
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 9, 2022
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Ken Calvo at 10:30 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: 356 614 570#.

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
Timothy O’Gorman, Board Member - Telephonically

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.

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 OCTOBER 12, 2022

RECOMMENDED ACTION:

Ratify the Register of Demands.

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5.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 9, 2022

RECOMMENDED ACTION: *Approve the Register of Demands.*

5.3 CONSIDERATION OF THE MINUTES OF THE FEBRUARY 9, 2022, REGULAR MEETING, MARCH 9, 2022 REGULAR MEETING AND THE SEPTEMBER 7, 2022 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

5.4 CONSIDERATION OF RESOLUTION NO. IPHMA 2022-14 – A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2022-14.*

Executive Director Josh Nelson told the Authority that the descriptions on the Register of Demands are cutting off the page due to only one line available. We are working on making two lines available so in the near future, you will see a better description displayed on the Register of Demands.

MOTION BY BOARD MEMBER COOK AND SECOND BY VICE CHIAR SEAL 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

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BOARD MATTERS

6.1 CONSIDERATION OF RESIDENTIAL RENTAL AGREEMENTS FOR THE FOLLOWING PROPERTIES USING THE REVISED RENTAL AGREEMENT, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH MUTUALLY AGREED UPON MOVE IN DATES, AND TO RECLASSIFY OCCUPANTS AS TENANTS:

- a) 15652 NELSON AVENUE - \$900.00 PER MONTH
- b) 15722 NELSON AVENUE - \$900.00 PER MONTH
- c) 15730 NELSON AVENUE - \$1,370.00 PER MONTH
- d) 16229 TEMPLE AVENUE - \$1,175.00 PER MONTH
- e) 22036 VALLEY BOULEVARD - \$1,255.00 PER MONTH
- f) 17229 CHESTNUT STREET - \$1,740.00 PER MONTH

RECOMMENDED ACTION: *The IPHMA Ad Hoc Committee recommends approving the agreements, authorizing the Executive Director to establish move in dates, and authorizing the Executive Director to amend the agreements in the future for purposes of reclassifying an occupant as a tenant.*

Executive Director, Josh Nelson started that the new Ad Hoc Committee was created to review the Rental Application Interest Cards, determine eligibility, oversee the distribution and intake of Rental Applications, and select the tenant(s) for recommendation to the Board. The City has received eight applications for six properties. Upon approval, the Chair will sign the rental agreements and the Executive Director will be authorized to make amendments to these agreements in the future for purposes of reclassifying an occupant as a tenant once they reach the age of 18, should a newborn child be born into the family, and to establish move in dates.

Board Member Tim O'Gorman asked about new properties in the future. Executive Director Josh Nelson said there is one more house that still needs more work and one house where the tenant may be leaving shortly, making one of these homes available soon.

Chair Ken Calvo thanked everyone for their hard work in making this all come together.

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.

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MOTION BY VICE CHAIR SEAL AND SECOND BY BOARD MEMBER COOK TO APPROVE THE AGREEMENTS, AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH MOVE IN DATES, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE AGREEMENTS IN THE FUTURE FOR PURPOSES OF RECLASSIFYING AN OCCUPANT AS A TENANT. 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

6.2 CONSIDERATION OF THE APPOINTMENT OF A CHAIRPERSON AND VICE CHAIRPERSON.

RECOMMENDED ACTION: Consider nominations and make appointments.

Vice Chair Tim Seal nominated Ken Calvo for a second term as Chair. Chair Ken Calvo nominated Tim Seal for a second term as Vice Chair.

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 CHAIR SEAL AND SECOND BY BOARD MEMBER COOK TO NOMINATE KEN CALVO AS CHAIR AND TIM SEAL AS VICE CHAIR FOR AN ADDITIONAL TERM. 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

Executive Director, Josh Nelson stated, as per the By Laws, typically in October a re-appointment of Chairperson and Vice Chairperson takes place. There was no October meeting this year, therefore it was brought to the November meeting.

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CLOSED SESSION

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

7.1 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property:	14063 Proctor Avenue; 8206-012-900
Agency Negotiators:	Bianca Sparks Rojas, Assistant General Counsel Joshua Nelson, Executive Director
Negotiating Parties:	Industry Public Utilities Commission
Under Negotiation:	Price and terms of payment

Chair Ken Calvo recessed the meeting into Closed Session at 10:41 a.m.

Chair Ken Calvo reconvened the meeting at 11:07 a.m.

Assistant General Counsel, Bianca Sparks, reported out of Closed Session. All members of the Authority were present.

With regard to Closed Session Item No. 7.1, direction was given to Staff and the General Counsel's office, no final action was taken. Nothing further to report as this time.

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Board Member Phil Cook wished everyone a Happy Thanksgiving.

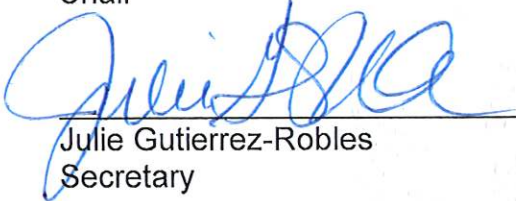
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ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:08 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary

