
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 7, 2022
PAGE 1

The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:30 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: 273 633 324#.

FLAG SALUTE

The flag salute was led by Chair Ken Calvo.

ROLL CALL

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

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Sam Pedroza, Assistant City Manager; 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.

CONSENT CALENDAR

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 was none.

5.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 7, 2022

RECOMMENDED ACTION: Approve the Register of Demands.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 7, 2022
PAGE 2

5.2 CONSIDERATION OF RESOLUTION NO. IPHMA 2022-15 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION:
15.

Adopt Resolution No. IPHMA 2022-

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

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

BOARD MATTERS

6.1 CONSIDERATION OF AMENDMENT REQUESTS TO RESIDENTIAL RENTAL AGREEMENTS FOR THE FOLLOWING PROPERTIES:

- a. 16000 TEMPLE AVENUE UNIT A
- b. 16000 TEMPLE AVENUE UNIT B
- c. 16000 TEMPLE AVENUE UNIT D
- d. 16212 TEMPLE AVENUE
- e. 16217 TEMPLE AVENUE
- f. 16224 TEMPLE AVENUE
- g. 16227 TEMPLE AVENUE
- h. 16238 TEMPLE AVENUE
- i. 16242 TEMPLE AVENUE
- j. 15702 NELSON AVENUE
- k. 15736 NELSON AVENUE
- l. 14063 PROCTOR AVENUE

RECOMMENDED ACTION:

Review and provide direction.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 7, 2022
PAGE 3

Executive Director, Josh Nelson provided a staff report and mentioned that a few months ago notices were sent to the tenants asking for any updates or changes to tenants and/or pets within the household. We received 12 responses with changes. He also wanted to confirm with the Authority that the Executive Director had the authority to amend an agreement should there be a change with a minor turning 18 years old and adjusting them from a minor to an adult in the household, plus the adding or changing of pets present in the house.

Chair Ken Calvo asked to give the public an opportunity to speak. Executive Director Josh Nelson 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.

Board Member Phil Cook asked about whether there was an issue with tenants as non-family members, and do they have the same rights? Also, should a vacant house become available, do they have to be an existing tenant already for one year?

Chair Ken Calvo said these issues should be brought before the Ad Hoc Committee then come back to the Authority for final approval. Pets and minors can be approved by the Executive Director through an amendment, but everything else should go through the Ad Hoc Committee first, then return to the Authority for final approval.

EXECUTIVE DIRECTOR REPORTS

Executive Director Josh Nelson wished everyone a Merry Christmas and we will see you next year! Should anything come up before our next meeting regarding tenants we can put together a special meeting if needed.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS


Chair Ken Calvo mentioned he attended the 5th Annual Holiday Tree Lighting Ceremony at the Homestead Museum, and it went very well. The City did an excellent job with the decorating, Santa arriving on a fire truck and thanked everyone for their hard work and thought it was a great thing to do for the holiday.

Chair Ken Calvo wished everyone a Merry Christmas and Happy New Year.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 7, 2022
PAGE 4

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:42 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary

