
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.

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MOTION BY BOARD MEMBER O’GORMAN, 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		

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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