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# Civic-Recreational-Industrial Authority



Regular Meeting Agenda

November 08, 2023

9:00 a.m.

Chairman Eric Benavidez

V. Chairman Ronald Whittemore

Board Member Sean Lee

Board Member Bob Lindsey

Board Member Ronald McPeak

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

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- ▶ **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 one-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 one-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.

At the time of publication, no Board Member intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

[www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 265 269 047 860

Passcode: DDTjpu

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 657-204-3264](tel:+16572043264)

Phone Conference ID: 303 921 119#

## **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. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **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.

- 6.1 Consideration of the Register of Demands submitted by the Finance Department for November 08, 2023

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

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

*RECOMMENDED ACTION:* *Receive and file.*

- 6.3 Consideration of the minutes of the April 12, 2023 regular meeting and September 13, 2023 regular meeting.

*RECOMMENDED ACTION:* *Receive and file.*

7. **ACTION ITEMS**

- 7.1 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for August 31, 2023

*RECOMMENDED ACTION:* *Approve as submitted.*

- 7.2 Update on the Expo Center

*RECOMMENDED ACTION:* *Receive and file.*

8. **PUBLIC HEARING-NONE**
9. **CLOSED SESSION-NONE**
10. **EXECUTIVE DIRECTOR COMMUNICATIONS**
11. **AB 1234 REPORTS**
12. **BOARD MEMBER COMMUNICATIONS**
13. **PUBLIC COMMENTS**
14. Adjournment. Next regular meeting: Wednesday, December 13, 2023, at 9:00 a.m.

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.1

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
Board Meeting November 8, 2023

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	125,777.36
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	186,550.36
TOTAL ALL FUNDS		312,327.72

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	312,327.72
TOTAL ALL BANKS		312,327.72

APPROVED PER EXECUTIVE DIRECTOR

  
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DATE

11/02/2023  
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**Civic-Recreational-Industrial Authority  
Board Meeting  
November 8, 2023**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
11796	10/11/2023		VALLEY VISTA SERVICES, INC	\$450.00
	Invoice	Date	Description	Amount
	5447694	10/01/2023	IH RODEO STORAGE BOXES - OCT 2023	\$450.00
11797	11/08/2023		ANNEALTA GROUP	\$320.00
	Invoice	Date	Description	Amount
	2979	10/02/2023	16200 TEMPLE AVE	\$320.00
11798	11/08/2023		CITY OF INDUSTRY	\$846.83
	Invoice	Date	Description	Amount
	2024-00000017	09/30/2023	SEPTEMBER 2023 FUEL COSTS	\$846.83
11799	11/08/2023		CNC ENGINEERING	\$32,943.75
	Invoice	Date	Description	Amount
	509019	10/26/2023	AVALON ROOM IMPROVEMENTS	\$4,935.00
	509020	10/26/2023	NEW BANQUET FACILITY AT THE EXPO CENTER	\$10,375.00
	509021	10/26/2023	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$3,730.00
	509022	10/26/2023	EXPO CENTER ELECTRICAL LOADING MASTER PLAN	\$550.00
	509023	10/26/2023	EXPO CENTER IT INFRASTRUCTURE UPGRADES	\$1,765.00
	509030	10/26/2023	EXPO CENTER - STANDARDS OF FACILITIES MAINTENANCE	\$1,250.00
	509031	10/26/2023	EXPO CENTER - STANDARDS OF FACILITIES MAINTENANCE	\$10,338.75
11800	11/08/2023		CRIA-EQUESTRIAN CENTER	\$45,000.00
	Invoice	Date	Description	Amount
	SEP-23	10/30/2023	REIMBURSEMENT FOR SEPTEMBER 2023 OPERATING COSTS	\$45,000.00

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

Check	Date	Payee Name		Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
11801	11/08/2023	ELEVATE PUBLIC AFFAIRS, LLC		\$6,000.00
	Invoice	Date	Description	Amount
	3495	10/16/2023	PROFESSIONAL SVC - SEP 2023	\$6,000.00
11802	11/08/2023	ESPY'S ELECTRICAL SERVICES INC.		\$875.00
	Invoice	Date	Description	Amount
	1216	10/13/2023	URGENT REPAIRS TO SECURITY CAMERAS - PAVILION @ EXPO	\$875.00
11803	11/08/2023	FRAZER, LLP		\$6,178.50
	Invoice	Date	Description	Amount
	185162	09/30/2023	PROFESSIONAL SVC - SEP 2023	\$6,178.50
11804	11/08/2023	GEO-ADVANTEC, INC.		\$18,730.00
	Invoice	Date	Description	Amount
	3697R	08/07/2023	DRILLING & GEOTECHNICAL SVC - BANQUET @ EXPO	\$18,730.00
11805	11/08/2023	INDUSTRY SECURITY SERVICES		\$59,860.81
	Invoice	Date	Description	Amount
	384	07/14/2023	07/07-07/13/23 SECURITY SVC - EXPO CENTER	\$12,028.80
	612	09/29/2023	09/22-09/28/23 SECURITY SVC - EXPO CENTER	\$11,745.61
	642	10/06/2023	09/29-10/05/23 SECURITY SVC - EXPO CENTER	\$12,028.80
	658	10/13/2023	10/06-10/12/23 SECURITY SVC - EXPO CENTER	\$12,028.80
	677	10/20/2023	10/13-10/19/23 SECURITY SVC - EXPO CENTER	\$12,028.80
11806	11/08/2023	JANUS PEST MANAGEMENT		\$555.00

