



---

---

## City of Industry Property and Housing Management Authority

SPECIAL MEETING AGENDA  
January 15, 2025  
10:30 a.m.

Chair Ken Calvo  
Vice Chair Tim Seal  
Board Member, Jim Bickel  
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 Board on any matter listed on the Agenda. Anyone wishing to speak to the Board is asked to complete a Speaker’s Card which can be found at the back of the room and at the podium. The completed form should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Board.*

**Public Comments (Agenda Items Only):** *During public comments, if you wish to address the Board during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Board concerning any item that has been described in the notice for the Special Meeting.*

*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](http://www.microsoft.com/microsoft-teams/join-a-meeting)

**Meeting ID:** 239 440 594 684

**Passcode:** di6eS6Ay

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

**+1 657-204-3264 United States**

Phone Conference ID: 152 375 638#

### **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 submitted by the Finance Department for January 8, 2025  

*RECOMMENDED ACTION:*                      *Ratify the Register of Demands for January 8, 2025.*

:
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARING- NONE**
9. **CLOSED SESSION**
  - 9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:  

Property:	145 Vineland Ave, City of Industry
Agency Negotiators:	Joshua Nelson, Executive Director
	James M. Casso, General Counsel
Negotiating Parties:	SZ 125 Properties, LLC
Under Negotiation:	Price and terms of payment
10. **EXECUTIVE DIRECTOR REPORTS**
11. **AB 1234 REPORTS**

12. **BOARD MEMBER COMMUNICATIONS**

13. Adjournment. Next regular meeting: Wednesday, February 12, 2025, 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 January 8, 2025

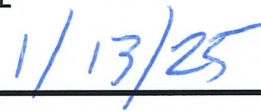
<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	0.00
160	INDUSTRY PROPERTY & HOUSING	45,574.13
TOTAL ALL FUNDS		45,574.13

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	45,574.13
TOTAL ALL BANKS		45,574.13

APPROVED PER EXECUTIVE DIRECTOR



DATE



**Industry Property and Housing Management Authority  
Board Meeting  
January 8, 2025**

Check	Date	Payee Name		Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
<b>200748</b>	12/11/2024	<b>ROWLAND WATER DISTRICT</b>		<b>\$588.83</b>
	Invoice	Date	Description	Amount
	2025-00000916	11/27/2024	10/7-11/6/24 SVC-17217 & 17229 CHESTNUT - IRR	\$357.31
	2025-00000917	11/27/2024	10/7-11/6/24 SVC-17217 CHESTNUT ST	\$103.52
	2025-00000918	11/27/2024	10/7-11/6/24 SVC-17229 CHESTNUT ST	\$128.00
<b>200749</b>	12/18/2024	<b>SOCALGAS</b>		<b>\$28.09</b>
	Invoice	Date	Description	Amount
	2025-00000922	12/06/2024	11/1-12/4/24 SVC-16200 TEMPLE - APT 202 BUNKHOUSE	\$28.09
<b>200750</b>	12/18/2024	<b>WALNUT VALLEY WATER DISTRICT</b>		<b>\$71.98</b>
	Invoice	Date	Description	Amount
	5187071	12/11/2024	11/1-11/30/24 SVC-20137 WALNUT DR	\$32.34
	5182617	12/10/2024	11/1-11/30/24 SVC-22002 VALLEY BLVD	\$39.64
<b>200751</b>	01/08/2025	<b>INDUSTRY PUBLIC UTILITIES</b>		<b>\$158.03</b>
	Invoice	Date	Description	Amount
	2025-00001014	01/01/2025	10/16-12/16/24 SVC-HANDORF LOOP-IRRIG	\$65.29
	2025-00001015	01/01/2025	10/16-12/16/24 SVC-HANDORF LOOP-IRRIG BOOSTER S	\$92.74
<b>200752</b>	01/08/2025	<b>LA PUENTE VALLEY COUNTY WATER</b>		<b>\$1,777.29</b>
	Invoice	Date	Description	Amount
	2025-00001016	01/01/2025	10/16-12/16/24 SVC-15652 NELSON	\$489.19
	2025-00001017	01/01/2025	10/16-12/16/24 SVC-15702 NELSON	\$265.99
	2025-00001018	01/01/2025	10/16-12/16/24 SVC-15714 NELSON	\$293.89
	2025-00001019	01/01/2025	10/16-12/16/24 SVC-15722 NELSON	\$293.89
	2025-00001020	01/01/2025	10/16-12/16/24 SVC-15730 NELSON	\$214.84

**Industry Property and Housing Management Authority  
Board Meeting  
January 8, 2025**

Check	Date		Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
	2025-00001021	01/01/2025	10/16-12/16/24 SVC-15736 NELSON	\$219.49
<b>200753</b>	01/08/2025		<b>ROWLAND WATER DISTRICT</b>	<b>\$450.11</b>
	Invoice	Date	Description	Amount
	2025-00001022	12/18/2024	11/6-12/8/24 SVC-17217 & 17229 CHESTNUT-IRR	\$226.75
	2025-00001023	12/18/2024	11/6-12/8/24 SVC-17217 CHESTNUT ST.	\$111.68
	2025-00001024	12/18/2024	11/6-12/8/24 SVC-17229 CHESTNUT ST.	\$111.68
<b>200754</b>	01/08/2025		<b>CNC ENGINEERING</b>	<b>\$4,530.00</b>
	Invoice	Date	Description	Amount
	511663	12/26/2024	General Engineering-16238 E. Temple Avenue	\$156.25
	511664	12/26/2024	General Engineering-16200 Temple Avenue, Bunkhouses at	\$156.25
	511665	12/26/2024	General Engineering-17217 Chestnut Street	\$100.00
	511666	12/26/2024	General Engineering-16217 E. Temple Avenue	\$300.00
	511667	12/26/2024	General Engineering	\$3,817.50
<b>200755</b>	01/08/2025		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	DEC-24	12/17/2024	REPLENISH PAYROLL ACCT FOR DECEMBER 2024	\$5,000.00
<b>200756</b>	01/08/2025		<b>JANUS PEST MANAGEMENT</b>	<b>\$2,505.00</b>
	Invoice	Date	Description	Amount
	277892	12/05/2024	MONTHLY RESIDENTIAL PEST REMEDIATION	\$2,385.00
	276543	10/04/2024	RODENT DEVICES & PROGRAM @ 16227 TEMPLE	\$120.00
<b>200757</b>	01/08/2025		<b>KENNETH CALVO</b>	<b>\$1,297.56</b>
	Invoice	Date	Description	Amount

**Industry Property and Housing Management Authority  
Board Meeting  
January 8, 2025**

Check	Date		Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
	1/7/2025	01/07/2025	REIMBURSE FOR TRAVEL EXPENSE-WASHINGTON DC	\$1,297.56
<b>200758</b>	01/08/2025		<b>KLINE'S PLUMBING, INC.</b>	<b>\$795.00</b>
	Invoice	Date	Description	Amount
	13845	11/21/2024	PLUMBING MAINT SVC-16212 TEMPLE AVE	\$500.00
	13912	12/24/2024	PLUMBING MAINT SVC-16242 TEMPLE AVE	\$295.00
<b>200759</b>	01/08/2025		<b>MORTISE &amp; TENON BUILDING CORP</b>	<b>\$4,587.27</b>
	Invoice	Date	Description	Amount
	116	11/18/2024	ASSES SLAB CRACKS, LEAKS, MISC REPAIRS @16238	\$3,737.27
	120	11/24/2024	REPLACE GARAGE DOOR SPRINGS-16217 TEMPLE AV	\$850.00
<b>200760</b>	01/08/2025		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$23,784.97</b>
	Invoice	Date	Description	Amount
	1224EHNHCS	12/17/2024	11/18-12/15/24 SVC-LANDSCAPE MAINT	\$23,784.97

Checks	Status	Count	Transaction Amount
	Total	13	\$45,574.13