
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
DECEMBER 13, 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 10:32 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 since there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

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

ABSENT: Phil Cook, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Mat Hudson, Engineering Manager; and Lynn Thompson, Administrative Technician III.

PRESENTATION

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR DECEMBER 13, 2023

RECOMMENDED ACTION:
Demands.

Approve the Register of

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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.*

Board Member O’Gorman asked which unit check # 200554 was referring to what was the water leak issue. Mat Hudson, Engineering Manager, explained the damage started from a water leak in the water heater and that it was for Unit C. He answered the question sufficiently and was available to answer any other questions.

There were no public comments.

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

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

ACTION ITEMS

7.1 DISCUSSION AND DIRECTION REGARDING RENT INCREASES FOR EXISTING TENANTS

RECOMMENDED ACTION: *Provide direction to Staff.*

Assistant Executive Director Bing Hyun provided a staff report and explained the rent increases used for the previous year and the amount allowable by law. Conversation ensued with Chair Ken Calvo asking about the target rent amount and Vice Chair Tim Seal asking what the new rent would be at 5% plus cost of living. Directions were given and Assistant Executive Director Bing Hyun stated that staff will bring back some figures at next month’s meeting with calculation. No vote was taken or needed.

There were no public comments.

PUBLIC HEARING - NONE

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CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

Assistant Executive Director, Bing Hyun, said Executive Director Josh Nelson, sends his regrets for not being here today, as a personal matter came up. He relayed "Merry Christmas and Happy New Year to all".

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS


Chair Ken Calvo wished everyone a Merry Christmas and Happy New Year!

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:44 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary