



City of Industry Property and Housing Management Authority

REGULAR MEETING AGENDA
December 13, 2023
10:30 a.m.

Chair Ken Calvo
Vice Chair Tim Seal
Board Member Phil Cook
Board Member Timothy O’Gorman

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

Addressing the Authority:

- ▶ **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 Members intend 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

Meeting ID: 256 748 296 531

Passcode: UALLuj

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+1 657-204-3264 United States

Phone Conference ID: 462 270 219#

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, Suite 100, 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**

- 6.1 Consideration of the Register of Demands for December 13, 2023

RECOMMENDED ACTION: *Approve the Register of Demands.*

- 6.2 Consideration of the minutes of the October 11, 2023 regular meeting and the November 8, 2023 regular meeting.

RECOMMENDED ACTION: *Approve as submitted.*

7. **ACTION ITEMS**

- 7.1 Discussion and direction regarding rent increases for existing tenants

RECOMMENDED ACTION: *Provide direction to Staff.*

8. **PUBLIC HEARING- NONE**

9. **CLOSED SESSION -NONE**

10. **EXECUTIVE DIRECTOR REPORTS**

11. **AB 1234 REPORTS**

12. **BOARD MEMBER COMMUNICATIONS**

13. **PUBLIC COMMENTS**

14. Adjournment. Next regular meeting: Wednesday, January 10, 2024, at 10:30 a.m.

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting December 13, 2023

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	142.50
160	INDUSTRY PROPERTY & HOUSING	103,555.66
TOTAL ALL FUNDS		103,698.16

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	103,698.16
TOTAL ALL BANKS		103,698.16

APPROVED PER EXECUTIVE DIRECTOR



DATE



**Industry Property and Housing Management Authority
Board Meeting
December 13, 2023**

Check	Date		Payee Name	Check Amount	
IPHMA.WF.CHK - IPHMA Wells Fargo Checking					
200544	11/08/2023		11/30/2023	LA PUENTE VALLEY COUNTY WATER	\$2,006.46
	Invoice	Date	Description	Amount	
	2024-00000730	11/01/2023	08/17-10/17/23 SVC - 15652 NELSON	\$455.85	
	2024-00000731	11/01/2023	08/17-10/17/23 SVC - 15702 NELSON	\$245.97	
	2024-00000732	11/01/2023	08/17-10/17/23 SVC - 15714 NELSON	\$424.17	
	2024-00000733	11/01/2023	08/17-10/17/23 SVC - 15722 NELSON	\$226.17	
	2024-00000734	11/01/2023	08/17-10/17/23 SVC - 15730 NELSON	\$356.85	
	2024-00000735	11/01/2023	08/17-10/17/23 SVC - 15736 NELSON	\$297.45	
200545	11/08/2023		11/30/2023	ROWLAND WATER DISTRICT	\$492.38
	Invoice	Date	Description	Amount	
	2024-00000736	10/25/2023	09/06-10/08/23 SVC - 17217 & 17229 CHESTNUT - IRR	\$291.40	
	2024-00000737	10/25/2023	09/06-10/08/23 SVC - 17217 CHESTNUT ST	\$112.37	
	2024-00000738	10/25/2023	09/06-10/08/23 SVC - 17229 CHESTNUT ST	\$88.61	
200546	11/15/2023		11/30/2023	L A COUNTY TAX COLLECTOR	\$382.07
	Invoice	Date	Description	Amount	
	8940 149 070 23	11/01/2023	ADJUSTED PROP TAX 23/24-17229 CHESTNUT ST	\$382.07	
200547	11/29/2023			SOCALGAS	\$25.53
	Invoice	Date	Description	Amount	
	2024-00000826	11/06/2023	10/03-11/01/23 SVC-16200 TEMPLE APT#202 BUNKHOU	\$25.53	
200548	11/29/2023			WALNUT VALLEY WATER DISTRICT	\$37.75
	Invoice	Date	Description	Amount	
	4823589	11/07/2023	10/01-10/31/23 SVC- 22002 VALLEY BLVD	\$37.75	

**Industry Property and Housing Management Authority
Board Meeting
December 13, 2023**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200549	11/29/2023		INDUSTRY PUBLIC UTILITIES	\$2,505.87
	Invoice	Date	Description	Amount
	2024-00000832	11/01/2023	8/17-10/17/23 SVC- 16200 TEMPLE BUNKHOUSE	\$198.43
	2024-00000833	11/01/2023	HANDORF LOOP RD-IRRIG BOOSTER STN	\$84.31
	2024-00000834	11/01/2023	HANDORF LOOP RD-IRRIGATION	\$59.35
	2024-00000835	11/01/2023	14063 PROCTOR	\$165.23
	2024-00000836	11/01/2023	16200 TEMPLE CONDOS A&B	\$392.83
	2024-00000837	11/01/2023	16200 TEMPLE CONDOS C&D	\$414.07
	2024-00000838	11/01/2023	16212 TEMPLE	\$253.05
	2024-00000839	11/01/2023	16217 TEMPLE	\$120.61
	2024-00000840	11/01/2023	16218 TEMPLE	\$123.91
	2024-00000841	11/01/2023	16220 TEMPLE	\$114.01
	2024-00000842	11/01/2023	16224 TEMPLE	\$118.45
	2024-00000843	11/01/2023	16227 TEMPLE	\$114.01
	2024-00000844	11/01/2023	16229 TEMPLE	\$114.01
	2024-00000845	11/01/2023	16238 TEMPLE	\$108.55
	2024-00000846	11/01/2023	16242 TEMPLE	\$125.05
200550	11/29/2023		L A COUNTY TAX COLLECTOR	\$880.65
	Invoice	Date	Description	Amount
	8940 149 071 23	11/01/2023	ADJUSTED PROP TAX FY 23/24 15722 NELSON AVE	\$263.05
	8940 149 072 23	11/01/2023	ADJUSTED PROP TAX FY 23/24 15652 NELSON AVE	\$240.18
	8940 149 069 23	11/01/2023	ADJUSTED PROP TAX FY 23/24 16218 TEMPLE AVE	\$377.42
200551	11/29/2023		SOCALGAS	\$5.26
	Invoice	Date	Description	Amount
	2024-00000896	11/16/2023	10/13-11/14/23 SVC - 22036 VALLEY BLVD	\$5.26

**Industry Property and Housing Management Authority
Board Meeting
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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200552	11/29/2023		WALNUT VALLEY WATER DISTRICT	\$248.48
	Invoice	Date	Description	Amount
	4828021	11/08/2023	10/03-10/31/23 SVC - 20137 WALNUT DR	\$248.48
200553	12/06/2023		ROWLAND WATER DISTRICT	\$472.58
	Invoice	Date	Description	Amount
	2024-00000898	11/21/2023	09/06-10/08/23 SVC-17217 & 17229 CHESTNUT-IRR	\$291.40
	2024-00000899	11/21/2023	09/06-10/08/23 SVC-17217 CHESTNUT ST	\$108.41
	2024-00000900	11/21/2023	09/06-10/08/23 SVC-17229 CHESTNUT ST	\$72.77
200554	12/13/2023		CELCO CONSTRUCTION SERVICES IN	\$17,449.28
	Invoice	Date	Description	Amount
	12491	11/10/2023	PREP AND PAINT CABINETS-22036 VALLEY BLVD	\$10,415.00
	12242	09/20/2023	URGENT REPAIR FOR WATER LEAK 16000 TEMPLE AV	\$7,034.28
200555	12/13/2023		CNC ENGINEERING	\$13,241.25
	Invoice	Date	Description	Amount
	509219	11/30/2023	GENERAL ENG SVC/MAINT-20137-20249 E WALNUT DR	\$270.00
	509220	11/30/2023	GENERAL ENG SVC/MAINT-16212 TEMPLE AVE	\$142.50
	509221	11/30/2023	GENERAL ENG SVC/MAINT-17217 CHESTNUT ST	\$47.50
	509222	11/30/2023	GENERAL ENG SVC/MAINT-16238 E TEMPLE AVE	\$190.00
	509223	11/30/2023	GENERAL ENG SVC/MAINT-15652 NELSON AVE	\$142.50
	509224	11/30/2023	GENERAL ENG SVC/MAINT-16229 E TEMPLE AVE	\$855.00
	509225	11/30/2023	GENERAL ENG SVC/MAINT-16218 E TEMPLE AVE	\$47.50
	509226	11/30/2023	GENERAL ENG SVC/MAINT-1600 TEMPLE AVE, UNIT A	\$95.00
	509227	11/30/2023	GENERAL ENG SVC/MAINT-15722 NELSON AVE	\$47.50

**Industry Property and Housing Management Authority
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Check	Date	Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking			
509228	11/30/2023	GENERAL ENG SVC/MAINT-16224 E TEMPLE AVE	\$190.00
509229	11/30/2023	GENERAL ENG SVC/MAINT-16242 E. TEMPLE AVE	\$47.50
509230	11/30/2023	GENERAL ENG SVC/MAINT-15730 NELSON AVE	\$190.00
509231	11/30/2023	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE, UNIT D	\$95.00
509232	11/30/2023	GENERAL ENG SVC/MAINT-16217 E. TEMPLE AVE	\$47.50
509233	11/30/2023	GENERAL ENG SVC/MAINT-17229 CHESTNUT ST	\$522.50
509234	11/30/2023	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE,BUNKH	\$95.00
509235	11/30/2023	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE, UNIT B	\$885.00
509236	11/30/2023	GENERAL ENG SVC/MAINT-15714 NELSON AVE	\$1,405.00
509237	11/30/2023	GENERAL ENG SVC/MAINT-15702 NELSON AVE	\$237.50
509238	11/30/2023	GENERAL ENG SVC/MAINT-15736 NELSON AVE	\$415.00
509239	11/30/2023	GENERAL ENG SVC/MAINT-16200 TEMPLE AVE, UNIT C	\$237.50
509240	11/30/2023	GENERAL ENG SVC/MAINT-16227 E. TEMPLE AVE	\$285.00
509241	11/30/2023	GENERAL ENG SVC/MAINT-22036 E. VALLEY BLVD	\$987.50
509242	11/30/2023	MISC IMPROVEMENTS-22036 E. VALLEY BLVD	\$1,740.00
509243	11/30/2023	ADMINISTRATIVE SVC-GENERAL	\$3,881.25
509244	11/30/2023	MISC HOUSING CAPITAL IMPROVEMENTS-REVIEW PL/	\$142.50
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200556	12/13/2023	ESPY'S ELECTRICAL SERVICES INC.	\$250.00
Invoice	Date	Description	Amount
1238	11/08/2023	CIRCUIT REPAIR-16224 TEMPLE AVE	\$250.00
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200557	12/13/2023	IRRI-CARE PLUMBING & BACKFLOW T	\$825.00
Invoice	Date	Description	Amount
15726	11/14/2023	BACKFLOW TEST MULTIPLE HOUSES	\$825.00
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200558	12/13/2023	KLINE'S PLUMBING, INC.	\$3,908.39

**Industry Property and Housing Management Authority
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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	13106	10/31/2023	DRAIN KITCHEN BLOCKAGE-16218 TEMPLE AVE	\$140.00
	13090	10/23/2023	REPAIR LOOSE FAUCET 16238 E TEMPLE AVE	\$185.00
	13073	10/10/2023	REPAIR WATER HEATER-16000 TEMPLE AVE UNIT B	\$2,150.00
	13150	11/22/2023	REPAIR WATER LEAK - 16000 TEMPLE AVE UNIT C	\$1,433.39
200559	12/13/2023		PERFORMING ART FLOORING, INC.	\$14,500.00
	Invoice	Date	Description	Amount
	23084-1	11/01/2023	INSTALL NEW FLOORING-22036 VALLEY	\$14,500.00
200560	12/13/2023		SATSUMA LANDSCAPE & MAINT.	\$26,122.21
	Invoice	Date	Description	Amount
	1023EHNHCS	10/30/2023	October 2023 LANDSCAPE MAINTENANCE	\$26,122.21
200561	12/13/2023		TEMP AIR SYSTEM INC.	\$20,345.00
	Invoice	Date	Description	Amount
	17875	11/16/2023	HVAC MAINTENANCE - 14063 PROCTOR AVE	\$195.00
	17849	11/16/2023	HVAC MAINTENANCE - 16238 TEMPLE AVE	\$390.00
	17820	11/16/2023	HVAC MAINTENANCE - 16242 TEMPLE AVE	\$390.00
	17818	11/16/2023	HVAC MAINTENANCE - 16218 TEMPLE AVE	\$195.00
	17819	11/16/2023	HVAC MAINTENANCE - 16217 TEMPLE AVE	\$390.00
	17786	11/16/2023	HVAC MAINTENANCE - 16212 TEMPLE AVE	\$195.00
	17789	11/16/2023	HVAC MAINTENANCE - 15736 NELSON AVE	\$195.00
	17817	11/16/2023	HVAC MAINTENANCE - 15722 NELSON AVE	\$195.00
	17788	11/16/2023	HVAC MAINTENANCE - 16000 TEMPLE AVE UNIT A	\$195.00
	17787	11/16/2023	HVAC MAINTENANCE - 16000 TEMPLE AVE UNIT D	\$195.00
	17859	11/16/2023	HVAC MAINTENANCE - 15714 NELSON AVE	\$195.00

