
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2025
PAGE 1

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 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
James Bickel, Board Member
Phil Cook, Board Member
Timothy O’Gorman, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Jamie M. Casso, General Counsel; and Julie Gutierrez Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 12, 2025

RECOMMENDED ACTION: Approve the Register of Demands.

Board Member Cook questioned the large amount on check # 200769, and Executive Director Josh Nelson responded that this involved two houses, one with a backyard flood problem going through a wall to another neighbor. A drain was built through the

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2025
PAGE 2

wall to run it out to the parkway drain. As Executive Director I have the authority to approve up to \$75,000.00 for repairs without approval.

Board Member Cook asked about # 200775 which makes note of the Bunkhouse. Executive Director Josh Nelson said this required repair of termite rot on the wood roof, so at the same time, services were brought in for the necessary stair and railing improvement. The Bunkhouse is vacant but is now being used for storage.

There were no public comments.

MOTION BY VICE CHAIR SEAL, AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS

7.1 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. IPHMA-006, VARIOUS ROOF REPLACEMENTS AND REPAIRS, FOR AN ESTIMATED COST OF \$360,000.00 (MP 12-06 #27)

RECOMMENDED ACTION: *It is hereby recommended that the Authority approve the plans and specifications and authorize the solicitation of public bids.*

Director of Engineering James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER BICKEL TO APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE THE SOLICITATION OF PUBLIC BIDS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2025
PAGE 3

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

PUBLIC HEARINGS- NONE

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

Chair Calvo, recessed the meeting into Closed Session at 10:39 a.m.

Chair Calvo reconvened the meeting at 10:54 a.m.

General Counsel Jamie M. Casso reported out of Closed Session. All members of the Authority were present.

With regard to Closed Session Item No. 9.1, direction was given to the Agency Negotiators, no final action taken.

Nothing further to report at this time.

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2025
PAGE 4

Chair Calvo stated that Mayor Pro Tem Michael Greubel, City Manager Josh Nelson and himself all went to Washington D.C. by the invite from new Congressman Gil Cisneros.

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 10:55 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary