



***City of Industry Property and Housing  
Management Authority***

**Regular Meeting Agenda  
October 7, 2015  
10:00 a.m.**

**Chairman Troy Helling  
Board Member Carlos Cuevas  
Board Member Mike Reible**

**Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California**

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***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 three-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 three-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.

***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 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*
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1. Call to Order
2. Roll Call
3. Public Comments

4. **BOARD MATTERS**

4.1 Consideration of Register of Demands.

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

4.2 Consideration of the minutes of the August 12, 2015 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

4.3 Consideration of a Professional Services Agreement between Calabrese Architect and the Industry Property and Housing Management Authority for the remodel and addition at 16220 Temple Avenue, for an estimated cost of \$75,000.00

*RECOMMENDED ACTION: Approve the Agreement.*

4.4 Discussion and direction to authorize the Executive Director to review and standardize the water billing policy for the IPHMA-managed residential units

*RECOMMENDED ACTION: Discuss, direct and authorize the Executive Director to review and standardize the water billing policy for the IPHMA-managed residential units.*

4.5 Consideration of a Residential Rental Agreement between the Industry Property and Housing Management Authority and Leonard Nunnally for the property located at 15714 Nelson Avenue

*RECOMMENDED ACTION: Approve the Agreement.*

4.6 Consideration of a Residential Rental Agreement between the Industry Property and Housing Management Authority and Travis Brady and Vivian Brady for the property located at 15652 Nelson Avenue

*RECOMMENDED ACTION: Approve the Agreement.*

4.7 Request from Daniel Newmire to be considered for a Residential Rental Agreement for any residential units as they become available.

*RECOMMENDED ACTION: Accept Daniel Newmire as a future lessee as residential units become available.*

4.8 Discussion and direction regarding the cancellation of the regular meeting scheduled for November 11, 2015.

*RECOMMENDED ACTION: Cancel the regular meeting and hold a special meeting on November 10, 2015.*

5. **CLOSED SESSION**

5.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (Two potential cases)

6. Adjournment to Tuesday, November 10, 2015 at 10:00 a.m.