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

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	Invoice	Date	Description	Amount
	264575	09/12/2023	PEST SVC - EXPO CENTER	\$185.00
	264576	09/12/2023	PEST SVC - EXPO CENTER	\$185.00
	264117	10/09/2023	PEST SVC - EXPO CENTER	\$185.00
<b>11807</b>	11/08/2023		<b>KAZONI CONSTRUCTION</b>	<b>\$64,739.16</b>
	Invoice	Date	Description	Amount
	#10-EXPO-2127R	11/01/2023	EXPO CENTER AVALON ROOM IMPRVMENTS - EXPO-212	\$68,146.48
<b>11808</b>	11/08/2023		<b>LOCKS PLUS, INC.</b>	<b>\$476.57</b>
	Invoice	Date	Description	Amount
	35774	09/19/2023	REPAIR DOOR JAMB & FRAME - EXPO CENTER	\$476.57
<b>11809</b>	11/08/2023		<b>PACIFIC UTILITY INSTALLATION</b>	<b>\$4,141.66</b>
	Invoice	Date	Description	Amount
	28417	09/30/2023	ELECTRICAL DISTRIBUTION & STREETLIGHT SYSTEM	\$4,141.66
<b>11810</b>	11/08/2023		<b>PERMECO, INC.</b>	<b>\$1,648.24</b>
	Invoice	Date	Description	Amount
	231001A	10/18/2023	PEDESTAL MONUMENT - EXPO CENTER	\$1,648.24
<b>11811</b>	11/08/2023		<b>PLACEWORKS</b>	<b>\$239.70</b>
	Invoice	Date	Description	Amount
	89436	09/30/2023	TECHNICAL STUDIES - NEW BANQUET @ EXPO	\$239.70
<b>11812</b>	11/08/2023		<b>VENEKLASEN ASSOCIATES, INC.</b>	<b>\$20,393.50</b>
	Invoice	Date	Description	Amount



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

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
72080	10/10/2023		DESIGN SVC - EXPO CENTER GRAND ARENA A/V UPGRADES	\$17,950.00
72081	10/10/2023		DESIGN SVC - EXPO CENTER GRAND ARENA A/V UPGRADES	\$2,196.00
72082	10/10/2023		DESIGN SVC - EXPO CENTER GRAND ARENA A/V UPGRADES	\$247.50
<b>11813</b>	11/08/2023		<b>WEST COAST ARBORISTS, INC.</b>	<b>\$48,929.00</b>
	Invoice	Date	Description	Amount
	205704-A	09/30/2023	TREE MAINTENANCE SVC - EXPO CENTER	\$48,929.00

Checks	Status	Count	Transaction Amount
	Total	18	\$312,327.72

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.2

Handout will be provided at the Meeting

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

ITEM NO. 6.2  
HAND-OUT ITEM

Industry Hills Expo Center - Check Register  
Sep-23

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
09/07/2023	17899	ANHEUSER BUSCH SALES OF AMERICA	448.25	BEVERAGE ORDER ALC.INVERNTRY
09/07/2023	17900	CINTAS	675.75	MATS, MOPS AND UNIFORMS
09/07/2023	17901	CNC EQUESTRIAN MANAGEMENT	43,426.32	CONTRACT LABOR & MONTHLY MNGMT FEE SEPT
09/07/2023	17902	FRONTIER COMMUNICATIONS	175.98	MONTHLY INTERNET SERVICES
09/07/2023	17903	HARBOR DISTRIBUTING,LLC	1,264.00	BEVERAGE ORDER ALC.INVERNTRY
09/07/2023	17904	REPUBLIC NATIONAL DISTRIBUTING COMPANY	1,367.68	BEVERAGE ORDER ALC.INVERNTRY
09/07/2023	17905	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE EXPENSE
09/07/2023	17906	SO CAL GAS	14.30	MONTHLY UTILITY EXPENSE
09/07/2023	17907	SOUTHERN GLAZER'S OF CA SOUTH	7,549.30	BEVERAGE ORDER ALC.INVERNTRY
09/07/2023	17908	SUPREMA CO.	1,125.00	MIXERS/ALC. INVENTORY
09/07/2023	17909	SYSCO	2,949.89	BEVERAGE ORDER ALC.INVERNTRY
09/07/2023	17910	XEROX FINANCIAL SERVICES	794.83	MONTHLY LEASE PMT-COPY MACHINE
09/13/2023	17911	AT&T	565.11	MONTHLY WIRELESS PHONE EXPENSE
09/13/2023	17912	CINTAS	1,351.50	MATS, MOPS AND UNIFORMS
09/13/2023	17913	HARBOR DISTRIBUTING,LLC	4,287.40	BEVERAGE ORDER ALC.INVERNTRY
09/13/2023	17914	INDUSTRY SECURITY SERVICES, INC.	16,095.44	EVENT SECURITY SERVICES-BANQUETS & ARENA
09/13/2023	17915	JANUS PEST MANAGEMENT, INC.	1,973.00	PEST CONTROL SERVICES
09/13/2023	17916	OFFICE DEPOT	77.83	OFFICE SUPPLIES EXPENSE
09/13/2023	17917	OS4 LABOR	13,447.82	CONTRACT LABOR W/E 0827 & W/E 0903
09/13/2023	17918	REPUBLIC NATIONAL DISTRIBUTING COMPANY	103.80	BEVERAGE ORDER ALC.INVERNTRY
09/13/2023	17919	ROBINSONS FLOWERS	94.60	OFFIE BDAY FLORAL ARRANGEMENT-RG
09/13/2023	17920	SOCAL INDUSTRIES	651.53	PORTABLE TOILET RENTAL
09/13/2023	17921	SOUTHERN GLAZER'S OF CA SOUTH	5,135.90	BEVERAGE ORDER ALC.INVERNTRY
09/13/2023	17922	SPARKLETTS	703.45	BEVERAGE ORDER ALC.INVERNTRY
09/13/2023	17923	VALLEY VISTA SERVICES	6,459.90	ROLL OFF & DUMP FEES-AUGUST
09/13/2023	17924	OFFICE DEPOT	71.48	OFFICE SUPPLIES EXPENSE
09/13/2023	17925	PACIFIC PALMS CONFERENCE RESORT	12,675.68	PROMOTIONAL EXP.HOTEL ROOMS-USA BMX
09/13/2023	17926	PITNEY BOWES	196.27	POSTAGE METER EXPENSE
09/19/2023	17927	PAV-090323 ANA LUNA	600.00	SECURITY DEPOSIT REFUND
09/19/2023	17928	PAV-090823 LAVAH ALAILIMA	700.00	SECURITY DEPOSIT REFUND
09/19/2023	17929	PAV-090923 CARMEN HUERTA	700.00	SECURITY DEPOSIT REFUND
09/19/2023	17930	AR-090923 PATRICIA NUNEZ	400.00	SECURITY DEPOSIT REFUND
09/19/2023	17931	AR-091023 GUADALUPE ROSALES	400.00	SECURITY DEPOSIT REFUND
09/19/2023	17932	CINTAS	689.06	MATS, MOPS AND UNIFORMS
09/20/2023	17933	ADVANTAGE COLOR GRAPHICS	2,390.00	CUSTOM PRINTING-PARKING TICKETS
09/20/2023	17934	CHAD'S PROFESSIONAL CLEANING	2,920.00	BANQUET/OFFICE CARPET CLEANING
09/20/2023	17935	CNC EQUESTRIAN MANAGEMENT	43,426.32	CONTRACT LABOR & MONTHLY MNGMT FEE OCT.
09/20/2023	17936	FRONTIER COMMUNICATIONS	711.60	MONTHLY PHONE SERVICES-OFFICE
09/20/2023	17937	OFFICE DEPOT	172.84	OFFICE SUPPLIES EXPENSE
09/20/2023	17938	OS4 LABOR	2,097.62	CONTRACT LABOR W/E 0910
09/20/2023	17939	ROGERS,CLEM & CO.	2,200.00	ACCT'G AND CONSULTING EXPENSE-AUGUST
09/20/2023	17940	SOUTHERN CALIFORNIA EDISON	31,284.57	MONTHLY UTILITY EXPENSE
09/20/2023	17941	SOUTHERN GLAZER'S OF CA SOUTH	2,530.98	BEVERAGE ORDER ALC.INVERNTRY
09/20/2023	17942	SUNBELT RENTALS	3,192.86	LIGHT TOWER RENTAL-ARENA EVENTS

09/20/2023	17943	THE FLY GUY	2,900.81	MAINT. & MATERIAL-FLY ABATEMENT SYSTEM
09/20/2023	17944	CNC EQUESTRIAN MANAGEMENT	3,538.38	REIMBURSE FOR CC PURCHASES
09/20/2023	17945	SYSCO	5,453.27	BEVERAGE ORDER ALC.INVERTORY
09/20/2023	17946	ADVANTAGE COLOR GRAPHICS	336.55	BAL. DUE-PARKING TICKET ORDER
09/21/2023	17947	TBS CLEANING SERVICE	13,920.00	CLEANING SERVICES-ARENA EVENTS
09/22/2023	17948	California Dept. of Tax and Fee Admin.	3,644.00	PREPAY SALES TAX
09/26/2023	17949	PAV-091623 ADRIAN CARRASCO	700.00	SECURITY DEPOSIT REFUND
09/26/2023	17950	PCR CASH	3,025.34	REPLENISH PETTY CASH-AUG/SEPT
09/26/2023	17951	HOME DEPOT	506.20	PROPERTY MAINTENANCE-SUPPLIES EXPENSE
09/26/2023	17952	INDUSTRY SECURITY SERVICES, INC.	786.38	EVENT SECURITY SERVICES-BANQUETS
09/26/2023	17953	JANUS PEST MANAGEMENT, INC.	749.00	PEST CONTROL SERVICES
09/26/2023	17954	OFFICE DEPOT	360.76	OFFICE SUPPLIES EXPENSE
09/26/2023	17955	PITNEY BOWES GLOBAL FINANCE	18.32	POSTAGE METER EXPENSE
09/26/2023	17956	RANCHO JANITORIAL SUPPLIES	745.85	MONTHLY CLEANING & PAPER SUPPLIES EXPENSE
09/26/2023	17957	TBS CLEANING SERVICE	3,073.00	MONTHLY CLEANING EXPENSE
<hr/> <b>TOTAL</b> <hr/>			<b>266,529.72</b>	

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.3

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2023  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:03 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**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: 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; Cory C. Moss, Expo Facilities Operations Manager; and Lynn Thompson, Administrative Technician III.

Chairman Benavidez thanked city staff for doing a great job at the State of the City Event. It was very well done, and everyone did a great job!

**PUBLIC COMMENTS**

There were none.

**CONSENT CALENDAR**

Executive Director Josh Nelson pulled Item No. 6.3 from the agenda. This is not ready and will come back at the next meeting to be ratified.

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2023  
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**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR APRIL 12, 2023**

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

**6.2 CONSIDERATION OF THE MINUTES OF THE MARCH 8, 2023 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**6.3 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR FEBRUARY 2023**

*RECOMMENDED ACTION:* *Receive and file.*

***THIS ITEM WAS PULLED FROM THE AGENDA.***

**6.4 CONSIDERATION OF THE FY 2022-2023 MID-YEAR BUDGET REPORT, AND CONSIDERATION OF RESOLUTION NO. CRIA 2023-04, APPROVING AND ADOPTING THE FY 2022-2023 MID-YEAR BUDGET AMENDMENTS AND THE FY 2022-2023 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM BUDGET**

*RECOMMENDED ACTION:* *Receive and file the FY 22-23 Mid-Year Budget Report, and adopt Resolution No. CRIA 2023-04, approving the Proposed FY 23 Mid-Year Budget Amendments.*

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR WITH PULLING ITEM NO. 6.3. 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



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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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**ACTION ITEMS**

**7.1 CONSIDERATION OF RESOLUTION NO. CRIA 2023-05 - A RESOLUTION OF THE CITY COUNCIL AND THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, AMENDING SECTION 2.03 (BOARD OF DIRECTORS) OF ARTICLE II (GENERAL PROVISIONS), OF THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY'S JOINT EXERCISE OF POWERS AGREEMENT**

*RECOMMENDED ACTION:*  
05.

*Adopt Resolution No. CRIA 2023-*

Executive Director Josh Nelson mentioned for the record, we made a small change in the verbiage on the resolution. It should read "A Resolution of the City Council and the Civic-Recreational-Industrial Authority, etc., instead of the word "of". This was verbally corrected and will be corrected on the final version of the resolution.

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. This resolution 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 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.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIR WHITTEMORE TO ADOPT RESOLUTION NO. CRIA 2023-05. 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

**7.2 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JANUARY 31, 2023**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2023  
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*RECOMMENDED ACTION:* *Receive and file the report.*

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

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY CHAIR BENAVIDEZ TO RECEIVE AND FILE THE REPORT. 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

### **7.3 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Expo Facility Ops Manager, Cory Moss provided a staff report and was available to answer any questions.

MOTION BY VICE CHAIR WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE. 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

### **7.4 DISCUSSION REGARDING AB 2449**

*RECOMMENDED ACTION:* *Receive and file.*

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
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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 make their location known to the public. After an explanation and questions and answers were discussed, Chair Benavidez said he was in favor and the other Board Members agreed. Executive Director Nelson said he would move forward with this and have something in place by the next meeting.

No vote was taken or necessary. Direction was provided.

#### **EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson mentioned that tomorrow’s City Council meeting will have the same resolution that shows your expiration dates. If you have any questions, please call me.

#### **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 9:34 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:03 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

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

There was no need for AB 2449 vote, due to having a quorum and there were no Board Members taking part remotely. The webcast was then terminated.

**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; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**PUBLIC COMMENTS**

There were none.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR SEPTEMBER 13, 2023**

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

**6.2 CONSIDERATION OF THE MINUTES OF THE AUGUST 9, 2023 REGULAR MEETING**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
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*RECOMMENDED ACTION:* *Approve as submitted.*

**6.3 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR JULY 2023**

*RECOMMENDED ACTION:* *Receive and file.*

*A handout was provided at the meeting for Item 6.3.*

MOTION BY BOARD MEMBER LINDSEY, AND SECOND BY VICE CHAIRMAN WHITTEMORE 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**

**7.1 CONSIDERATION OF RESOLUTION NO. CRIA 2023-08 - A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING ANY AND ALL PRIOR RESOLUTION(S) ESTABLISHING THE ORDER OF THE CRIA MEETING AGENDA AND/OR TIME LIMITS FOR ORAL COMMUNICATION, AND ADOPTING RULES REGARDING SAME**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2023-08.*

General Counsel James M. Casso presented a staff report establishing the order of business for meeting agendas, setting forth a new time limit of one minute for public comments, and rescinding all prior resolutions establishing the amount of time for oral communications. This is similar to the resolutions approved at a special meeting last week with the City Council, Industry Public Utilities Commission and Successor Agency.

There were no public comments.

