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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2023  
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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.

**FLAG SALUTE**

The flag salute was led by Chair Ken Calvo.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote, due to having a quorum. The webcast was then terminated.

**ROLL CALL**

PRESENT: Ken Calvo, Chair  
Phil Cook, Board Member  
Timothy O’Gorman, Board Member

ABSENT: Tim Seal, Vice Chair

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; and Lynn Thompson, Administrative Technician III.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 8, 2023**

*RECOMMENDED ACTION:* *Ratify the Register of Demands.*

**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS FOR APRIL 12, 2023**

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*RECOMMENDED ACTION:*  
*Demands.*

*Approve the Register of*

**6.3 CONSIDERATION OF THE MINUTES OF THE AUGUST 11, 2022 SPECIAL MEETING, NOVEMBER 9, 2022 REGULAR MEETING, DECEMBER 7, 2022 REGULAR MEETING, AND THE FEBRUARY 8, 2023 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

**6.4 PRESENTATION OF THE FY 2022-2023 MID-YEAR BUDGET REPORT, AND CONSIDERATION OF RESOLUTION NO. IPHMA 2023-03, APPROVING AND ADOPTING THE FY 2022-2023 MID-YEAR BUDGET AMENDMENTS**

*RECOMMENDED ACTION:*

*Receive and file the FY 22-23 Mid-Year Budget Report and adopt Resolution No. IPHMA 2023-03, approving the Proposed FY 22-23 Mid-Year Budget Amendments.*

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O’GORMAN TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS**

7.1 Discussion regarding AB 2449

*RECOMMENDED ACTION:*

*Receive and file.*

Executive Director Josh Nelson provided a slide presentation explaining a third alternative to teleconferencing that was approved in 2022 by the Governor. Since the State is no longer in a state of emergency, AB361 is no longer applicable. AB2449 began January 1, 2023, and sunsets December 31, 2025. Executive Director Nelson explained the provisions under AB2449. Should a Board Member wish to participate remotely, with “just cause” or an “emergency situation”, unlike the traditional requirement under the Brown Act to join remotely, the Board Member would not need to

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make their location known to the public. After an explanation, questions and answers were discussed, Chair Calvo said he was in favor of this and the other Board Members agreed. Executive Director Nelson said he would move forward and have something in place by the next meeting.

**CLOSED SESSION**

Administrative Technician Thompson announced there was a need for Closed Session as follows:

8.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

Property:	Assessor Parcel Numbers 8709-027-907 and 8709-027-271
Agency Negotiators:	James Casso, General Counsel Joshua Nelson, Executive Director
Negotiating Parties:	Skanska USA Inc.
Under Negotiation:	Price and terms of payment

Chair Ken Calvo recessed the meeting into Closed Session at 10:53 a.m.

Chair Ken Calvo reconvened the meeting at 11:48 a.m.

General Counsel Casso reported out of Closed Session. All members of the Authority were present except for Vice Chair Seal.

With regard to Closed Session Item Nos. 8.1, direction was given to Agency Negotiators, no final action taken. Nothing further to report.

**EXECUTIVE DIRECTOR REPORTS**

Executive Director Josh Nelson explained that currently, the City of Industry, City Council appoints individuals to the City's boards and commissions at various times of the year, and there is no uniformity for when terms begin and/or expire across boards and commissions. There was a resolution at today's CRIA meeting that was approved and there is another resolution at tomorrow's City Council meeting that will allow consistency across City boards and commissions, and for administrative ease. The Council desires to amend the JPA to make the appointments for all the City's board and

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commission in July, every two years. The City has therefore requested an amendment to the JPA to reflect when IPHMA Board Members are appointed. To implement this new policy, it is necessary to revise the terms of office for all current Board Members.

**AB 1234 REPORTS**

There were none.

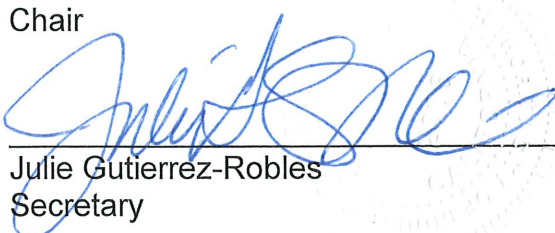
**BOARD MEMBER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:52 a.m.

  
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Ken Calvo  
Chair

  
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Julie Gutierrez-Robles  
Secretary