**Industry Property and Housing Management Authority
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December 13, 2023**

Check	Date	Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking			
17791	11/16/2023	HVAC MAINTENANCE - 16000 TEMPLE AVE UNIT C	\$195.00
17822	11/16/2023	HVAC MAINTENANCE - 16000 TEMPLE AVE BUNKHOUS	\$390.00
17821	11/16/2023	HVAC MAINTENANCE - 16229 TEMPLE AVE	\$195.00
17861	11/16/2023	HVAC MAINTENANCE - 15652 NELSON AVE	\$195.00
17850	11/16/2023	HVAC MAINTENANCE - 17217 CHESTNUT ST	\$195.00
17785	11/16/2023	HVAC MAINTENANCE - 16000 TEMPLE AVE UNIT B	\$195.00
17865	11/16/2023	HVAC MAINTENANCE - 22036 VALLEY BLVD	\$420.00
17917	11/22/2023	HVAC MAINTENANCE - 16238 TEMPLE AVE	\$490.00
17814	11/17/2023	HVAC MAINTENANCE - 15730 NELSON AVE	\$195.00
17851	11/20/2023	HVAC MAINTENANCE - 16227 TEMPLE AVE	\$195.00
17901	11/20/2023	REPLACE EXISTING HVAC SYSTEM - 15714 NELSON A	\$14,950.00

Checks	Status	Count	Transaction Amount
	Total	18	\$103,698.16

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 6.2

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 11, 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 10:31 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 and there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

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

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

PRESENTATION

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR OCTOBER 11, 2023

RECOMMENDED ACTION: Approve the Register of Demands.

There were no public comments.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 11, 2023
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MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

BOARD MATTERS

7.1 CONSIDERATION OF CHANGE ORDER NO. 1 IN THE AMOUNT OF \$7,533.22 FOR CONTRACT NO. IPHMA-0011, MISCELLANEOUS IMPROVEMENT AT 22036 E. VALLEY BOULEVARD WITH CELCO CONSTRUCTION SERVICES, INC.

RECOMMENDED ACTION: *Approve Change Order No. 1.*

City Manager Josh Nelson provided backup on this project by explaining that due to unforeseen conditions, the contract amount would now exceed the \$60,000.00 limit for negotiated contracts. At this point, it would be difficult to pull the work out and bid it separately. Doing so would require another contractor to take responsibility for any existing contractor's work and warranties on work could be voided. It is in the best interest of the use of public funds to process a change order. Engineering Manager Mat Hudson then reviewed the miscellaneous interior and exterior improvements and recommended the Chairman execute Change Order No. 1.

There were no public comments.

MOTION BY VICE CHAIR SEAL, AND SECOND BY CHAIR CALVO TO APPROVE CHANGE ORDER NO. 1. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
OCTOBER 11, 2023
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PUBLIC HEARING – NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:35 a.m.

Ken Calvo
Chair

Julie Gutierrez-Robles
Secretary

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 8, 2023
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 10:31 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 and there were no Board Members taking part remotely. 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 Julie Gutierrez-Robles, Secretary.

PRESENTATION

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 8, 2023

RECOMMENDED ACTION: Approve the Register of Demands.

6.2 CONSIDERATION OF THE MINUTES OF THE APRIL 12, 2023 REGULAR MEETING AND THE SEPTEMBER 13, 2023 REGULAR MEETING

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 8, 2023
PAGE 2

RECOMMENDED ACTION:

Approve as submitted.

There were no public comments.

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 – NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Board Member Cook said Happy Thanksgiving and Veterans Day!

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:34 a.m.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 8, 2023
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Ken Calvo
Chair

Julie Gutierrez-Robles
Secretary

*CITY OF INDUSTRY PROPERTY AND HOUSING
MANAGEMENT AUTHORITY*

ITEM NO. 7.1
Verbal Presentation