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
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MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIRMAN WHITTEMORE TO ADOPT RESOLUTION NO. CRIA 2023-08. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

### **7.2 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JUNE 30, 2023**

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

Dean Yamagata from Frazier, LLP provided a staff report regarding the year-end Financial Report for June 30, 2023, and was available to answer any questions.

Board Member Lindsey thanked Expo Facility Ops Manager Cory Moss and City Staff for the recent tour we received at the Expo facility. It was very impressive and thank you for having the August 9th meeting at the Avalon Room for us to view in person. It looks great!

MOTION BY BOARD MEMBER LINDSEY, 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, WHITTEMORE, C/BENAVIDEZ	V/C
NOES:	BOARD MEMBERS:	NONE	
ABSENT:	BOARD MEMBERS:	NONE	
ABSTAIN:	BOARD MEMBERS:	NONE	

### **7.3 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
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Expo Facility Ops Manager Cory Moss provided a staff report with a handout, providing information on recent events including an overview of the upcoming BMX event.

MOTION BY VICE CHAIRMAN WHITTEMORE, 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

#### **EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson mentioned that the city is providing new polo shirts to staff. If any Board Member would like one, please let us know so we can put one on order for you.

#### **AB 1234 REPORTS**

There were none.

#### **BOARD MEMBER COMMUNICATIONS**

Chairman Benavidez commented that the Rodeo is coming to town on October 13, 14, and 15<sup>th</sup>. We are putting plans together now, so please let me know if you are willing to volunteer this year.

#### **ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:23 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 7.1





# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

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

DATE: November 8, 2023

SUBJECT: Civic-Recreational-Industrial Authority August 31, 2023 Financial Report

### **Executive Summary:**

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand. Management has started to book events in 2024.

#### Expo Center:

For the month ended August 31, 2023, the Expo Center generated revenues of \$104,157 and expenses of \$214,674 resulting in an operating loss of \$110,517. Transfers from the Capital Projects fund amounted to \$45,000 for the month of August 2023.

Year to date revenues amounted to \$303,907, which represents approximately 25% of the budgeted revenues of \$1,215,800 for the year ended June 30, 2024.

Year to date operating expenses through August 31, 2023 amounted to \$449,779, which represents approximately 19% of the budgeted expenses of \$2,307,400 for the year ended June 30, 2024.

The expenses are in line with the budgeted amounts for the year ended June 30, 2024.

#### Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2024 amount to \$2,189,000. The Fund has incurred \$64,984 of year to date expenditures through August 31, 2023 which represents approximately 3.0% of budgeted expenditures. Year to date transfers from the City of Industry amounted to \$160,000 which \$45,000 was transferred to the Expo Center resulting in net transfers of \$115,000.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that were budgeted at the beginning of the year. For the month ended August 31, 2023, expenditures for capital improvements amounted to \$33,169. This amount represent approximately 1% of total budgeted expenditures for the year ended June 30, 2024.

**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 August 31, 2023.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# **EXHIBIT A**

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

August 31, 2023

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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

FINANCIAL STATEMENTS

August 31, 2023

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
August 31, 2023

**Expo Center Operations**

During the month ended August 31, 2023 total revenues for the Facilities and Grand Arena revenues amounted to \$104,157. There were seven events held in the Pavilion, generating \$43,871 in Facilities revenues. One event was held in the Avalon Room, generating \$800 in Avalon Room revenue. Three events were held in the Grand Arena, generating \$60,250 in Grand Arena revenues.

At August 31, 2023 and 2022, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 8/31/2023	Year To Date 8/31/2023	Amended Budget 2023-2024	% of Amended Budget	Month Ended 08/31/2022	Year To Date 08/31/2022
Total revenues	\$ 104,157	\$ 303,907	\$ 1,215,800	25%	\$ 242,709	\$ 403,202
Expenses:						
Direct Expo Center expenses	97,024	211,178	861,700	25%	128,429	235,535
General and administrative expenses	117,650	238,601	1,445,700	17%	141,064	302,456
Total direct Expo Center expenses	214,674	449,779	2,307,400	19%	269,493	537,991
Net (loss) income from operations	(110,517)	(145,872)	(1,091,600)	13%	(26,784)	(134,789)
Net (loss) income	\$ (110,517)	\$ (145,872)	\$ (1,091,600)	13%	\$ (26,784)	\$ (134,789)

Summarized financial information by department for the month ending August 31, 2023 and 2022:

<u>Expo Center Operations</u>	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 43,871	\$ 60,250	\$ 36	\$ 104,157
Expenses:					
Direct Expo Center expenses	-	48,092	48,932	-	97,024
General and administrative expenses	-	-	-	117,650	117,650
Total direct Expo Center expenses	-	48,092	48,932	117,650	214,674
Net (loss) income from operations	-	(4,221)	11,318	(117,614)	(110,517)
Net (loss) income for the month ended	\$ -	\$ (4,221)	\$ 11,318	\$ (117,614)	\$ (110,517)

<u>Expo Center Operations</u>	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023	Month Ended 8/31/2023
	Speedway	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ -	\$ 43,871	\$ 60,250	\$ 36	\$ 104,157
Expenses:					
Direct Expo Center expenses	-	48,092	48,932	-	97,024
General and administrative expenses	-	-	-	117,650	117,650
Total direct Expo Center expenses	-	48,092	48,932	117,650	214,674
Net (loss) income from operations	-	(4,221)	11,318	(117,614)	(110,517)
Net (loss) income for the month ended	\$ -	\$ (4,221)	\$ 11,318	\$ (117,614)	\$ (110,517)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
August 31, 2023

Summarized financial information by department for the year ending August 31, 2023 and 2022:

	Year To Date 8/31/2023	Year To Date 8/31/2023	Year To Date 8/31/2023	Year To Date 8/31/2023	Year To Date 8/31/2023
<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	\$ -	\$ 66,225	\$ 237,646	\$ 36	\$ 303,907
Expenses:					
Direct Expo Center expenses	-	82,766	128,412	-	211,178
General and administrative expenses	-	-	-	238,601	238,601
Total direct Expo Center expenses	-	82,766	128,412	238,601	449,779
Net (loss) income from operations	-	(16,541)	109,234	(238,565)	(145,872)
Net (loss) income year to date	\$ -	\$ (16,541)	\$ 109,234	\$ (238,565)	\$ (145,872)
	Year To Date 8/31/2022	Year To Date 8/31/2022	Year To Date 8/31/2022	Year To Date 8/31/2022	Year To Date 8/31/2022
<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	\$ 58,977	\$ 72,651	\$ 271,574	\$ -	\$ 403,202
Expenses:					
Direct Expo Center expenses	14,562	79,246	141,727	-	235,535
General and administrative expenses	-	-	-	302,456	302,456
Total direct Expo Center expenses	14,562	79,246	141,727	302,456	537,991
Net (loss) income from operations	44,415	(6,595)	129,847	(302,456)	(134,789)
Net (loss) income year to date	\$ 44,415	\$ (6,595)	\$ 129,847	\$ (302,456)	\$ (134,789)

**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 August 31, 2023 amounted to \$14,982,484. 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 August 31, 2023. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2024 annual audit.

**Capital Projects**

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS

August 31, 2023

At August 31, 2023, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	Month Ended 8/31/2023	Year To Date 8/31/2023	Budget 2023-2024	% of Budget
Total revenues	\$ 670	\$ 670	\$ 3,000	22%
Expenditures:				
General and administrative expenses	60,563	64,984	2,189,000	3%
Operating expenses	33,169	33,169	2,860,000	1%
Total expenses	93,732	98,153	5,049,000	2%
Excess of expenditures over revenues	\$ (93,062)	\$ (97,483)	\$ (5,046,000)	2%

**Capital Improvements Fund**

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved in June 2023.

Capital Improvement Program FY 2023-2024		
#	Project Name	Approved Budget FY 2023-2024
<b>9. Expo Center at Industry Hills (CRIA)</b>		
A	Sewer Upgrades at Expo Center	\$ 60,000.00
B	Pavilion Building Upgrades	\$ 40,000.00
C	Expo Center Avalon Room Improvements	\$ 300,000.00
D	Expo Center Patio Café Improvements	\$ 10,000.00
E	Expo Center Fire Alarm System	\$ 600,000.00
F	Expo Center Electrical Loading Master Plan	\$ 120,000.00
G	Expo Center AV upgrades to the Grand Arena	\$ 420,000.00
H	Expo Center Signage Improvements	\$ 15,000.00
I	Expo Center IT Infrastructure Upgrades	\$ 75,000.00
J	New Banquet Facility	\$ 750,000.00
K	Drainage Improvements around Avalon Building	\$ 300,000.00
L	Expo Center ADA Upgrades	\$ 50,000.00
M	Replace Pull Boxes and Adjust to Grade at Expo Center	\$ 60,000.00
N	Expo Center Barn Improvements	\$ 60,000.00
	<b>Total</b>	<b>\$ 2,860,000.00</b>



CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
August 31, 2023

At August 31, 2023, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>8/31/2023</u>	<u>Year To Date</u> <u>8/31/2023</u>	<u>Budget</u> <u>2023-2024</u>	<u>% of</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 33,169	\$ 33,169	\$ 1,295,000	3%
Construction Costs	-	-	1,450,000	0%
Small Equipment & Supplies	-	-	115,000	0%
Total expenditures	<u>33,169</u>	<u>33,169</u>	<u>1,565,000</u>	1%
Excess of expenditures over revenues	<u>\$ 33,169</u>	<u>\$ 33,169</u>	<u>\$ 1,565,000</u>	1%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF AUGUST 31, 2023

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
<b>ASSETS</b>			
<b>CURRENT ASSETS:</b>			
Cash and cash equivalents	\$ 170,635	\$ 187,258	\$ -
Investments	85,953	-	-
Due from other funds	-	-	74,629
Accounts receivable, net	417	10,012	-
Prepaid insurance	-	6,744	-
Inventories	-	48,057	-
Deposits	-	3,000	-
Total current assets	<u>257,005</u>	<u>255,071</u>	<u>74,629</u>
<b>CAPITAL ASSETS, net</b>	<u>-</u>	<u>14,982,484</u>	<u>-</u>
Total assets	<u>\$ 257,005</u>	<u>\$ 15,237,555</u>	<u>\$ 74,629</u>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>CURRENT LIABILITIES:</b>			
Accounts payable	\$ -	\$ 45,946	\$ -
Retainage payable	-	-	73,969
Sales tax payable	-	46	-
Due to other funds	-	-	660
Advance rental payments	-	135,458	-
Security deposits	-	50,900	-
Total current liabilities	<u>-</u>	<u>232,350</u>	<u>74,629</u>
<b>FUND BALANCE:</b>			
Fund balance	257,005	15,005,205	-
Total liabilities and fund balance	<u>\$ 257,005</u>	<u>\$ 15,237,555</u>	<u>\$ 74,629</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2023

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	2023-2024 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	2023-2024 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	2023-2024 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 104,157	\$ 303,907	\$ 1,215,800	25%	\$ -	\$ -	\$ -	0%
Other revenues	670	670	3,000	22%	-	-	-	0%	-	-	-	0%
Total revenues	<u>670</u>	<u>670</u>	<u>3,000</u>	<u>22%</u>	<u>104,157</u>	<u>303,907</u>	<u>1,215,800</u>	<u>25%</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>
EXPENDITURES:												
Operating expenses	-	-	-	0%	97,024	211,178	951,700	25%	33,169	33,169	2,860,000	1%
General and administrative expenses	60,563	64,984	2,189,000	3%	117,650	238,601	1,445,700	17%	-	-	-	0%
Total expenses	<u>60,563</u>	<u>64,984</u>	<u>2,189,000</u>	<u>3%</u>	<u>214,674</u>	<u>449,779</u>	<u>2,307,400</u>	<u>19%</u>	<u>33,169</u>	<u>33,169</u>	<u>2,860,000</u>	<u>1%</u>
EXCESS OF EXPENDITURES OVER REVENUES	(59,893)	(64,314)	(2,186,000)	3%	(110,517)	(145,872)	(1,091,600)	13%	(33,169)	(33,169)	(2,860,000)	1%
OTHER FINANCING SOURCES, NET	<u>115,000</u>	<u>115,706</u>	<u>2,936,000</u>	<u>4%</u>	<u>45,000</u>	<u>45,000</u>	<u>640,200</u>	<u>7%</u>	<u>33,169</u>	<u>33,169</u>	<u>-</u>	<u>0%</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	55,107	51,392	<u>\$ 750,000</u>	7%	(65,517)	(100,872)	<u>\$ (451,400)</u>	22%	-	-	<u>\$ (2,860,000)</u>	0%
Fund balance, beginning	<u>201,898</u>	<u>205,613</u>			<u>15,070,722</u>	<u>15,106,077</u>			<u>-</u>	<u>-</u>		
Fund balance, ending	<u>\$ 257,005</u>	<u>\$ 257,005</u>			<u>\$ 15,005,205</u>	<u>\$ 15,005,205</u>			<u>\$ -</u>	<u>\$ -</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF CASH FLOWS  
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2023

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (145,872)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	14,611
Prepaid insurance	2,250
Inventories	(12,933)
Accounts payable	7,941
Sales tax payable	(3,583)
Advance rental payments	18,690
Security deposits	4,650
Net cash used in operating activities	<u>(114,246)</u>
NET CHANGE IN CASH	(69,246)
Cash at July 1, 2023	<u>256,504</u>
Cash at August 31, 2023	<u>\$ <u>187,258</u></u>

INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2023 AND 2022

<u>Expo Center Operations</u>	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	ANNUAL BUDGET 2023-2024	% OF ANNUAL BUDGET	MONTH ENDED 08/31/2022	YEAR TO DATE 08/31/2022
<b>Expo revenues</b>						
Facilities rentals	\$ 20,954	\$ 30,173	\$ 137,000	22%	\$ 18,681	\$ 35,775
Facilities rentals - bar sales	18,498	29,607	127,700	23%	11,665	28,019
Facilities - security	3,646	5,472	26,900	20%	3,054	7,155
Facilities - food	-	-	900	0%	292	402
Facilities - insurance	700	900	3,900	23%	400	1,000
Facilities - other	-	-	-	0%	-	300
Grand Arena - special events rentals	11,000	28,000	181,000	15%	16,000	27,000
Grand Arena - outdoor arena rentals	-	-	2,800	0%	-	-
Grand Arena - show barn stall rentals	1,225	9,170	65,900	14%	13,250	16,550
Grand Arena - shaving sales	-	668	6,000	11%	-	96
Grand Arena - security	4,257	24,705	42,500	58%	12,556	24,531
Grand Arena - trailer parking	300	2,350	12,800	18%	350	1,625
Grand Arena - bar sales	19,783	91,869	329,800	28%	106,336	132,073
Grand Arena - food	-	-	7,300	0%	-	-
Grand Arena - parking	18,600	50,490	135,200	37%	11,380	36,227
Grand Arena - other	5,085	30,394	51,300	59%	19,555	33,472
Speedway - bar	-	-	60,700	0%	21,319	43,491
Speedway - parking	-	-	20,900	0%	7,080	13,885
Speedway - other	-	-	2,100	0%	791	1,601
Total revenues	<u>104,121</u>	<u>303,871</u>	<u>1,214,700</u>	25%	<u>242,709</u>	<u>403,202</u>
<b>Direct general and administrative revenues</b>						
G&A- Other	36	36	1,100	3%	-	-
<b>Expo expenses</b>						
Cost of sales	19,877	42,082	162,700	26%	43,079	64,440
Bar supplies	204	204	6,000	3%	2,505	2,964
Contract labor/wages	55,733	127,741	537,100	24%	65,396	114,154
Furniture/fixtures & equipment	4,264	4,264	(800)	-533%	650	650
Facilities - insurance	-	1,000	1,100	91%	-	1,000
Miscellaneous	339	339	5,200	7%	1,536	1,536
Promotional	4,950	4,950	400	1238%	-	300
Property maintenance	485	1,823	1,000	182%	-	-
Repairs and maintenance	-	546	-	0%	319	319
Security - Grand Arena	6,380	13,835	62,700	22%	4,924	23,444
Security - Facilities	1,431	3,257	32,300	10%	5,721	10,483
Shavings	420	950	5,600	17%	585	656
Supplies	2,342	6,634	35,600	19%	3,114	5,981
Equipment rental	-	2,954	2,200	134%	-	-
Bad debt	-	-	9,900	0%	-	9,008
Speedway- outside services/contract labor	-	-	700	0%	600	600
Total Expo expenses	<u>97,024</u>	<u>211,178</u>	<u>861,700</u>	25%	<u>128,429</u>	<u>235,535</u>
<b>Operating net income before direct G &amp; A and CRIA indirect expenses</b>	<u>7,133</u>	<u>92,729</u>	<u>354,100</u>	26%	<u>114,280</u>	<u>167,667</u>
<b>Direct general and administrative expenses</b>						
Travel and meetings	-	-	1,100	0%	453	453
Dues, subscriptions, books, etc.	1,580	3,481	32,900	11%	4,350	8,421
Equipment rental/lease	991	1,723	12,600	14%	961	2,594
Furniture/fixtures & equipment	957	957	900	106%	-	731
Telephone	1,426	2,841	15,500	18%	1,377	2,406
Postage	283	283	1,800	16%	87	108
Miscellaneous	8,787	10,129	28,300	39%	2,414	4,621
Professional services	31,692	50,955	364,800	14%	43,562	86,278
Repairs and equipment	1,668	1,668	9,700	17%	-	-
Vehicle expenses	-	11,471	15,700	73%	580	580
Insurance and bonds	1,124	2,248	14,400	16%	1,086	2,173
Supplies	3,574	7,520	42,500	18%	3,508	6,538
Contract labor/administrative wages	26,059	61,509	507,500	12%	44,173	87,099
Property maintenance	10,125	26,012	177,100	15%	15,122	29,648
Utilities	29,384	57,804	222,900	26%	23,391	70,806
Total direct general and administrative expenses	<u>117,650</u>	<u>238,601</u>	<u>1,445,700</u>	17%	<u>141,064</u>	<u>302,456</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (110,517)</u>	<u>\$ (145,872)</u>	<u>\$ (1,091,600)</u>	13%	<u>\$ (26,784)</u>	<u>\$ (134,789)</u>

CAPITAL PROJECTS FUND  
 SCHEDULE OF REVENUES AND EXPENDITURES  
 FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2023 AND 2022

REVENUES:	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET
Other revenues	\$ 670	\$ 670	\$ 3,000	22%
<b>GENERAL AND ADMINISTRATIVE EXPENDITURES:</b>				
Salaries - board	3,687	7,374	45,000	16%
Payroll taxes	-	-	4,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	54	107	1,000	11%
PARS - ARS	138	276	2,000	14%
Landscaping	43,659	43,659	950,000	5%
Legal	-	-	16,000	0%
Professional services	-	-	235,000	0%
Accounting	96	191	2,000	10%
Planning, survey and design	-	-	1,000	0%
Small equipment and supplies	132	132	1,000	13%
Vehicle expenses	-	-	8,000	0%
General engineering	(1,980)	(1,980)	200,000	-1%
Security	24,584	24,582	491,000	5%
Property maintenance	(9,807)	(9,357)	212,000	-4%
Utilities	-	-	20,000	0%
Total general and administrative expenditures	<u>60,563</u>	<u>64,984</u>	<u>2,189,000</u>	3%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (59,893)</u>	<u>\$ (64,314)</u>	<u>\$ (2,186,000)</u>	3%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

Schedule 3

CAPTIAL IMPROVEMENT FUND  
 SCHEDULE OF EXPENDITURES  
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2023 AND 2022

EXPENDITURES	MONTH ENDED 8/31/2023	YEAR TO DATE 8/31/2023	ANNUAL BUDGET 2022-2023	% OF ANNUAL BUDGET
Equestrian Center Capital Improvements:				
Planning, Survey and Deslgn	\$ 33,169	\$ 33,169	\$ 1,295,000	3%
Construction Costs	-	-	1,450,000	0%
Small Equipment & Supples	-	-	115,000	0%
Total expenditures	<u>33,169</u>	<u>33,169</u>	<u>2,860,000</u>	1%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ 33,169</u>	<u>\$ 33,169</u>	<u>\$ 2,860,000</u>	1%

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 7.2

Handout will be provided at the Meeting