	<u>1,246,000</u>	<u>1,616,700</u>	<u>77%</u>
EXCESS OF EXPENDITURES OVER REVENUES	(97,750)	(601,636)	(1,896,000)	32%	(87,439)	(479,633)	(1,463,000)	33%
OTHER FINANCING SOURCES, NET	<u>70,817</u>	<u>754,365</u>	<u>2,646,000</u>	<u>29%</u>	<u>20,000</u>	<u>407,000</u>	<u>-</u>	<u>0%</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES/(EXCESS OF EXPENDITURES OVER REVENUE AND OTHER FINANCING SOURCES)	(26,933)	152,729	\$ <u>750,000</u>	20%	(67,439)	(72,633)	\$ <u>(1,463,000)</u>	5%
Fund balance, beginning	<u>281,116</u>	<u>101,454</u>			<u>4,858,870</u>	<u>4,864,064</u>		
Fund balance, ending	\$ <u>254,183</u>	\$ <u>254,183</u>			\$ <u>4,791,431</u>	\$ <u>4,791,431</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILLS EXPO CENTER  
STATEMENT OF CASH FLOWS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2022

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (479,633)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	11,095
Due from other funds	86,000
Prepaid insurance	6,521
Inventories	12,185
Accounts payable	(11,669)
Sales tax payable	(1,965)
Advance rental payments	(21,551)
Security deposits	4,950
Net cash used in operating activities	<u>(394,067)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>407,000</u>
NET CHANGE IN CASH	12,933
Cash at July 1, 2022	<u>219,077</u>
Cash at December 31, 2022	<u>\$ <u>232,010</u></u>

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

<u>Expo Center Operations</u>	MONTH ENDED 12/31/2022	YEAR TO DATE 12/31/2022	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET	MONTH ENDED 12/31/2021	YEAR TO DATE 12/31/2021
Revenues						
Facilities rentals	\$ 18,552	\$ 109,789	\$ 1,100	9981%	\$ -	\$ -
Facilities rentals - bar sales	20,986	89,704	2,300	3900%	(1)	692
Facilities - security	3,013	19,091	-	0%	-	-
Facilities - insurance	600	3,000	-	0%	-	-
Facilities - other	-	700	-	0%	-	-
Facilities - concessions	183	767	-	0%	-	-
Grand Arena - special events rentals	16,000	88,600	34,900	254%	4,001	4,500
Grand Arena - show barn stall rentals	1,300	37,225	25,300	147%	525	13,495
Grand Arena - shaving sales	-	5,109	4,400	116%	600	2,509
Grand Arena - security	-	26,331	-	0%	-	-
Grand Arena - trailer parking	575	5,850	2,400	244%	-	650
Grand Arena - bar sales	-	179,215	46,200	388%	-	26,499
Grand Arena - food	-	-	3,700	0%	-	2,122
Grand Arena - parking	3,495	79,310	27,400	289%	1,880	11,275
Grand Arena - other	419	55,546	4,600	1208%	406	1,616
Speedway - bar	-	48,272	-	0%	-	-
Speedway - parking	-	15,345	-	0%	-	-
Speedway - other	-	1,763	-	0%	-	-
G&A- Other	-	750	1,400	54%	26	807
Total revenues	<u>65,123</u>	<u>766,367</u>	<u>153,700</u>	<u>499%</u>	<u>7,437</u>	<u>64,165</u>
Expo expenses						
Cost of sales	21,564	114,689	18,300	627%	(1)	9,832
Bar supplies	-	4,150	1,000	415%	-	858
Contract labor/wages	28,166	253,858	375,800	68%	25,444	181,381
Furniture/fixtures & equipment	-	650	-	0%	-	-
Facilities - insurance	-	1,000	1,800	56%	-	1,000
Miscellaneous	-	3,236	2,200	147%	-	1,844
Promotional	-	300	-	0%	-	-
Property maintenance	-	-	6,600	0%	-	5,604
Sales tax	279	201	-	0%	-	242
Security - Grand Arena	-	39,229	-	0%	-	-
Security - Facilities	3,013	22,388	-	0%	-	-
Shavings	-	4,744	4,000	119%	-	2,491
Supplies	1,520	23,389	22,200	105%	2,076	9,401
Equipment rental	722	2,055	-	0%	-	-
Special event concessions	-	-	2,300	0%	-	1,294
Bad debt	-	9,008	-	0%	-	-
Speedway- outside services/contract labor	-	600	-	0%	-	-
Total Expo expenses	<u>55,264</u>	<u>479,497</u>	<u>434,200</u>	<u>110%</u>	<u>27,044</u>	<u>213,472</u>
Operating loss before direct G & A and CRIA indirect expenses	<u>9,859</u>	<u>286,870</u>	<u>(280,500)</u>	<u>-102%</u>	<u>(19,607)</u>	<u>(149,307)</u>

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

<u>Expo Center Operations</u>	<u>MONTH ENDED 12/31/2022</u>	<u>YEAR TO DATE 12/31/2022</u>	<u>ANNUAL BUDGET 2022-2023</u>	<u>% OF ANNUAL BUDGET</u>	<u>MONTH ENDED 12/31/2021</u>	<u>YEAR TO DATE 12/31/2021</u>
Direct general and administrative expenses						
Travel and meetings	1,035	1,977	-	0%	-	-
Dues, subscriptions, books, etc.	1,064	18,533	29,600	63%	1,988	14,649
Equipment rental/lease	770	6,011	12,300	49%	795	5,311
Furniture/fixtures & equipment	-	731	600	122%	-	-
Telephone	1,394	7,404	17,700	42%	1,038	7,218
Postage	-	1,037	900	115%	133	522
Miscellaneous	2,564	14,713	8,200	179%	1,529	3,854
Professional services	17,776	218,159	302,900	72%	19,058	138,664
Repairs and equipment	33	256	8,600	3%	533	533
Vehicle expenses	1,177	7,496	16,400	46%	-	14,166
Insurance and bonds	1,086	6,520	13,800	47%	1,084	6,505
Supplies	2,138	20,421	25,600	80%	2,388	10,674
Contract labor/administrative wages	48,388	243,209	442,700	55%	31,270	196,903
Property maintenance	9,365	76,447	205,200	37%	15,674	82,277
Utilities	10,508	143,589	98,000	147%	2,696	50,532
Total direct general and administrative expenses	<u>97,298</u>	<u>766,503</u>	<u>1,182,500</u>	65%	<u>78,186</u>	<u>531,808</u>
 EXCESS OF EXPENDITURES OVER REVENUES	 \$ <u>(87,439)</u>	 \$ <u>(479,633)</u>	 \$ <u>(1,463,000)</u>	 33%	 \$ <u>(97,793)</u>	 \$ <u>(681,115)</u>

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

REVENUES:	MONTH ENDED 12/31/2022	YEAR TO DATE 12/31/2022	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET
Other revenues	\$ -	\$ 704	\$ 1,000	70%
<b>GENERAL AND ADMINISTRATIVE EXPENSES:</b>				
Salaries - board	2,836	17,016	35,000	49%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	41	247	1,000	25%
PARS - ARS	106	638	2,000	32%
Landscaping	-	123,804	825,000	15%
Legal	-	-	11,000	0%
Professional services	11,550	87,079	211,000	41%
Accounting	214	836	2,000	42%
Planning, survey and design	-	486	1,000	49%
Small equipment and supplies	112	112	2,000	6%
Vehicle expenses	1,189	4,534	5,000	91%
General engineering	12,779	83,485	100,000	83%
Security	22,758	173,449	482,000	36%
Property maintenance	46,165	102,631	137,000	75%
Insurance and bonds	-	-	59,000	0%
Office expenses	-	-	1,000	0%
Utilities	-	8,023	17,000	47%
Total general and administrative expenses	<u>97,750</u>	<u>602,340</u>	<u>1,897,000</u>	32%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (97,750)</u>	<u>\$ (601,636)</u>	<u>\$ (1,896,000)</u>	32%

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.2

Verbal Presentation

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
MARCH 8, 2023*

ITEM NO. 6.2  
HAND-OUT ITEM



**Pavilion events for the month of FEBRUARY**

PAV-020423 ST BRUNOS SCHOOL

PAV-021123 CARRILLO

PAV- 021823 ACOSTA

I am excited to finally be able to share photos showing all of you the progress of the Avalon room remodel.

(Run slides)

There is still a decent amount of work to do and CNC project manager Gerry Perez has asked that the contractor wait for the entirety of the A/V equipment to arrive before they start to work on that portion of the project. We will include Juan Lopez, our IT consultant so that he will be well informed regarding the operation and maintenance of the A/V system.

I would like to extend my sincere gratitude to Gerry Perez, Chris Lum, Bill Rojas and the entire team at CNC who are closely monitoring the progress of this project. Their work and collaboration are much appreciated.

Thank you very much, this concludes my report.

Cory Moss

## **UPDATE ON EXPO CENTER FOR THE MONTH OF JANUARY**

In the month of January, the Expo center held 5 Pavilion events and one Avalon Garden event which totaled revenues of \$36,763.95

PAV-010723 RIOS

PAV-011423 RAMIREZ

PAV-012023 CABRAL

PAV-012723 BAUTISTA

PAV-012823 CHAVEZ

AG-012123 CERJAK

In the Grand arena we held the following 2 events totaling \$13,448.71

MA-010623 TJARKS AGILITY

MA-012723 TJARKS AGILITY

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

MA-020223 TJARKS AGILITY

MA-020923 TJARKS AGILITY

MA-021823 AMER. SUPERCAMP

MA-022523 FERIA DEL CABALLOS ESPANOL