
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 10, 2024
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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 Vice Chair Tim Seal 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 Vice Chair Tim Seal.

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

ABSENT: Ken Calvo, 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 JANUARY 10, 2024

RECOMMENDED ACTION: Approve the Register of Demands.

Executive Director Josh Nelson mentioned a handout was delivered for the Register of Demands this month, due to the holidays.

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Board Member Cook asked about the repairs regarding check # 200572. Justin Aguilar, Field Operation Project Manager, with CNC Engineering explained the damage, which started from a water leak under the kitchen sink. The repair is complete and there was no mold spreading throughout. 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 BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	COOK, O’GORMAN, VC/SEAL
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	C/CALVO
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 information along with a draft handout to the Board Members. Discussion ensued about the price per foot, the homes that were unoccupied and the increase per unit. It was decided to not come to a decision today but to give this some thought for the next meeting. With the absence of Chair Calvo we will bring this item back at the next meeting.

There were no public comments.

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

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EXECUTIVE DIRECTOR REPORTS

Executive Director, Josh Nelson wished everyone a happy new year!

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

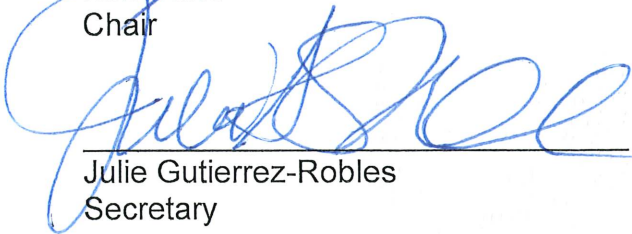
There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:41 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary