



**CIVIC-RECREATIONAL-
INDUSTRIAL AUTHORITY
REGULAR MEETING
AGENDA**

CHAIRMAN ERIC BENAVIDEZ
V. CHAIRMAN RONALD WHITTEMORE
BOARD MEMBER SEAN LEE
BOARD MEMBER ALEX BAUMAN
BOARD MEMBER RONALD McPEAK

AUGUST 12, 2026 AT 9:00 AM

LOCATION: City Council Chambers, 15651 Mayor Dave Way
City of Industry, California

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 one-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 one-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.

At the time of publication, no Board Member intends 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

Meeting ID: 233 956 092 863 079

Passcode: M5HZ22fs

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

Or call in (audio only)

+1 657-204-3264

Phone Conference ID: 877 745 291#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any Public 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, 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., Fridays 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 for July 8, 2026
RECOMMENDED ACTION: Ratify the Register of Demands for July 8, 2026, authorize the appropriate Authority Officials to pay the bills.
 - 6.2. Consideration of the Register of Demands for August 12, 2026
RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.
 - 6.3. Consideration of the minutes of the May 13, 2026, regular meeting
RECOMMENDED ACTION: Approve as submitted.
 - 6.4. Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for May 2026 and June 2026
RECOMMENDED ACTION: Receive and file.
 - 6.5. Consideration of Amendment No. 2 to the Professional Services Agreement with Oldham Architects, Inc., for the architectural services at the Industry Hills Expo Center, revising the scope of services, revising the rate schedule, and increasing compensation by \$5,200.00
RECOMMENDED ACTION: Approve Amendment
 - 6.6. Consideration of Amendment No. 2 to the Professional Services Agreement with Environs, Inc. to provide on-call landscape architecture services at the Industry Hills Expo Center, extending the term through August 12, 2028, and revising the rate schedule
RECOMMENDED ACTION: Approve the Amendment.

7. ACTION ITEMS

- 7.1. Presentation and Discussion Regarding the Civic-Recreational-Industrial Authority's Financial Report for May & June 2026

RECOMMENDED ACTION: Receive and File the report.

- 7.2. Update on the EXPO Center

RECOMMENDED ACTION: Receive and File the report.

8. PUBLIC HEARINGS -NONE

9. CLOSED SESSION-NONE

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular Civic-Recreational-Industrial Authority Meeting is Wednesday, September 9, 2026, at 9:00 AM.

ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting July 8, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
121	CRIA - CAPITAL IMPROVEMENT	189,346.85
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	158,270.14
TOTAL ALL FUNDS		347,616.99

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
WFCK	WELLS FARGO CHECKING	347,616.99
TOTAL ALL BANKS		347,616.99

APPROVED PER EXECUTIVE DIRECTOR

DATE



7/2/26

Civic-Recreational-Industrial Authority
Board Meetings
July 8, 2026

P. 1

Check	Date	Payee Name		Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12524	06/10/2026	VALLEY VISTA SERVICES, INC		\$3,336.38
	Invoice	Date	Description	Amount
	3924320	06/01/2026	TRASH MAINT BINS/AVALON RM-CRIA	\$856.38
	3923918	06/01/2026	IH RODEO/STORAGE BOXES - JUN 2026	\$491.45
	3924142	06/01/2026	ORGANIC BINS/LANDSCAPE MAINT - CRIA	\$1,988.55
12525	06/24/2026	SAN GABRIEL VALLEY CONSERVATIO		\$18,600.00
	Invoice	Date	Description	Amount
	20260611CRIA	06/10/2026	LANDSCAPE & MAINT SVC-@ EXPO CNTR	\$18,600.00
12526	07/08/2026	ACTUM-E, LLC		\$12,000.00
	Invoice	Date	Description	Amount
	202605-0153	05/31/2026	PROFESSIONAL SVC-MAY 2026	\$6,000.00
	202604-0053	04/30/2026	PROFESSIONAL SVC-APR 2026	\$6,000.00
12527	07/08/2026	BLAKE AIR CONDITIONING COMPANY		\$1,089.00
	Invoice	Date	Description	Amount
	M66949	06/15/2026	2026 QUARTERLY HVAC MAINT SVC-EXPO	\$1,089.00
12528	07/08/2026	CITY OF INDUSTRY		\$1,418.77
	Invoice	Date	Description	Amount
	1418.77	05/31/2026	MAY 2026 FUEL COSTS	\$1,418.77
12529	07/08/2026	CNC ENGINEERING		\$95,265.00
	Invoice	Date	Description	Amount
	515520	06/25/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$43,910.00
	515509	06/25/2026	PAVILION UPGRADES	\$1,890.00

Civic-Recreational-Industrial Authority
Board Meetings
July 8, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	515510	06/25/2026	PAVILION UPGRADES	\$30,205.00
	515511	06/25/2026	EXPO CENTER ALARM SYSTEM UPGRADES	\$9,190.00
	515512	06/25/2026	EXPO CENTER AUDIO/VIDEO UPGRADES	\$4,535.00
	515513	06/25/2026	EXPO CENTER OFFICE IMPROVEMENTS	\$5,535.00
12530	07/08/2026		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	JUN-26	06/09/2026	REPLENISH PAYROLL ACCT FOR JUNE 2026	\$5,000.00
12531	07/08/2026		FRAZER, LLP	\$2,390.00
	Invoice	Date	Description	Amount
	199302	05/31/2026	PROFESSIONAL SVC-MAY 2026	\$2,390.00
12532	07/08/2026		IDS GROUP, INC.	\$14,128.00
	Invoice	Date	Description	Amount
	24X080.0-14	05/31/2026	ELECTRICAL ENGINEERING SVC	\$14,128.00
12533	07/08/2026		INDUSTRY SECURITY SERVICES	\$25,348.77
	Invoice	Date	Description	Amount
	SG-ECGP-2094	06/05/2026	5/29-6/4/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2095	06/12/2026	6/5-6/11/26 SECURITY SVC-EXPO CNTR	\$12,570.69
12534	07/08/2026		ISN GLOBAL ENTERPRISES, INC.	\$4,838.78
	Invoice	Date	Description	Amount
	26-686339	05/12/2026	AUDIO VISUAL SUPPORT SVC - EXPO	\$4,838.78
12535	07/08/2026		JANUS PEST MANAGEMENT	\$185.00

Civic-Recreational-Industrial Authority
Board Meetings
July 8, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	296670	06/09/2026	MONTHLY PEST SVC-CONDOS @ EXPO	\$185.00
12536	07/08/2026		KLINE'S PLUMBING, INC.	\$625.00
	Invoice	Date	Description	Amount
	14853	06/02/2026	PLUMBING MAINT SVC-CRIA	\$250.00
	14905	06/26/2026	PLUMBING MAINT SVC-CRIA	\$375.00
12537	07/08/2026		LOCKS PLUS, INC.	\$2,332.18
	Invoice	Date	Description	Amount
	36479	06/17/2026	SUPPLIES-KEY,LOCKS,MATERIALS & REPAIRS SVC-EX	\$2,332.18
12538	07/08/2026		MORTISE & TENON BUILDING CORP	\$5,350.00
	Invoice	Date	Description	Amount
	545	06/11/2026	REMOVE ILLEGAL DUMPING FROMN EXPO CENTER	\$5,000.00
	547	06/24/2026	INSTALL ACCESS PANEL @ EXPO CNTR	\$350.00
12539	07/08/2026		NORTH STAR LAND CARE	\$19,675.00
	Invoice	Date	Description	Amount
	1601-1344	05/31/2026	TREE MAINT SVC-CRIA	\$19,675.00
12540	07/08/2026		PACIFIC UTILITY INSTALLATION	\$10,170.00
	Invoice	Date	Description	Amount
	PS-INV105085	05/31/2026	ELECTRICAL DISTRIBUTION & STREET LIGHT SYSTEM	\$10,170.00
12541	07/08/2026		RED WAVE COMMUNICATIONS & ELE	\$123,863.85
	Invoice	Date	Description	Amount

Civic-Recreational-Industrial Authority
Board Meetings
July 8, 2026

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Check	Date	Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking			
#7-EXPO-2138	06/30/2026	CAMPUS WIDE FIRE ALARM & IT INFRASTRUCTURE UF	\$130,383.00
12542	07/08/2026	THE BIG NORWEGIAN	\$2,001.26
Invoice	Date	Description	Amount
57978	02/06/2026	VEHICLE MAINT SVC-CRIA	\$2,001.26

Checks	Status	Count	Transaction Amount
Total		19	\$347,616.99

ITEM NO. 6.2

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting August 12, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
121	CRIA - CAPITAL IMPROVEMENT	433,037.84
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	236,748.36
TOTAL ALL FUNDS		669,786.20

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
WFCK	WELLS FARGO CHECKING	669,786.20
TOTAL ALL BANKS		669,786.20

APPROVED PER EXECUTIVE DIRECTOR



DATE

8/6/26

Civic-Recreational-Industrial Authority
Board Meeting
August 12, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12543	07/08/2026	07/31/2026	CRIA-EQUESTRIAN CENTER	\$20,000.00
	Invoice	Date	Description	Amount
	JUL-26	07/06/2026	REIMBURSEMENT FOR MAY 2026 OPERATING COSTS	\$20,000.00
12544	07/15/2026	07/31/2026	INDUSTRY PUBLIC UTILITIES	\$5,470.60
	Invoice	Date	Description	Amount
	2027-00000062	07/01/2026	4/16-6/15/26 SVC-MAIN GUARD SHACK	\$122.73
	2027-00000063	07/01/2026	4/16-6/15/26 SVC-GRAND ARENA-E SIDE OF PARKING L	\$218.51
	2027-00000064	07/01/2026	4/16-6/15/26 SVC-GRAND ARENA-S SIDE OF PARKING L	\$156.28
	2027-00000065	07/01/2026	4/16-6/15/26 SVC-NEAR CAFE@ GRAND EXPO	\$167.33
	2027-00000066	07/01/2026	4/16-6/15/26 SVC-PATIO CAFE	\$71.17
	2027-00000067	07/01/2026	4/16-6/15/26 SVC-GRAND ARENA CAFE	\$344.21
	2027-00000068	07/01/2026	4/16-6/15/26 SVC-SNACK BAR@ GRAND ARENA	\$374.39
	2027-00000069	07/01/2026	4/16-6/15/26 SVC-BLDG 4-E SIDE PLANTER AREA	\$534.60
	2027-00000070	07/01/2026	4/16-6/15/26 SVC-WATER TOWER @ PAVILION PARKING	\$1,292.35
	2027-00000071	07/01/2026	4/16-6/15/26 SVC-ARENA NEAR BUNK HOUSE	\$214.18
	2027-00000072	07/01/2026	4/16-6/15/26 SVC-EXPO OFFICE	\$400.37
	2027-00000073	07/01/2026	4/16-6/15/26 SVC-BARN D	\$370.06
	2027-00000074	07/01/2026	4/16-6/15/26 SVC-DC@ BARN D	\$124.60
	2027-00000075	07/01/2026	4/16-6/15/26 SVC-BARN E	\$248.82
	2027-00000076	07/01/2026	4/16-6/15/26 SVC-DC@ BARN E	\$124.60
	2027-00000077	07/01/2026	4/16-6/15/26 SVC-BATHROOM@ BARN E	\$283.46
	2027-00000078	07/01/2026	4/16-6/15/26 SVC-HORSE TRAINING AREA BEHIND BUILDING	\$214.18
	2027-00000079	07/01/2026	4/16-6/15/26 SVC-1ST GUARD SHACK	\$84.16
	2027-00000080	07/01/2026	4/16-6/15/26 SVC-S SIDE OF BLDG BEHIND GATED AREA	\$124.60
12545	07/22/2026		VALLEY VISTA SERVICES, INC	\$2,979.73

Civic-Recreational-Industrial Authority
Board Meeting
August 12, 2026

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Check	Date	Payee Name		Check	Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking					
	Invoice	Date	Description		Amount
	4084251	07/01/2026	IH RODEO/STORAGE BOXES JULY 2026		\$14.79
	4084646	07/01/2026	TRASH MAINT BINS/AVALON RM-CRIA		\$892.36
	4084468	07/01/2026	ORGANIC BINS/LANDSCAPE MAINT - CRIA		\$2,072.58
12546	08/12/2026	ACTUM-E, LLC			\$12,000.00
	Invoice	Date	Description		Amount
	202606-0018	06/30/2026	PUBLIC RELATIONS CONSULTING SVC-EXPO JUNE 202		\$6,000.00
	202607-0036	07/31/2026	PUBLIC RELATIONS CONSULTING SVC-EXPO JULY 202		\$6,000.00
12547	08/12/2026	B2 PRINT, LLC			\$264.76
	Invoice	Date	Description		Amount
	0013923B	07/13/2026	WINDOW ENVELOPES-CRIA		\$264.76
12548	08/12/2026	CINTAS CORPORATION LOC 693			\$148.84
	Invoice	Date	Description		Amount
	9379315014	06/30/2026	LEASE FEE AED MACHINE EXPO CNTR-JUNE 2026		\$148.84
12549	08/12/2026	CITY OF INDUSTRY			\$1,561.00
	Invoice	Date	Description		Amount
	2026-00002211	06/30/2026	JUNE 2026-FUEL COSTS		\$1,561.00
12550	08/12/2026	CNC ENGINEERING			\$124,203.75
	Invoice	Date	Description		Amount
	515837	07/23/2026	PAVILION UPGRADES		\$420.00
	515838	07/23/2026	PAVILION UPGRADES		\$24,277.50
	515839	07/23/2026	EXPO CENTER ALARM SYSTEM UPGRADES		\$6,082.50

Civic-Recreational-Industrial Authority
Board Meeting
August 12, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
515840	07/23/2026	EXPO CENTER AUDIO/VIDEO UPGRADES		\$3,518.75
515841	07/23/2026	EXPO CENTER OFFICE IMPROVEMENTS		\$5,075.00
515842	07/23/2026	EXPO CENTER LIGHTING IMPROVEMENTS		\$12,552.50
515849	07/23/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN		\$380.00
515850	07/23/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN		\$32,432.50
515812	07/23/2026	PAVILION UPGRADES		\$15,735.00
515813	07/23/2026	EXPO CENTER ALARM SYSTEM UPGRADES		\$3,797.50
515814	07/23/2026	EXPO CENTER AUDIO/VIDEO UPGRADES		\$4,802.50
515815	07/23/2026	EXPO CENTER OFFICE IMPROVEMENTS		\$835.00
515821	07/23/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN		\$14,295.00
12551	08/12/2026		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	7/9/2026	07/09/2026	REPLENISH PAYROLL ACCT FOR AUGUST 2026	\$5,000.00
12552	08/12/2026		FEC FUTURE CONTRACTORS AND EN	\$265,976.96
	Invoice	Date	Description	Amount
	#10-EXPO-2139	08/01/2026	EXPO CNTR PAVILION BLDG UPGRADES	\$279,975.75
12553	08/12/2026		FEC FUTURE CONTRACTORS AND EN	\$13,998.79
	Invoice	Date	Description	Amount
	RET#10-EXPO-2139	08/01/2026	EXPO CNTR PAVILION BLDG UPGRADES	\$13,998.79
12554	08/12/2026		FRAZER, LLP	\$3,532.00
	Invoice	Date	Description	Amount
	199551	06/30/2026	PROFESSIONAL SVC-JUNE 2026	\$3,532.00

Civic-Recreational-Industrial Authority
Board Meeting
August 12, 2026

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Check	Date	Payee Name		Check	Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking					
12555	08/12/2026	GARCIA'S FENCE CORP			\$565.00
	Invoice	Date	Description	Amount	
	072616	07/09/2026	FENCE MAINT SVC-CRIA	\$565.00	
12556	08/12/2026	IDS GROUP, INC.			\$5,632.00
	Invoice	Date	Description	Amount	
	24X80.00-15	06/30/2026	ELECTRICAL ENGINEERING SVC	\$5,632.00	
12557	08/12/2026	INDUSTRY SECURITY SERVICES			\$91,257.22
	Invoice	Date	Description	Amount	
	SG-ECGP-2099	07/10/2026	7/3-7/9/26 SECURITY SVC-EXPO CNTR	\$14,032.80	
	SG-ECGP-2100	07/01/2007	7/10-7/16/26 SECURITY SVC-EXPO CNTR	\$12,987.66	
	SG-ECGP-2097	06/26/2026	6/19-6/25/26 SECURITY SVC-EXPO CNTR	\$12,778.08	
	SG-ECGP-2096	06/19/2026	6/12-6/18/26 SECURITY SVC-EXPO CNTR	\$12,727.57	
	SG-ECGP-2098	07/03/2026	6/26-7/2/26 SECURITY SVC-EXPO CNTR	\$12,828.87	
	SG-ECGP-2101	07/24/2026	7/17-7/23/26 SECURITY SVC-EXPO CNTR	\$12,804.96	
	SG-ECGP-2102	07/31/2026	7/24-7/30/26 SECURITY SVC-EXPO CNTR	\$13,097.28	
12558	08/12/2026	IRRI-CARE PLUMBING & BACKFLOW T			\$2,152.53
	Invoice	Date	Description	Amount	
	19211	07/09/2026	INSPECT TROUBLE SHOOT BACK FLOW DEVICE @GRV	\$2,152.53	
12559	08/12/2026	JANUS PEST MANAGEMENT			\$185.00
	Invoice	Date	Description	Amount	
	297741	07/15/2026	PEST MANAGEMENT SVC-EXPO CNTR	\$185.00	
12560	08/12/2026	MELZER DECKERT & RUDER ARCHITE			\$28,716.12

Civic-Recreational-Industrial Authority
Board Meeting
August 12, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	6926	06/29/2026	PROVIDE DESIGN SVC-FOR PAVILION BLDG	\$28,716.12
12561	08/12/2026		NINYO & MOORE GEOTECHNICAL CO	\$7,690.72
	Invoice	Date	Description	Amount
	323068	06/29/2026	CONSULTANT SVC-HAZARDOUS BLDG MATERIALS SUI	\$7,690.72
12562	08/12/2026		NORTH STAR LAND CARE	\$27,055.00
	Invoice	Date	Description	Amount
	1601-1351	06/15/2026	TREE MAINT SVC-CRIA	\$15,495.00
	1601-1352	06/15/2026	TREE MAINT SVC-CRIA	\$4,430.00
	1601-1376	06/30/2026	TREE MAINT SVC-CRIA	\$7,130.00
12563	08/12/2026		PACIFIC UTILITY INSTALLATION	\$3,201.75
	Invoice	Date	Description	Amount
	PS-INV105427	06/30/2026	MAINT ELECTRICAL DIST OF STREET LIGHT SYSTEM @	\$3,201.75
12564	08/12/2026		ROGERS, ANDERSON, MALODY & SCC	\$1,500.00
	Invoice	Date	Description	Amount
	81217	06/30/2026	AUDIT SVC FOR CRIA FY 25/26	\$1,500.00
12565	08/12/2026		SAN GABRIEL VALLEY CONSERVATIO	\$5,208.00
	Invoice	Date	Description	Amount
	20260703 CRIA	07/03/2026	LANDSCAPE & MAINT SVC-CRIA	\$5,208.00
12566	08/12/2026		SOUTHERN TIRE MART LLC - DEPT 14	\$458.28
	Invoice	Date	Description	Amount

Civic-Recreational-Industrial Authority
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August 12, 2026

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	7070035956	07/21/2026	VEHICLE MAINT SVC-CRIA	\$458.28
12567	08/12/2026		THE BIG NORWEGIAN	\$3,706.15
	Invoice	Date	Description	Amount
	58070	06/18/2026	INSPECT & REPAIR 2004 JLG BOOMLIFT 860SJ	\$737.76
	58074	06/25/2026	EMERGENCY DRIVE SHARE REPAIR-2005 ISUZU FTR-E	\$2,968.39
12568	08/12/2026		VENEKLASEN ASSOCIATES, INC.	\$35,087.00
	Invoice	Date	Description	Amount
	81246	07/11/2026	DESIGN SVC-EXPO CNTR GRAND ARENA-AV UPGRADE	\$33,927.00
	81174	07/03/2026	MASTER PLAN CAMPUS SECURITY @ EXPO	\$1,160.00
12569	08/12/2026		VORTEX INDUSTRIES, INC.	\$2,235.00
	Invoice	Date	Description	Amount
	04-2277742	06/30/2026	INSPECT & REPAIR STORAGE SHED DOOR BEHIND PA	\$2,235.00

Checks	Status	Count	Transaction Amount
	Total	27	\$669,786.20

ITEM NO. 6.3

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 13, 2026
PAGE 1

The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

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: Eric Benavidez, Chairman
Ronald Whittemore, Vice Chairman
Sean Lee, Board Member
Ronald McPeak, Board Member
Alex Bauman, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS- NONE

CONSENT CALENDAR

Chair Benavidez asked for a staff report on Item Nos. 6.3 and 6.4.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR MAY 13, 2026

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

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR MARCH 2026

RECOMMENDED ACTION: Receive and file.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 13, 2026
PAGE 2

6.3 CONSIDERATION OF RESOLUTION NO. CRIA 2026-06, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE, AND ADOPTING A NOTICE OF COMPLETION FOR THE PROJECT

RECOMMENDED ACTION:

Adopt Resolution No. CRIA 2026-06.

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

6.4. CONSIDERATION OF BID PROTEST AND AWARD OF CONTRACT NO. EXPO-2145, AUDIO, VIDEO AND LIGHTING UPGRADES AT GRAND ARENA TO CALTEC CORPORATION IN AN AMOUNT NOT TO EXCEED \$7,565,000.00 AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME (MP 01-34 #33)

RECOMMENDED ACTION:

Award Contract No. EXPO-2145, and adopt a Notice of Exemption regarding same.

Executive Director Joshua Nelson provided a staff report and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority or the Public regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION:

Receive and file.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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Facility Ops Manager Cory Moss from the EXPO Center provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Board Member McPeak asked how long it takes to dismantle a BMX course, noting that it had been stated earlier that construction takes approximately five days.

Facility Ops Manager Cory Moss from the EXPO Center responded that the BMX organization is responsible for both the setup and teardown of the course. She stated that while construction takes approximately five days, the organization is able to dismantle the course in one day.

Chairman Benavidez asked if there were any comments or questions from the Authority or the Public regarding Item No. 7.1. There were none.

MOTION BY BOARD MEMBER LEE, AND SECOND BY VICE CHAIR WHITTIERMORE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARINGS-NONE

CLOSED SESSION-NONE

EXECUTIVE DIRECTOR COMMUNICATIONS- NONE

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Board Member McPeak expressed his appreciation to the City and the members of the Tres Hermanos Conservancy Authority for opening the trail to the public. He shared that he recently hiked into the canyon and back and observed approximately 700 people of all ages enjoying the trail, including older adults and families with strollers.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
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Cory Moss stated that she serves on the Tres Hermanos Conservancy Authority and was pleased to hear positive feedback regarding the trail.

PUBLIC COMMENT

There were none.

ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:18 a.m.

Eric Benavidez, Chairman

Julie Gutierrez-Robles, Secretary

ITEM NO. 6.4

CRIA CHECK REGISTER

MAY
2026

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
05/04/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	1,027.60	BEVERAGE ORDER/ALCOHOL INVENTORY
05/05/2026	ACH	HARBOR DISTRIBUTING,LLC	12,850.00	BEVERAGE ORDER/ALCOHOL INVENTORY
05/11/2026	ACH	Fintech	19.99	BEVERAGE ORDER/ALCOHOL INVENTORY
05/12/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	2,796.80	BEVERAGE ORDER/ALCOHOL INVENTORY
05/12/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	2,388.50	BEVERAGE ORDER/ALCOHOL INVENTORY
05/12/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	3,675.39	BEVERAGE ORDER/ALCOHOL INVENTORY
05/12/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	4,790.60	BEVERAGE ORDER/ALCOHOL INVENTORY
05/14/2026	ACH	ANHEUSER BUSCH SALES OF AMERICA	885.60	BEVERAGE ORDER/ALCOHOL INVENTORY
05/26/2026	ACH	HARBOR DISTRIBUTING,LLC	431.95	BEVERAGE ORDER/ALCOHOL INVENTORY
05/11/2026	1293	AR-050926 ALBERT MORA	400.00	SECURITY DEPOSIT REFUND
05/11/2026	1294	ADVANTAGE COLOR GRAPHICS	3,374.81	RE-ORDER PRINTED PARKING TICKETS/ARENA EVENTS
05/11/2026	1295	BRADY INDUSTRIES	922.27	PAPER & CLEANING SUPPLIES EXP.
05/11/2026	1296	California Dept. of Tax and Fee Admin.	1,782.73	SALES TAX PAYMENT
05/11/2026	1297	CAPITAL PROTECTION, INC.	1,095.00	EVENT SECURITY SERVICES
05/11/2026	1298	CINTAS	3,093.76	MATS, MOPS & UNIFORMS
05/11/2026	1299	CNC EQUESTRIAN MANAGEMENT	55,960.45	MONTHLY SALARIES,MNGMT FEES, CC REIMB.-MAY
05/11/2026	1300	EL MONTE ICE CO.	2,460.00	BAGGED ICE FOR ARENA EVENTS
05/11/2026	1301	FRONTIER COMMUNICATIONS	606.33	MONTHLY PHONE SERVICE-WIFI MARCH,APRIL, MAY
05/11/2026	1302	JANUS PEST MANAGEMENT, INC.	873.00	PEST CONTROL
05/11/2026	1303	JUAN LOPEZ	8,151.25	MONTHLY IT CONSULTING & SUPPORT
05/11/2026	1304	OFFICE DEPOT	244.49	OFFICE SUPPLIES EXPENSE
05/11/2026	1305	OS4 LABOR	13,052.10	CONTRACT LABOR PR W/E-0416,0426 & 050326
05/11/2026	1306	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE MAINT. EXPENSE
05/11/2026	1307	SO CAL GAS	15.29	MONTHLY UTILITY EXPENSE
05/11/2026	1308	SOUTHERN TIRE MART	3,218.89	REPLACE TIRES ON FLAT BED TRAILER.
05/11/2026	1309	STAPLES	110.77	OFFICE SUPPLIES EXPENSE
05/11/2026	1310	SYSCO	9,610.53	BEVERAGE ORDER/ALCOHOL INVENTORY
05/11/2026	1311	TBS CLEANING SERVICE	13,581.36	MONTHLY CLEANING & ARENA EVENTS CLEAN-APRIL/MAY
05/11/2026	1312	THE FLAG SHOP	724.35	REPLACE WORN EXPO FLAGS
05/11/2026	1313	VALLEY VISTA SERVICES	6,935.58	ROLLOFF & DUMP FEES/ORGANICS PRGM
05/11/2026	1314	XEROX BUSINESS SOLUTIONS	1,475.20	MTHLY CHGS FOR B/W & COLOR COPIES-2 MONTHS
05/11/2026	1315	CAPITAL PROTECTION, INC.	20,849.50	EVENT SECURITY SERVICES
05/11/2026	1316	CINTAS	1,075.25	MATS, MOPS & UNIFORMS
05/11/2026	1317	JANUS PEST MANAGEMENT, INC.	775.00	PEST CONTROL
05/11/2026	1318	FRONTIER COMMUNICATIONS	639.73	MONTHLY PHONE SERVICE-OFFICE LINE APRIL/MAY
05/18/2026	1319	AR-051626 MICHELLE TREVIZO	400.00	SECURITY DEPOSIT REFUND
05/18/2026	1320	AR-051526 YVETTE PADILLA	400.00	SECURITY DEPOSIT REFUND
05/18/2026	1321	AG-041726 CLAUDIA FRANCO	600.00	SECURITY DEPOSIT REFUND
05/20/2026	1322	AT&T	272.17	MONTHLY WIRELESS PHONE SERVICES
05/20/2026	1323	BRADY INDUSTRIES	918.42	PAPER & CLEANING SUPPLIES EXP.
05/20/2026	1324	CAPITAL PROTECTION, INC.	8,564.00	EVENT SECURITY SERVICES
05/20/2026	1325	CNC EQUESTRIAN MANAGEMENT	41,968.60	MONTHLY MGMT EXP SATSUMA-APRIL/MAY
05/20/2026	1326	COUNTY OF L.A. PUBLIC HEALTH	638.00	ANNUAL PERMIT FEES
05/20/2026	1327	HOME DEPOT	1,209.79	MONTHLY PROPERTY MAINT EXPENSE
05/20/2026	1328	JANUS PEST MANAGEMENT, INC.	1,753.00	PEST CONTROL
05/20/2026	1329	OFFICE DEPOT	31.40	OFFICE SUPPLIES EXPENSE

CRIA CHECK REGISTER

MAY
2026

05/20/2026	1330	OS4 LABOR	961.50	CONTRACT LABOR PR W/E 051026
05/20/2026	1331	ROGERS,CLEM & CO.	2,200.00	MONTHLY ACCT'G & CONSULTING EXPENSE-MARCH
05/20/2026	1332	SECTRAN SECURITY INC.	305.17	CASH DEPOSIT PICK-UP/DELIVERY (MONTHLY SERV. FEE)
05/20/2026	1333	SOCAL INDUSTRIES	2,359.09	PORTABLE RR RENTALS-ARENA EVENTS
05/20/2026	1334	TBS CLEANING SERVICE	2,632.00	ARENA EVENTS CLEAN-YIC TKD MAY
05/20/2026	1335	JANUS PEST MANAGEMENT, INC.	840.00	PEST CONTROL
05/26/2026	1336	California Dept. of Tax and Fee Admin.	3,115.00	SALES TAX PAYMENT
05/27/2026	1337	AR-052326 DANIEL MONTES DE OCA	700.00	SECURITY DEPOSIT REFUND
05/27/2026	1338	AR-052426 ALEJANDRA LIMA	400.00	SECURITY DEPOSIT REFUND
05/31/2026	1339	BUSINESS CONSUMER ALLIANCE	395.00	ANNUAL MEMBERSHIP DUES
05/31/2026	1340	COUNTY OF L.A. PUBLIC HEALTH	1,206.00	ANNUAL PERMIT FEES
05/31/2026	1341	JANUS PEST MANAGEMENT, INC.	2,100.00	PEST CONTROL
05/31/2026	1342	OS4 LABOR	1,725.87	CONTRACT LABOR PR W/E 051726
05/31/2026	1343	ROGERS,CLEM & CO.	2,200.00	ACCT'G & CONSULTING FEES-APRIL
05/31/2026	1344	SQUARE ROOT GOLF & LANDSCAPE INC	1,218.00	ADD'L CLEAN WHS PKG LOT MA-050126
05/31/2026	1345	VOID CHECK	0.00	DATA ENTRY ERROR
05/31/2026	1346	XEROX FINANCIAL SERVICES	906.38	MONTHLY LEASE PMT-APRIL/MAY

268,587.46

CRIA CHECK REGISTER

JUNE
2026

Industry Hills Expo Center - Check Register JUNE

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
06/04/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	\$1,663.00	BEVERAGE ORDER/ALCOHOL INVENTORY
06/26/2026	ACH	HARBOR DISTRIBUTING, LLC	\$580.00	BEVERAGE ORDER/ALCOHOL INVENTORY
06/01/2026	1348	AR-053026 ED BANUELOS	\$400.00	SECURITY DEPOSIT REFUND
06/04/2026	1349	CAPITAL PROTECTION, INC.	\$6,721.50	EVENT SECURITY SERVICES
06/04/2026	1350	CINTAS	\$4,020.40	MATS, MOPS AND UNIFORMS
06/04/2026	1351	CNC EQUESTRIAN MANAGEMENT	\$15,450.00	MONTHLY FAC MNGMT FEE-JUNE
06/04/2026	1352	FED EX	\$147.20	POSTAGE EXPENSE
06/04/2026	1353	JANUS PEST MANAGEMENT, INC.	\$808.00	PEST CONTROL
06/04/2026	1354	OS4 LABOR	\$2,375.10	CONTRACT LABOR PR W/E 052426
06/04/2026	1355	VOID CHECK	\$0.00	DATA ENTRY ERROR
06/04/2026	1356	SOUTHERN CALIFORNIA EDISON	\$17,456.71	BEVERAGE ORDER/ALCOHOL INVENTORY
06/04/2026	1357	VOID CHECK	\$0.00	DATA ENTRY ERROR
06/04/2026	1358	VALLEY VISTA SERVICES	\$9,227.97	ROLLOFF DUMP FEES, STORAGE RENTAL & ORGANICS PROG,
06/04/2026	1359	XEROX BUSINESS SOLUTIONS	\$858.20	MONTHLY LEASE PMT
06/04/2026	1360	CNC EQUESTRIAN MANAGEMENT	\$38,400.00	MONTHLY SALARIES-JUNE
06/05/2026	1361	OR-051926 NATIVE CONTENT	\$2,750.00	SECURITY DEPOSIT REFUND
06/10/2026	1362	INDUSTRIAL PIPE & STEEL, LLC	\$1,568.99	PROPERTY MAINTENANCE EXPENSE
06/10/2026	1363	OS4 LABOR	\$2,310.64	CONTRACT LABOR PR W/E 053126
06/10/2026	1364	ROGERS, CLEM & CO.	\$2,200.00	MONTHLY ACCT'G AND CONSULTING SERVICES
06/10/2026	1365	VALLEY VISTA SERVICES	\$2,786.91	ROLLOFF DUMP FEES, STORAGE RENTAL & ORGANICS PROG.
06/08/2026	1366	AR-060726 LUPE AVILEZ	\$400.00	SECURITY DEPOSIT REFUND
06/08/2026	1367	AR-060626 MARIBEL MUNOZ	\$400.00	SECURITY DEPOSIT REFUND
06/15/2026	1368	AT&T	\$239.41	MONTHLY WIRELESS PHONE CHARGES
06/15/2026	1369	BRADY INDUSTRIES	\$488.38	PAPER & CLEANING SUPPLIES EXPENSE
06/15/2026	1370	California Dept. of Tax and Fee Admin.	\$1,216.53	SALES TAX PAYMENT
06/15/2026	1371	CAPITAL PROTECTION, INC.	\$375.00	EVENT SECURITY SERVICES
06/15/2026	1372	CNC EQUESTRIAN MANAGEMENT	\$52,272.15	CONTRACT LABOR FAC MAINT-SATSUMA 0504-053126
06/15/2026	1373	FRONTIER COMMUNICATIONS	\$200.48	MONTHLY WIFI CHARGES-EXPO OFFICE
06/15/2026	1374	JANUS PEST MANAGEMENT, INC.	\$1,680.00	PEST CONTROL
06/15/2026	1375	OFFICE DEPOT	\$460.99	OFFICE SUPPLIES EXPENSE
06/15/2026	1376	OS4 LABOR	\$1,881.80	CONTRACT LABOR PR W/E 060726
06/15/2026	1377	SO CAL GAS	\$15.29	MONTHLY UTILITY EXPENSE
06/15/2026	1378	STAPLES	\$345.36	OFFICE SUPPLIES EXPENSE
06/15/2026	1379	XEROX FINANCIAL SERVICES	\$858.20	MONTHLY LEASE PMT
06/15/2026	1380	CNC EQUESTRIAN MANAGEMENT	\$3,330.76	REIMB CNC FOR CC PURCHASES- 0511-060926
06/15/2026	1381	JANUS PEST MANAGEMENT, INC.	\$1,433.00	PEST CONTROL
06/15/2026	1382	FRONTIER COMMUNICATIONS	\$1,094.37	MONTHLY PHONE CHARGES-OFFICE LINES
06/16/2026	1383	AR-061326R SANDRA ZAMBRANO	\$400.00	SECURITY DEPOSIT REFUND
06/16/2026	1384	AR-061426 JULIE GUTIERREZ- ROBLES	\$400.00	SECURITY DEPOSIT REFUND
06/17/2026	1385	PCR CASH	\$2,844.00	REPLENISH PETTY CASH-APRIL/MAY REC.
06/17/2026	1386	CAPITAL PROTECTION, INC.	\$3,395.50	EVENT SECURITY SERVICES
06/17/2026	1387	CINTAS	\$1,096.30	MATS, MOPS AND UNIFORMS
06/17/2026	1388	OFFICE DEPOT	\$79.35	OFFICE SUPPLIES EXPENSE
06/17/2026	1389	SATSUMA LANDSCAPE	\$8,674.00	MONTHLY LANDSCAPE MAINT. EXPENSE-JUNE
06/17/2026	1390	SECTRAN SECURITY INC.	\$307.42	CASH DEPOSIT PICK-UP/DELIVERY (MONTHLY SERV. FEE)
06/01/2026	1391	VOID CHECK	\$0.00	DATA ENTRY ERROR

CRIA CHECK REGISTER

JUNE
2026

06/19/2026	1392	SATSUMA LANDSCAPE	\$8,674.00	MONTHLY LANDSCAPE MAINT. EXPENSE-MAY
06/19/2026	1393	THE FLY GUY	\$465.43	FLY ABATEMENT MATERIAL REFILL
06/17/2026	1394	PET002-PETTY CASH	\$1,771.63	REPLENISH PETTY CASH-CC REIMBURSEMENTS
06/19/2026	1395	AR-052926 CAROL CHAIREZ	\$400.00	SECURITY DEPOSIT REFUND
06/24/2026	1396	TBS CLEANING SERVICE	\$3,874.00	MAY-MNTLY CLN SVC, POST ARENA & POST BANQ. CLEANING
06/25/2026	1397	AR-062426 LILIANA FLORES	\$400.00	SECURITY DEPOSIT REFUND
06/26/2026	1398	BRADY INDUSTRIES	\$987.39	PAPER & CLEANING SUPPLIES EXPENSE
06/26/2026	1399	CAPITAL PROTECTION, INC.	\$300.00	EVENT SECURITY SERVICES
06/26/2026	1400	CINTAS	\$2,252.68	MATS, MOPS AND UNIFORMS
06/26/2026	1401	JANUS PEST MANAGEMENT, INC.	\$1,320.00	PEST CONTROL
06/26/2026	1402	MARTHA CUEVAS	\$956.00	LINEN SERVICE-COI ANNUAL BBQ
06/26/2026	1403	OFFICE DEPOT	\$72.71	OFFICE SUPPLIES EXPENSE
06/26/2026	1404	OS4 LABOR	\$1,065.78	CONTRACT LABOR PR W/E 061426
06/26/2026	1405	SOUTHERN CALIFORNIA EDISON	\$21,665.44	MONTHLY UTILITY EXPENSE
06/26/2026	1406	TBS CLEANING SERVICE	\$672.00	POST ARENA CLEAN MA-061926 BURBANK KC
06/26/2026	1407	THE FLY GUY	\$465.43	FLY ABATEMENT MATERIAL REFILL
06/26/2026	1408	VOID CHECK	\$0.00	DATA ENTRY ERROR
06/29/2026	1409	AR-062826 LEOBARDO MOLINA JR.	\$400.00	SECURITY DEPOSIT REFUND
06/29/2026	1410	AR-062726R ELIZABETH HERNANDEZ	\$400.00	SECURITY DEPOSIT REFUND
06/30/2026	ACH	FINTECH	\$19.99	MONTHLY SERV. CHG.
TOTAL			\$239,755.40	

ITEM NO. 6.5



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Mathew Hudson, Director of Public Works
Sean Calvillo, Director of Operations

DATE: August 12, 2026

SUBJECT: Consideration of Amendment No. 2 to the Professional Services Agreement with Oldham Architects, Inc., for the architectural services at the Industry Hills Expo Center, revising the scope of services, revising the rate schedule, and increasing compensation by \$5,200.00

Background:

On September 29, 2025, the Executive Director approved a Professional Services Agreement ("Agreement") with Oldham Architects, Inc. ("Oldham") for architectural services at the Industry Hills Expo Center, in an amount not-to-exceed \$31,000.00, through December 30, 2027. On May 15, 2026 the Executive Director approved Amendment No. 1 to the Agreement, revising the scope of services to include design of a building addition, increasing compensation by \$18,800.00 for the extra work, and revising the rate schedule.

Discussion:

The project design is ongoing, and the scope originally included schematic design, construction plans and bidding and construction. During the design process, it was determined that a backup generator for the office and Avalon building, which are connected, was needed. Staff recommends approving Amendment No. 2 for an increase in compensation of \$5,200.00 for the additional work needed to design the backup generator. Additionally it is necessary to revise the rate schedule to reflect Oldham's current costs.

Fiscal Impact:

Table 1 - Summary of Costs

Contract Amount	\$31,000.00
Amendment No. 1	\$18,800.00

Amendment No. 2	\$5,200.00
Revised Project Cost	\$55,000.00

The fiscal impact for Amendment No. 2 is \$5,200.00. In the Fiscal Year 2026-2027 Proposed Budget, \$150,000.00 is requested for CRIA-Administration Professional Services (Account No. 121-713-5130) (MP 01-34 #50).

Recommendation:

It is recommended that the CRIA Board approves Amendment No. 2 to the Professional Services Agreement with Oldham Architects, Inc.

Exhibits:

1. Amendment No. 2 to the Professional Services Agreement with Oldham Architects, Inc dated August 12, 2026
2. Professional Services Agreement with Oldham Architects, Inc dated September 29, 2025

**AMENDMENT NO. 2
TO PROFESSIONAL SERVICES AGREEMENT WITH
OLDHAM ARCHITECTS INC.**

This Amendment No. 2 to the Professional Services Agreement (“Agreement”), is made and effective as of August 12, 2026 (“Effective Date”), by and between the Civic-Recreational-Industrial Authority, a public body (“CRIA”) and Oldham Architects Inc., a California corporation, registered to do business in California (“Consultant”), City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about September 29, 2025, the Agreement was approved by the Executive Director, and entered into and executed between CRIA and Consultant to provide architectural services for Expo Center office improvements; and

WHEREAS, on or about May 15, 2026, Amendment No. 1 was approved by the Executive Director to revise the scope of services to expand the design to include an addition to the building, revise the rate schedule to reflect Consultant’s current rates and increase compensation by \$18,800.00, for the additional work; and

WHEREAS, the project scope has expanded to include additional architectural design services for a backup electric generator for the building, therefore it is necessary to amend the scope of services and increase compensation by \$5,200.00, for the additional work. Additionally, it is also necessary to revise the rate schedule to reflect the Consultant’s current costs; and

WHEREAS, for the reasons set forth herein, CRIA and Consultant desire to enter into this Amendment No. 2, as set forth below.

AMENDMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

4. PAYMENT

The second sentence of Section 4 (a) is amended as follows:

This amount shall not exceed Fifty-Five Thousand Dollars (\$55,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

Exhibit A, Scope of Services

The Scope of Services is hereby rescinded in its entirety and replaced with the Scope set forth in Attachment No. 2 attached hereto, and incorporated herein by reference.

Exhibit B, Rate Schedule

The Rate Schedule is hereby rescinded in its entirety and replaced with the rates set forth in Attachment No. 2 attached hereto, and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 to the Agreement as of the Effective Date.

“CRIA”

Civic-Recreational-Industrial Authority

“CONSULTANT”

Oldham Architects, Inc.

By: _____
Joshua Nelson, City Manager

By: _____
Ryan Oldham, Principal

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

Approved as to form:

By: _____
James M. Casso, General Counsel

ATTACHMENT 1

EXHIBIT A

SCOPE OF SERVICES

Consultant shall perform the following services at the Expo Center for the Expo Center Office Improvements project:

Provide the following design plans that includes:

- Approximately 1,866 SF of existing office area.
- Full interior remodel of interior finishes and fixtures. Modernize offices.
- Increase conference room size.
- Convert existing copy room into an additional office, totaling five offices.
- Create a small employee kitchen area.
- Wood-framed structural upgrades, as necessary, due to moving of walls.
- Mechanical-Electrical-Plumbing for new sink locations, power and lighting locations, and duct supply/return relocations.
- Provide design that includes 633 SF addition to the existing office area. Design area of project increases to approximate 2,470 SF.
- Provide design for a backup electric generator for the Avalon/Office building.

Phases of Design:

- A. Schematic Design
 - a. Gather existing project plans. Input existing plans into CAD.
 - b. Provide new floor plan for review and approval.
 - c. Provide new finish materials for review and approval.
- B. Construction Plans
 - a. Provide architectural construction plans and specifications.
 - b. Provide structural construction plans, as needed, for new improvements.
 - c. Provide mechanical, electrical, plumbing construction plans, as needed, for new improvements.
 - d. Provide plans for City and Los Angeles County building and safety plan check. Update plans as needed per all plan check comments.
- C. Bidding and Construction
 - a. Provide CRIA with permit-approved plans for bid and construction.
 - b. Answer contractor RFIs during bid and construction.
 - c. Review submittals.
 - d. Make minimum of three site visits during construction.
 - e. Provide final as-built set of record plans.

ATTACHMENT 2

EXHIBIT B

RATE SCHEDULE

The work is funded in the adopted FY 26-27 Capital Improvement Project budget under Account No. 121.713.5130. (MP 01-34 #50)

	PHASE A	PHASE B	PHASE C	Total Contract Amount:
ARCHITECT	12,000.00	17,200.00	4,000.00	
STRUCTURAL		10,300.00	1,500.00	
M/E/P		9,000.00	1,000.00	
TOTAL	12,000.00	36,500.00	6,500.00	\$55,000.00

EXHIBIT A TO AMENDMENT NO. 2

**PROFESSIONAL SERVICES AGREEMENT WITH OLDHAM ARCHITECTS, INC.
DATED SEPTEMBER 29, 2025**

CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of September 29, 2025 ("Effective Date"), between the CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY, a public body ("CRIA") and Oldham Architects Inc. a California corporation ("Consultant"). CRIA and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, CRIA desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CRIA and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than December 30, 2027, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of CRIA. The Services shall be performed by Consultant, unless prior written approval is first obtained from CRIA. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) CRIA shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to CRIA and in a first-class manner in conformance with the standards of quality normally observed by an entity providing architectural services, serving a public agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this

Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) CRIA has not consented in writing to Consultant's performance of such work. No officer or employee of CRIA shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CRIA. If Consultant was an employee, agent, appointee, or official of CRIA in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse CRIA for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

CRIA Executive Director shall represent CRIA in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) CRIA agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Thirty One Thousand dollars (\$31,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by CRIA. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by CRIA and Consultant at the time CRIA's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If CRIA disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) CRIA may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If CRIA suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, CRIA shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to CRIA. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to CRIA pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CRIA that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of CRIA or its designees at reasonable times to review such books and records; shall give CRIA the right to examine and audit said books and records; shall permit CRIA to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CRIA and may be used, reused, or otherwise disposed of by CRIA without the permission of the Consultant. With respect to computer files, Consultant shall make available to CRIA, at the Consultant's office, and upon reasonable written request by CRIA, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to CRIA all right, title, and interest, including any

copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of CRIA.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless CRIA and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity other than for professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless CRIA, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant.

(c) Duty to defend.

In the event CRIA, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by CRIA, Consultant shall have an immediate duty to defend CRIA at Consultant's cost or at CRIA's option, to reimburse CRIA for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by CRIA is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and CRIA, as to whether liability arises from the sole negligence of CRIA or its officers, employees, or agents, Consultant will be obligated to pay for CRIA's defense until such time as a final judgment has been entered adjudicating CRIA as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to CRIA a wholly independent Consultant and/or independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither CRIA nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of CRIA. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against CRIA, or bind CRIA in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, CRIA shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for CRIA. CRIA shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

(c) Consultant shall indemnify, defend and hold harmless, CRIA, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Consultant's or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant, service as an independent contractor. The indemnity provisions set forth in this Section 9 (c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies CRIA may have under the law.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. CRIA, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of CRIA in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of CRIA has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling CRIA to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of CRIA, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without CRIA's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from CRIA, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within CRIA, unless otherwise required by law or court order. (b) Consultant shall promptly notify CRIA should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within CRIA, unless Consultant is prohibited by law from informing CRIA of such Discovery, court order or subpoena. CRIA retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CRIA is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with CRIA and to provide the opportunity to review any response to discovery requests provided by Consultant. However, CRIA's right to review any such response does not imply or mean the right by CRIA to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which

provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CRIA: CRIA
15625 Mayor Dave Way
City of Industry, CA 91744

Attention: Executive Director

With a Copy To: James M. Casso, General Counsel
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

To Consultant: Oldham Architects, Inc.
680 Langsford Drive, #202B
Fullerton, CA 92831
Attention: Ryan Oldham

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of CRIA.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide CRIA with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying CRIA as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from CRIA for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to CRIA for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between CRIA and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

CRIA and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County,

California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by CRIA or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by CRIA or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

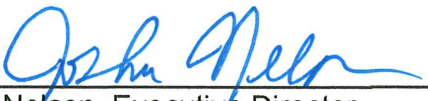
23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CRIA"

Civic-Recreational-Industrial Authority

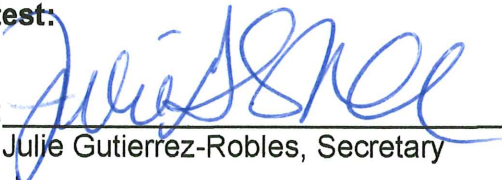
By: 
Joshua Nelson, Executive Director

"CONSULTANT"

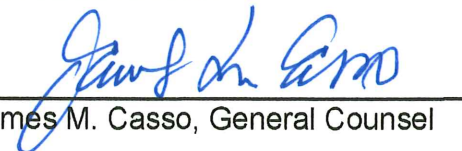
Oldham Architects, Inc.

By: 
Ryan Oldham, Principal

Attest:

By: 
Julie Gutierrez-Robles, Secretary

Approved as to form:

By: 
James M. Casso, General Counsel

Attachments:	Exhibit A	Scope of Services
	Exhibit B	Rate Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

Consultant shall perform the following services at the Expo Center for the Expo Center Office Improvements project:

Provide the following design plans that includes:

- Approximately 1,866 SF of existing office area.
- Full interior remodel of interior finishes and fixtures. Modernize offices.
- Increase conference room size.
- Convert existing copy room into an additional office, totaling five offices.
- Create a small employee kitchen area.
- Wood-framed structural upgrades, as necessary, due to moving of walls.
- Mechanical-Electrical-Plumbing for new sink locations, power and lighting locations, and duct supply/return relocations.

Phases of Design:

- A. Schematic Design
 - a. Gather existing project plans. Input existing plans into CAD.
 - b. Provide new floor plan for review and approval.
 - c. Provide new finish materials for review and approval.
- B. Construction Plans
 - a. Provide architectural construction plans and specifications.
 - b. Provide structural construction plans, as needed, for new improvements.
 - c. Provide mechanical, electrical, plumbing construction plans, as needed, for new improvements.
 - d. Provide plans for City and Los Angeles County building and safety plan check. Update plans as needed per all plan check comments.
- C. Bidding and Construction
 - a. Provide CRIA with permit-approved plans for bid and construction.
 - b. Answer contractor RFIs during bid and construction.
 - c. Review submittals.
 - d. Make minimum of three site visits during construction.
 - e. Provide final as-built set of record plans.

EXHIBIT B

RATE SCHEDULE

The work is funded in the adopted FY 25-26 Capital Improvement Project budget under Account No. 121.713.5130. (MP 01-34 #50)

	PHASE A	PHASE B	PHASE C	Total Contract Amount:
ARCHITECT	8,000.00	10,000.00	3,000.00	
STRUCTURAL		3,000.00(1)	1,000.00	
M/E/P		5,000.00	1,000.00	
TOTAL	8,000.00	18,000.00	5,000.00	\$31,000.00

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of CRIA, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CRIA.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to CRIA, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CRIA, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to CRIA as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by CRIA's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CRIA at all times during the term of this contract. CRIA reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may

arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by CRIA shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CRIA before CRIA's own insurance or self-insurance shall be called upon to protect it as a named insured.

CRIA's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CRIA has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CRIA will be promptly reimbursed by Consultant, or CRIA will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, CRIA may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by CRIA's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CRIA, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against CRIA, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of CRIA to inform Consultant of non-compliance with any requirement imposes no additional obligations on CRIA nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, CRIA requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CRIA.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CRIA with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that CRIA and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CRIA and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subconsultants, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with Consultants, subconsultants, and others engaged in the project will be submitted to CRIA for review.

CRIA's right to revise specifications. CRIA reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, CRIA and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CRIA. CRIA reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CRIA.

Timely notice of claims. Consultant shall give CRIA prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.6



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Mathew Hudson, Director of Public Works
James Cramsie, Sr. Director of Engineering

DATE: August 12, 2026

SUBJECT: Consideration of Amendment No. 2 to the Professional Services Agreement with
Environs, Inc. to provide on-call landscape architecture services at the Industry Hills
Expo Center, extending the term through August 12, 2028, and revising the rate
schedule

Background:

On August 11, 2021, the Board approved a Professional Services Agreement ("Agreement") with Environs, Inc. ("Environs") to provide on-call landscape architecture and irrigation design services at an on-call basis in an amount not to exceed \$100,000.00. Environs assists with Capital Improvement Projects that require landscape architecture and irrigation plans. Currently the only project that required these services was the Pavilion Gazebo Project. On August 7, 2024, Amendment No. 1 was approved to extend the term through August 12, 2026, and revise the rate schedule.

Discussion:

The Agreement is set to expire on August 12, 2026, and Staff recommends approving Amendment No. 2 to extend the term through August 12, 2028, as Environs is continuing to provide landscape architecture services, as needed. Additionally, the rate schedule is revised to reflect Environ's current rates.

Fiscal Impact:

There is no additional fiscal impact associated with Amendment No. 2

Recommendation:

Staff recommends the Board approve Amendment No. 2 to the Agreement with Environs.

Exhibits:

1. Amendment No. 2 to the Professional Services Agreement with Environs, Inc. dated August 12, 2026
2. ENVIRONS INC PROF SERVICES AGREEMENT

**AMENDMENT NO. 2
TO PROFESSIONAL SERVICES AGREEMENT WITH
ENVIRONS, INC.**

This Amendment No. 2 to the Professional Services Agreement (“Agreement”) is made and entered into this 12th day of August, 2026, (“Effective Date”) between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and Environs, Inc. (“Consultant”), a California corporation. CRIA and Consultant are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, on or about August 11, 2021, the Agreement was entered into and executed between CRIA and Consultant for providing landscape architecture services on an as-needed basis in an amount not-to-exceed \$100,000.00; and

WHEREAS, on or about August 7, 2024, Amendment No. 1 was approved to extend the term through August 12, 2026, and revise the rate schedule; and

WHEREAS, the Agreement expires on August 12, 2026, and work is ongoing, Staff recommends extending the term though August 12, 2028 and revising the rate schedule to reflect Consultant’s current rates; and

WHEREAS, for the reasons set forth herein, CRIA and Consultant desire to enter into this Amendment No. 2, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

1. TERM

Section 1, Term, is hereby revised to read in its entirety as follows:

This Agreement shall commence on Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than August 12, 2028, unless sooner terminated pursuant to the provisions of this Agreement.

Exhibit B, Rate Schedule

The Rate Schedule is hereby rescinded in its entirety and replaced with rates set forth in Attachment 1, attached hereto, and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 to the Agreement as of the Effective Date.

“CRIA”

Civic Recreational Industrial Authority

“CONSULTANT”

Environs, Inc.

By: _____
Joshua Nelson, Executive Director

By: _____
Brett French, President

Attest:

By: _____
Julie Gutierrez-Robles, Secretary, CMC

APPROVED AS TO FORM

By: _____
James M. Casso, General Counsel

ATTACHMENT 1

EXHIBIT B

Rate Schedule

- Landscape Architect \$175.00
- Landscape Design \$125.00
- Draftsman \$105.00
- Administrative \$75.00
- Meetings/Inspection – 2 hour minimum \$175.00

Additional reimbursable expenses are to be billed at cost and include, but are not limited to, reproduction, plotting, postage, and handling of documents at cost.

EXHIBIT A TO AMENDMENT NO. 2
PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONS, INC.
DATED AUGUST 11, 2021

CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of August 11, 2021 ("Effective Date"), between the CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY ("CRIA"), a public body, and Environs, Inc., a California corporation ("Consultant"). CRIA and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, CRIA desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CRIA and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than August 12, 2024, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of CRIA. The Services shall be performed by Consultant, unless prior written approval is first obtained from CRIA. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) CRIA shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to CRIA and in a first-class manner in conformance with the standards of quality normally observed by an entity providing landscape architecture services on an as-needed basis serving a public body.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the

Political Reform Act (Government Code Section 81000 *et seq.*)). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) CRIA has not consented in writing to Consultant's performance of such work. No officer or employee of CRIA shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CRIA. If Consultant was an employee, agent, appointee, or official of CRIA in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse CRIA for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

CRIA Executive Director shall represent CRIA in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) CRIA agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed One Hundred Thousand Dollars (\$100,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by CRIA. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by CRIA and Consultant at the time CRIA's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If CRIA disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) CRIA may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If CRIA suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, CRIA shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to CRIA. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to CRIA pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CRIA that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of CRIA or its designees at reasonable times to review such books and records; shall give CRIA the right to examine and audit said books and records; shall permit CRIA to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CRIA and may be used, reused, or otherwise disposed of by CRIA without the permission of the Consultant. With respect to computer files, Consultant shall make available to CRIA, at the Consultant's office, and upon reasonable written request by CRIA, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to CRIA all right, title, and interest, including any

copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of CRIA.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless CRIA and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless CRIA, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant.

(c) DUTY TO DEFEND. In the event CRIA, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by CRIA, Consultant shall have an immediate duty to defend CRIA at Consultant's cost or at CRIA's option, to reimburse CRIA for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by CRIA is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and CRIA, as to whether liability arises from the sole negligence of CRIA or its officers, employees, or agents, Consultant will be obligated to pay for CRIA's defense until such time as a final judgment has been entered adjudicating CRIA as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to CRIA a wholly independent Consultant and/or independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither CRIA nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of CRIA. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against CRIA, or bind CRIA in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, CRIA shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for CRIA. CRIA shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

(c) Consultant shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Consultant's or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant, service as an independent contractor. The indemnity provisions set forth in this Section 9 (c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies the City may have under the law.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. CRIA, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of CRIA in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of CRIA has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling CRIA to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of CRIA, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without CRIA's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from CRIA, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within CRIA, unless otherwise required by law or court order. (b) Consultant shall promptly notify CRIA should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within CRIA, unless Consultant is prohibited by law from informing CRIA of such Discovery, court order or subpoena. CRIA retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CRIA is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with CRIA and to provide the opportunity to review any response to discovery requests provided by Consultant. However, CRIA's right to review any such response does not imply or mean the right by CRIA to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which

provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CRIA: CRIA
15625 Mayor Dave Way
City of Industry, CA 91744
Attention: Executive Director

With a Copy To: James M. Casso, General Counsel
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

To Consultant: Environs, Inc.
801 El Berro
San Clemente, CA 92672
Attention: Brett French, President

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of CRIA.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide CRIA with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying CRIA as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from CRIA for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to CRIA for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between CRIA and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

CRIA and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the

provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by CRIA or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by CRIA or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

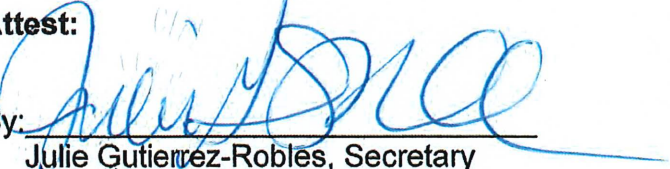
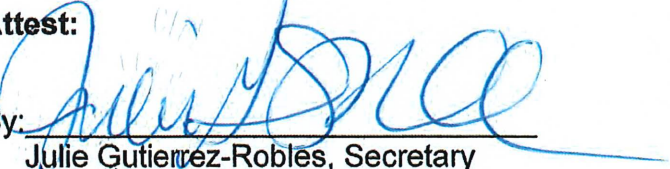
IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CRIA"
Civic-Recreational-Industrial Authority

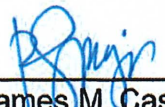
By: 
Joshua Nelson, Executive Director

"CONSULTANT"
Environs, Inc.

By: 
Brett French, President

Attest:

By: 
Julie Gutierrez-Robles, Secretary

Approved as to form:

By: 
for James M. Casso, General Counsel

Attachments:	Exhibit A	Scope of Services
	Exhibit B	Rate Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide the following on-call landscape architecture and irrigation design services as directed by CRIA:

- Development of landscape, planting, and irrigation plans, specifications, and engineer's estimates for CRIA Expo projects, as needed, in accordance with the City of Industry's policies and the Standard Specifications for Public Works Construction, as amended by the "Graybook" and all other applicable governing agencies for each specific project.
- Assist CRIA in developing bid and contract documents related to landscape, planting and irrigation services for public works bidding, review contractor bids, and provide a recommendation as to the award of the project.
- Attend various project meetings with the design team, contractor, CRIA, and outside agencies, as needed.
- Develop plans, specifications, and schedules necessary for the orderly implementation and construction of multiple phases of construction work.
- Utilize electronic information control system for use by the design consultants and CRIA.
- Minimize construction claims prevention as part of design.
- Coordinate and assist CRIA in obtaining pertinent permits.
- Respond to submittals and shop drawings as required.
- Assist CRIA in responding to public inquiries or concerns regarding the design.
- Prepare quantity calculations for projects, as directed.
- Assist CRIA with interpreting contract documents and assist in resolving disputes or uncertainties related to landscape and irrigation design and construction.
- Review, track, process shop drawings, submittals, RFIs, RFCs, RFQs, etc., as needed by CRIA, and recommend approval.
- Conduct site visits through various stages of construction to inspect progress and perform pertinent tests.
- Complete final as-built construction drawings to be submitted and archived as the final record drawings, both hard copy and electronic.
- Implement and execute an extensive Quality Assurance/Quality Control program and correct overlooked material at consultant's sole expense at no additional cost to CRIA.
- Review of landscape and irrigation plans, specification and estimates submitted by others.

- Provide solutions and recommendations to landscape and irrigation maintenance issues throughout the Expo Center, including any plans, if necessary.
- All developed material shall be the property of CRIA, including electronic data compiled.

EXHIBIT B
RATE SCHEDULE

<u>Service/Personnel</u>	<u>Rate (Per Hour)</u>
Landscape Architect	\$150.00
Landscape Design	\$115.00
Draftsman	\$105.00
Administrative	\$75.00
Meetings/Inspections – 2 hour minimum	\$150.00

Additional reimbursable expenses are to be billed at cost and include, but are not limited to, reproduction, plotting, postage, and handling of documents at cost.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of CRIA, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CRIA.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to CRIA, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CRIA, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to CRIA as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by CRIA's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CRIA at all times during the term of this contract. CRIA reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may

arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by CRIA shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CRIA before CRIA's own insurance or self-insurance shall be called upon to protect it as a named insured.

CRIA's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CRIA has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CRIA will be promptly reimbursed by Consultant, or CRIA will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, CRIA may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by CRIA's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CRIA, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against CRIA, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of CRIA to inform Consultant of non-compliance with any requirement imposes no additional obligations on CRIA nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, CRIA requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CRIA.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CRIA with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that CRIA and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CRIA and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subconsultants, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with Consultants, subconsultants, and others engaged in the project will be submitted to CRIA for review.

CRIA's right to revise specifications. CRIA reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, CRIA and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CRIA. CRIA reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CRIA.

Timely notice of claims. Consultant shall give CRIA prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 7.1



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: August 12, 2026

SUBJECT: Civic-Recreational-Industrial Authority May 31, 2026 Financial Report

Executive Summary:

The Pavilion is still under construction and has been closed since late 2025. Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

Expo Center:

The Pavilion is temporarily closed for renovations, and no events were held in the Pavilion during this period. For the month ended May 31, 2026, the Expo Center generated revenues of \$329,214 and expenses of \$274,943 resulting in a net operating income of \$54,271.

Year-to-date revenues amounted to \$1,764,014, which represents approximately 108% of the budgeted revenues of \$1,635,000 for the year ended June 30, 2026.

Year-to-date operating expenses through May 31, 2026 amounted to \$2,394,377, which represents approximately 98% of budgeted expenses of \$2,440,000 for the year ended June 30, 2026.

Revenues and expenses will exceed the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year-to-date net transfers of \$732,000 from the Capital Project fund through May 31, 2026.

Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2026 amount to \$2,492,000. The Fund has incurred \$1,571,910 of year-to-date expenditures through May 31, 2026 which represents approximately 63% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$2,493,550 of which \$732,000 was transferred to the Expo Center, resulting in net transfers of approximately \$1,761,525 retained in the fund.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2026. The budget is \$8,855,000. For the month ended May 31, 2026, expenditures for capital improvements amounted to \$907,276 with the year-to-date expenditures of \$7,564,807. This represents 85% of total budgeted expenditures for the year ended June 30, 2026.

Description of Reports:

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at May 31, 2026.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

May 31, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

May 31, 2026

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
May 31, 2026

Expo Center Operations

During the month ended May 31, 2026, the Facilities and the Grand Arena generated total revenues of \$329,214. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were eight events held in the Avalon Room, resulting in Facilities revenues of \$31,725. Additionally, six events were held in the Grand Arena, generating \$297,489 in revenues.

At May 31, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 5/31/2026	Year To Date 5/31/2026	Amended Budget 2025-2026	% of Amended Budget	Month Ended 05/31/2025	Year To Date 05/31/2025
Total revenues	\$ 329,214	\$ 1,764,014	\$ 1,635,000	108%	\$ 292,782	\$ 1,903,672
Expenses:						
Direct Expo Center expenses	149,770	1,070,513	922,000	116%	108,110	1,085,817
General and administrative expenses	125,173	1,323,864	1,518,000	87%	121,052	1,350,475
Total direct Expo Center expenses	274,943	2,394,377	2,440,000	98%	229,162	2,436,292
Net (loss) income from operations	54,271	(630,363)	(805,000)	78%	63,620	(532,620)
Net (loss) income	\$ 54,271	\$ (630,363)	\$ (805,000)	78%	\$ 63,620	\$ (532,620)

Summarized financial information by department for the month ending May 31, 2026 and 2025:

<u>Expo Center Operations</u>	Month Ended 5/31/2026	Month Ended 5/31/2026	Month Ended 5/31/2026	Month Ended 5/31/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 31,725	\$ 297,489	\$ -	\$ 329,214
Expenses:				
Direct Expo Center expenses	27,314	122,456	-	149,770
General and administrative expenses	-	-	125,173	125,173
Total direct Expo Center expenses	27,314	122,456	125,173	274,943
Net (loss) income from operations	4,411	175,033	(125,173)	54,271
Net (loss) income for the month ended	\$ 4,411	\$ 175,033	\$ (125,173)	\$ 54,271

<u>Expo Center Operations</u>	Month Ended 5/31/2025	Month Ended 5/31/2025	Month Ended 5/31/2025	Month Ended 5/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 32,907	\$ 259,875	\$ -	\$ 292,782
Expenses:				
Direct Expo Center expenses	29,829	78,281	-	108,110
General and administrative expenses	-	-	121,052	121,052
Total direct Expo Center expenses	29,829	78,281	121,052	229,162
Net (loss) income from operations	3,078	181,594	(121,052)	63,620
Net (loss) income for the month ended	\$ 3,078	\$ 181,594	\$ (121,052)	\$ 63,620

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS May 31, 2026

Summarized financial information by department year to date period ending May 31, 2026 and 2025:

<u>Expo Center Operations</u>	Year To Date 5/31/2026	Year To Date 5/31/2026	Year To Date 5/31/2026	Year To Date 5/31/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 381,898	\$ 1,381,552	\$ 564	\$ 1,764,014
Expenses:				
Direct Expo Center expenses	441,002	629,511	-	1,070,513
General and administrative expenses	-	-	1,323,864	1,323,864
Total direct Expo Center expenses	441,002	629,511	1,323,864	2,394,377
Net (loss) income from operations	(59,104)	752,041	(1,323,300)	(630,363)
Net (loss) income year to date	\$ (59,104)	\$ 752,041	\$ (1,323,300)	\$ (630,363)

<u>Expo Center Operations</u>	Year To Date 5/31/2025	Year To Date 5/31/2025	Year To Date 5/31/2025	Year To Date 5/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 576,762	\$ 1,325,665	\$ 1,245	\$ 1,903,672
Expenses:				
Direct Expo Center expenses	504,697	581,120	-	1,085,817
General and administrative expenses	-	-	1,350,475	1,350,475
Total direct Expo Center expenses	504,697	581,120	1,350,475	2,436,292
Net (loss) income from operations	72,065	744,545	(1,349,230)	(532,620)
Net (loss) income year to date	\$ 72,065	\$ 744,545	\$ (1,349,230)	\$ (532,620)

CRIA Capital Assets

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at May 31, 2026 amounted to \$16,232,187 with \$2,495,954 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended May 31, 2026. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS May 31, 2026

Capital Projects

The Capital Projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

At May 31, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>5/31/2026</u>	<u>Year To Date</u> <u>5/31/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Total revenues	\$ -	\$ 2,962	\$ 5,000	59%
Expenditures:				
General and administrative expenses	245,068	1,571,910	2,492,000	63%
Total expenses	245,068	1,571,910	2,492,000	63%
Excess of expenditures over revenues	\$ (245,068)	\$ (1,568,948)	\$ (2,487,000)	63%

Capital Improvements Fund

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

Capital Improvement Program (CRIA)

#	Project Name	FY 25-26 Amended Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,000,000
3	Expo Center Patio Café Improvements	5,000
4	Expo Center Fire Alarm System	1,400,000
5	Expo Center A/V upgrades to the Grand Arena	1,645,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	37,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
11	Miscellaneous Trails Lighting Improvements along Temple Avenue and Azusa Avenue	313,000
12	Security Camera Installation at Expo Center	200,000
13	Expo Center Lighting Improvements	105,000
	Total	\$8,855,000

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS May 31, 2026

At May 31, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended 5/31/2026</u>	<u>Year To Date 5/31/2026</u>	<u>Amended Budget 2025-2026</u>	<u>% of Amended Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 281,232	\$ 1,204,635	\$ 1,199,000	100%
Construction Costs	624,271	6,311,301	7,600,000	83%
Small Equipment & Supplies	1,773	48,871	56,000	87%
Total expenditures	<u>907,276</u>	<u>7,564,807</u>	<u>8,855,000</u>	85%
Excess of expenditures over revenues	<u>\$ 907,276</u>	<u>\$ 7,564,807</u>	<u>\$ 8,855,000</u>	85%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF MAY 31, 2026

	Capital Projects	Expo Center	Capital Improvements
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 123,662	\$ 210,371	\$ -
Investments	96,637	-	-
Due from other funds	-	-	-
Accounts receivable, net	-	122,457	-
Prepaid insurance	-	12,730	-
Inventories	-	78,377	-
Deposits	-	3,000	-
Total current assets	<u>220,299</u>	<u>426,935</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,187</u>	<u>-</u>
Total assets	<u>\$ 220,299</u>	<u>\$ 16,659,122</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 28,863	\$ 52,653	\$ 35,141
Sales tax payable	-	15,920	-
Due to other funds	242	-	566
Advance rental payments	-	41,700	-
Security deposits	-	25,200	-
Total current liabilities	<u>29,105</u>	<u>135,473</u>	<u>35,707</u>
FUND BALANCE:			
Fund balance	<u>191,194</u>	<u>16,523,649</u>	<u>(35,707)</u>
Total liabilities and fund balance	<u>\$ 220,299</u>	<u>\$ 16,659,122</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED MAY 31, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 329,214	\$ 1,764,014	\$ 1,635,000	108%	\$ -	\$ -	\$ -	0%
Other revenues	-	2,962	5,000	59%	-	-	-	0%	-	-	-	0%
Total revenues	-	2,962	5,000	59%	329,214	1,764,014	1,635,000	108%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	149,770	1,070,513	922,000	116%	907,276	7,564,807	8,855,000	85%
General and administrative expenses	245,068	1,571,910	2,492,000	63%	125,173	1,323,864	1,518,000	87%	-	-	-	0%
Total expenses	245,068	1,571,910	2,492,000	63%	274,943	2,394,377	2,440,000	98%	907,276	7,564,807	8,855,000	85%
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	(245,068)	(1,568,948)	(2,487,000)	63%	54,271	(630,363)	(805,000)	78%	(907,276)	(7,564,807)	(8,855,000)	85%
OTHER FINANCING SOURCES, NET	205,767	1,761,525	2,442,400	72%	80,000	732,000	805,000	91%	900,641	7,714,937	8,855,000	87%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(39,301)	192,577	\$ (44,600)	-432%	134,271	101,637	\$ -	0%	(6,635)	150,130	\$ -	0%
Fund balance, beginning	230,495	(1,383)			16,389,378	16,422,012			(29,072)	(185,837)		
Fund balance, ending	\$ 191,194	\$ 191,194			\$ 16,523,649	\$ 16,523,649			(35,707)	(35,707)		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER
STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED MAY 31, 2026

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (630,363)
Change in operating assets and liabilities:	
Accounts receivable, net	(33,388)
Due from other funds	85,000
Prepaid insurance	(3,657)
Inventories	(27,558)
Accounts payable	35,098
Sales tax payable	12,852
Advance rental payments	(79,141)
Security deposits	(13,800)
Other current liabilities	(486)
Net cash used by operating activities	<u>(655,443)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>732,000</u>
NET CHANGE IN CASH	76,557
Cash at July 1, 2025	<u>133,814</u>
Cash at May 31, 2026	<u>\$ <u>210,371</u></u>

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED MAY 31, 2026 AND 2025**

<u>Expo Center Operations</u>	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET	MONTH ENDED 05/31/2025	YEAR TO DATE 05/31/2025
Expo revenues						
Facilities rentals	\$ 15,118	\$ 171,404	\$ 114,000	150%	\$ 17,560	\$ 291,483
Facilities rentals - bar sales	12,155	154,467	104,000	149%	11,909	221,797
Facilities - security	3,075	36,562	27,000	135%	2,965	49,071
Facilities - insurance	100	1,800	1,000	180%	400	8,565
Facilities - other	1,131	16,826	9,000	187%	-	3,832
Facilities - concessions	146	839	-	0%	73	2,014
Grand Arena - special events rentals	25,000	189,240	186,000	102%	14,000	186,500
Grand Arena - outdoor arena rentals	4,500	6,100	4,000	153%	-	6,900
Grand Arena - show barn stall rentals	19,255	46,138	55,000	84%	26,015	59,845
Grand Arena - shaving sales	342	4,195	7,000	60%	-	5,043
Grand Arena - security	29,663	121,879	113,000	108%	24,299	105,387
Grand Arena - trailer parking	-	51,578	63,000	82%	240	68,297
Grand Arena - bar sales	150,674	508,490	485,000	105%	128,174	448,627
Grand Arena - parking	37,407	309,240	306,000	101%	35,421	290,159
Grand Arena - other	30,648	144,692	157,000	92%	31,726	154,907
Total revenues	<u>329,214</u>	<u>1,763,450</u>	<u>1,631,000</u>	108%	<u>292,782</u>	<u>1,902,427</u>
Direct general and administrative revenues						
G&A- Other	-	564	4,000	14%	-	1,245
Expo expenses						
Cost of sales	38,346	159,550	165,000	97%	29,925	191,645
Bar supplies	-	7,235	11,000	66%	1,290	6,796
Promotional banquet	-	1,036	-	0%	-	-
Contract labor/wages	70,583	640,277	476,000	135%	38,869	587,335
Furniture/fixtures & equipment	-	8,298	10,000	83%	-	37,544
Facilities - insurance	-	410	-	0%	-	-
Miscellaneous	1,844	17,642	11,000	160%	1,844	7,727
Promotional	-	997	6,000	17%	515	1,515
Property maintenance	-	1,640	9,000	18%	2,263	19,779
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	(3,523)	1,237	1,000	124%	-	628
Security - Grand Arena	30,099	126,204	126,000	100%	23,477	114,108
Security - Facilities	3,075	38,353	30,000	128%	1,794	48,156
Shavings	192	3,801	5,000	76%	-	3,639
Supplies	6,795	40,436	42,000	96%	5,088	49,702
Equipment rental	2,359	19,724	26,000	76%	3,045	16,313
Bad debt	-	3,673	4,000	92%	-	-
Total Expo expenses	<u>149,770</u>	<u>1,070,513</u>	<u>922,000</u>	116%	<u>108,110</u>	<u>1,085,817</u>
Operating net (loss) income before direct G & A and CRIA indirect expenses	<u>179,444</u>	<u>693,501</u>	<u>713,000</u>	97%	<u>184,672</u>	<u>817,855</u>
Direct general and administrative expenses						
Office supplies	-	4,729	13,000	36%	-	14,927
Travel and meetings	-	267	-	0%	-	100
Dues, subscriptions, books, etc.	1,490	16,808	18,000	93%	395	14,213
Equipment rental/lease	2,623	10,353	10,000	104%	826	10,466
Furniture/fixtures & equipment	286	1,010	3,000	34%	-	14,292
Advertising/printing	-	-	-	0%	-	540
Telephone	480	15,806	19,000	83%	1,509	16,940
Postage	147	1,846	2,000	92%	-	1,953
Miscellaneous	3,091	34,090	34,000	100%	22,306	52,200
Professional services	45,104	386,359	382,000	101%	23,307	302,735
Repairs and equipment	-	3,950	2,000	198%	-	3,949
Vehicle expenses	-	35,863	28,000	128%	8,990	32,386
Insurance and bonds	1,414	13,317	14,000	95%	1,134	11,521
Supplies	1,392	41,435	46,000	90%	5,249	41,486
Contract labor/administrative wages	41,790	491,821	547,000	90%	24,820	463,018
Property maintenance	9,884	110,652	151,000	73%	16,673	155,583
Utilities	17,472	155,558	249,000	62%	15,843	214,166
Total direct general and administrative expenses	<u>125,173</u>	<u>1,323,864</u>	<u>1,518,000</u>	87%	<u>121,052</u>	<u>1,350,475</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURE:	\$ <u>54,271</u>	\$ <u>(630,363)</u>	\$ <u>(805,000)</u>	78%	\$ <u>63,620</u>	\$ <u>(532,620)</u>

CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES AND EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED MAY 31, 2026

	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
REVENUES:				
Other revenues	\$ -	\$ 2,962	\$ 5,000	59%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries and payroll taxes - board	3,950	43,443	50,000	87%
Medicare/disability	57	630	1,000	63%
PARS - ARS	148	1,629	2,000	81%
Landscaping	86,143	120,056	700,000	17%
Taxes and assessments	-	287	-	0%
Legal	-	14,602	16,000	91%
Professional services	20,642	241,823	335,000	72%
Accounting	123	1,527	2,000	76%
Small equipment and supplies	299	1,622	2,000	81%
Vehicle expenses	1,056	7,016	10,000	70%
Computer- Licenses	-	26,251	27,000	97%
General engineering	34,543	254,184	200,000	127%
Printing/photography	-	403	1,000	40%
Security	64,803	561,139	679,000	83%
Property maintenance	28,111	244,480	400,000	61%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Utilities	4,951	26,078	28,000	93%
Reclaimed water	-	17,229	22,000	78%
Other	-	-	15,000	0%
Total general and administrative expenditures	245,068	1,571,910	2,492,000	63%
EXCESS OF EXPENDITURES OVER REVENUES	\$ (245,068)	\$ (1,568,948)	\$ (2,487,000)	63%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED MAY 31, 2026

EXPENDITURES	MONTH ENDED 5/31/2026	YEAR TO DATE 5/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 281,232	\$ 1,204,635	\$ 1,199,000	100%
Construction costs	624,271	6,311,301	7,600,000	83%
Small equipment & supplies	1,773	48,871	56,000	87%
Total expenditures	<u>907,276</u>	<u>7,564,807</u>	<u>8,855,000</u>	85%
EXCESS OF EXPENDITURES OVER REVENUES	\$ <u>907,276</u>	\$ <u>7,564,807</u>	\$ <u>8,855,000</u>	85%



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: August 12, 2026

SUBJECT: Civic-Recreational-Industrial Authority June 30, 2026 Financial Report

Executive Summary:

The Pavilion has been under construction and remained closed since late 2025. Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

Expo Center:

The Pavilion is temporarily closed for renovations, and no events were held during this period. For the month ended June 30, 2026, the Expo Center generated revenues of \$85,549 and expenses of \$232,051 resulting in a net operating loss of \$146,502.

Year-to-date revenues amounted to \$1,849,563, which represents approximately 113% of the budgeted revenues of \$1,635,000 for the year ended June 30, 2026.

Year-to-date operating expenses through June 30, 2026 amounted to \$2,626,428, which represents approximately 108% of budgeted expenses of \$2,440,000 for the year ended June 30, 2026.

Revenues and expenses exceeded the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year-to-date net transfers of \$822,000 from the Capital Project Fund through June 30, 2026.

Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2026 amount to \$2,492,000. The Fund has incurred \$1,970,991 of year-to-date expenditures through June 30, 2026 which represents approximately 79% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$2,889,550 of which \$822,000 was transferred to the Expo Center, resulting in net transfers of approximately \$2,067,550 retained in the fund.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2026. The budget is \$8,855,000. For the month ended June 30, 2026, expenditures for capital improvements amounted to \$777,542 with the year-to-date expenditures of \$8,342,349. This represents 94% of total budgeted expenditures for the year ended June 30, 2026.

Description of Reports:

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at June 30, 2026.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

June 30, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

June 30, 2026

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS June 30, 2026

Expo Center Operations

During the month ended June 30, 2026, the Facilities and the Grand Arena generated total revenues of \$85,549. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were eight events held in the Avalon Room, resulting in Facilities revenues of \$26,244. Additionally, three events were held in the Grand Arena, generating \$59,305 in revenues.

At June 30, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 6/30/2026	Year To Date 6/30/2026	Amended Budget 2025-2026	% of Amended Budget	Month Ended 06/30/2025	Year To Date 06/30/2025
Total revenues	\$ 85,549	\$ 1,849,563	\$ 1,635,000	113%	\$ 116,939	\$ 2,020,611
Expenses:						
Direct Expo Center expenses	107,432	1,177,945	922,000	128%	91,370	1,177,187
General and administrative expenses	124,619	1,448,483	1,518,000	95%	144,347	1,494,827
Total direct Expo Center expenses	232,051	2,626,428	2,440,000	108%	235,717	2,672,014
Net (loss) income from operations	(146,502)	(776,865)	(805,000)	97%	(118,778)	(651,403)
Net (loss) income	\$ (146,502)	\$ (776,865)	\$ (805,000)	97%	\$ (118,778)	\$ (651,403)

Summarized financial information by department for the month ending June 30, 2026 and 2025:

<u>Expo Center Operations</u>	Month Ended 6/30/2026	Month Ended 6/30/2026	Month Ended 6/30/2026	Month Ended 6/30/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 26,244	\$ 59,305	\$ -	\$ 85,549
Expenses:				
Direct Expo Center expenses	57,664	49,768	-	107,432
General and administrative expenses	-	-	124,619	124,619
Total direct Expo Center expenses	57,664	49,768	124,619	232,051
Net (loss) income from operations	(31,420)	9,537	(124,619)	(146,502)
Net (loss) income for the month ended	\$ (31,420)	\$ 9,537	\$ (124,619)	\$ (146,502)

<u>Expo Center Operations</u>	Month Ended 6/30/2025	Month Ended 6/30/2025	Month Ended 6/30/2025	Month Ended 6/30/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 38,537	\$ 59,474	\$ 18,928	\$ 116,939
Expenses:				
Direct Expo Center expenses	48,750	42,620	-	91,370
General and administrative expenses	-	-	144,347	144,347
Total direct Expo Center expenses	48,750	42,620	144,347	235,717
Net (loss) income from operations	(10,213)	16,854	(125,419)	(118,778)
Net (loss) income for the month ended	\$ (10,213)	\$ 16,854	\$ (125,419)	\$ (118,778)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS June 30, 2026

Summarized financial information by department year to date period ending June 30, 2026 and 2025:

	Year To Date 6/30/2026	Year To Date 6/30/2026	Year To Date 6/30/2026	Year To Date 6/30/2026
<u>Expo Center Operations</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 408,143	\$ 1,440,856	\$ 564	\$ 1,849,563
Expenses:				
Direct Expo Center expenses	498,666	679,279	-	1,177,945
General and administrative expenses	-	-	1,448,483	1,448,483
Total direct Expo Center expenses	498,666	679,279	1,448,483	2,626,428
Net (loss) income from operations	(90,523)	761,577	(1,447,919)	(776,865)
Net (loss) income year to date	\$ (90,523)	\$ 761,577	\$ (1,447,919)	\$ (776,865)

	Year To Date 6/30/2025	Year To Date 6/30/2025	Year To Date 6/30/2025	Year To Date 6/30/2025
<u>Expo Center Operations</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 615,299	\$ 1,385,139	\$ 20,173	\$ 2,020,611
Expenses:				
Direct Expo Center expenses	553,447	623,740	-	1,177,187
General and administrative expenses	-	-	1,494,827	1,494,827
Total direct Expo Center expenses	553,447	623,740	1,494,827	2,672,014
Net (loss) income from operations	61,852	761,399	(1,474,654)	(651,403)
Net (loss) income year to date	\$ 61,852	\$ 761,399	\$ (1,474,654)	\$ (651,403)

CRIA Capital Assets

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at June 30, 2026 amounted to \$16,232,187 with \$2,495,954 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended June 30, 2026. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS June 30, 2026

Capital Projects

The Capital Projects Fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

At June 30, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>6/30/2026</u>	<u>Year To Date</u> <u>6/30/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Total revenues	\$ -	\$ 2,962	\$ 5,000	59%
Expenditures:				
General and administrative expenses	399,081	1,970,991	2,492,000	79%
Total expenses	399,081	1,970,991	2,492,000	79%
Excess of expenditures over revenues	\$ (399,081)	\$ (1,968,029)	\$ (2,487,000)	79%

Capital Improvements Fund

The Capital Improvements Fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

Capital Improvement Program (CRIA)

#	Project Name	FY 25-26 Amended Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,000,000
3	Expo Center Patio Café Improvements	5,000
4	Expo Center Fire Alarm System	1,400,000
5	Expo Center A/V upgrades to the Grand Arena	1,645,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	37,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
11	Miscellaneous Trails Lighting Improvements along Temple Avenue and Azusa Avenue	313,000
12	Security Camera Installation at Expo Center	200,000
13	Expo Center Lighting Improvements	105,000
	Total	\$8,855,000

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS June 30, 2026

At June 30, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended 6/30/2026</u>	<u>Year To Date 6/30/2026</u>	<u>Amended Budget 2025-2026</u>	<u>% of Amended Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 215,895	\$ 1,420,530	\$ 1,199,000	118%
Construction Costs	559,523	6,870,824	7,600,000	90%
Small Equipment & Supplies	2,124	50,995	56,000	91%
Total expenditures	<u>777,542</u>	<u>8,342,349</u>	<u>8,855,000</u>	94%
Excess of expenditures over revenues	<u>\$ 777,542</u>	<u>\$ 8,342,349</u>	<u>\$ 8,855,000</u>	94%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF JUNE 30, 2026

	Capital Projects	Expo Center	Capital Improvements
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 187,410	\$ 203,742	\$ -
Investments	96,637	-	-
Due from other funds	-	20,000	-
Accounts receivable, net	-	40,778	-
Prepaid insurance	-	11,316	-
Inventories	-	53,949	-
Deposits	-	3,000	-
Total current assets	<u>284,047</u>	<u>332,785</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,187</u>	<u>-</u>
Total assets	<u>\$ 284,047</u>	<u>\$ 16,564,972</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 185,667	\$ 23,604	\$ 231,007
Sales tax payable	-	2,011	-
Due to other funds	242	-	566
Advance rental payments	-	51,010	-
Security deposits	-	21,200	-
Total current liabilities	<u>185,909</u>	<u>97,825</u>	<u>231,573</u>
FUND BALANCE:			
Fund balance	98,138	16,467,147	(231,573)
Total liabilities and fund balance	<u>\$ 284,047</u>	<u>\$ 16,564,972</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED JUNE 30, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 85,549	\$ 1,849,563	\$ 1,635,000	113%	\$ -	\$ -	\$ -	0%
Other revenues	-	2,962	5,000	59%	-	-	-	0%	-	-	-	0%
Total revenues	-	2,962	5,000	59%	85,549	1,849,563	1,635,000	113%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	107,432	1,177,945	922,000	128%	777,542	8,342,349	8,855,000	94%
General and administrative expenses	399,081	1,970,991	2,492,000	79%	124,619	1,448,483	1,518,000	95%	-	-	-	0%
Total expenses	399,081	1,970,991	2,492,000	79%	232,051	2,626,428	2,440,000	108%	777,542	8,342,349	8,855,000	94%
EXCESS OF EXPENDITURES OVER REVENUES	(399,081)	(1,968,029)	(2,487,000)	79%	(146,502)	(776,865)	(805,000)	97%	(777,542)	(8,342,349)	(8,855,000)	94%
OTHER FINANCING SOURCES, NET	306,025	2,067,550	2,442,400	85%	90,000	822,000	805,000	102%	581,676	8,296,613	8,855,000	94%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(93,056)	99,521	<u>(44,600)</u>	-223%	(56,502)	45,135	<u>-</u>	0%	(195,866)	(45,736)	<u>-</u>	0%
Fund balance, beginning	191,194	(1,383)			16,523,650	16,422,012			(35,707)	(185,837)		
Fund balance, ending	<u>\$ 98,138</u>	<u>\$ 98,138</u>			<u>\$ 16,467,147</u>	<u>\$ 16,467,147</u>			<u>(231,573)</u>	<u>\$ (231,573)</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER
STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED JUNE 30, 2026

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (776,865)
Accounts receivable, net	48,291
Due from other funds	65,000
Prepaid insurance	(2,243)
Inventories	(3,130)
Accounts payable	6,049
Sales tax payable	(1,057)
Advance rental payments	(69,831)
Security deposits	(17,800)
Other current liabilities	(486)
Net cash used by operating activities	<u>(752,072)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>822,000</u>
NET CHANGE IN CASH	69,928
Cash at July 1, 2025	133,814
Cash at June 30, 2026	\$ <u><u>203,742</u></u>

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED JUNE 30, 2026 AND 2025**

	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET	MONTH ENDED 06/30/2025	YEAR TO DATE 06/30/2025
Expo Center Operations						
Facilities rentals	\$ 8,708	\$ 180,112	\$ 114,000	158%	\$ 13,972	\$ 305,455
Facilities rentals - bar sales	13,299	167,766	104,000	161%	15,712	237,509
Facilities - security	2,387	38,949	27,000	144%	2,778	51,849
Facilities - insurance	100	1,900	1,000	190%	100	8,665
Facilities - other	1,677	18,504	9,000	206%	5,793	9,625
Facilities - concessions	73	912	-	0%	182	2,196
Grand Arena - special events rentals	11,500	200,740	186,000	108%	10,000	196,500
Grand Arena - outdoor arena rentals	-	6,100	4,000	153%	-	6,900
Grand Arena - show barn stall rentals	875	47,013	55,000	85%	525	60,370
Grand Arena - shaving sales	-	4,195	7,000	60%	-	5,043
Grand Arena - security	-	121,879	113,000	108%	-	105,387
Grand Arena - trailer parking	5,280	56,858	63,000	90%	6,315	74,612
Grand Arena - bar sales	7,301	515,791	485,000	106%	10,892	459,519
Grand Arena - parking	25,736	334,976	306,000	109%	25,545	315,704
Grand Arena - other	8,613	153,304	157,000	98%	6,197	161,104
Total revenues	85,549	1,848,999	1,631,000	113%	98,011	2,000,438
Direct general and administrative revenues						
G&A- Other	-	564	4,000	14%	18,928	20,173
Expo expenses						
Cost of sales	25,154	184,704	165,000	112%	(1,853)	189,792
Bar supplies	150	7,385	11,000	67%	-	6,796
Promotional banquet	650	1,686	-	0%	-	-
Contract labor/wages	65,459	705,736	476,000	148%	76,715	664,050
Furniture/fixtures & equipment	352	8,650	10,000	87%	3,072	40,616
Facilities - insurance	-	410	-	0%	302	302
Miscellaneous	5,331	22,973	11,000	209%	891	8,618
Promotional	-	997	6,000	17%	-	1,515
Property maintenance	-	1,640	9,000	18%	-	19,779
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	1,216	2,453	1,000	245%	519	1,147
Security - Grand Arena	3,857	130,061	126,000	103%	1,597	115,705
Security - Facilities	4,695	43,048	30,000	143%	6,523	54,679
Shavings	-	3,801	5,000	76%	741	4,380
Supplies	568	41,004	42,000	98%	2,863	52,565
Equipment rental	-	19,724	26,000	76%	-	16,313
Bad debt	-	3,673	4,000	92%	-	-
Total Expo expenses	107,432	1,177,945	922,000	128%	91,370	1,177,187
Operating net (loss) income before direct G & A and CRIA indirect expenses	(21,883)	671,618	713,000	94%	25,569	843,424
Direct general and administrative expenses						
Office supplies	-	4,729	13,000	36%	-	14,927
Travel and meetings	-	267	-	0%	-	100
Dues, subscriptions, books, etc.	3,580	20,388	18,000	113%	5,606	19,819
Equipment rental/lease	1,070	11,423	10,000	114%	1,950	12,416
Furniture/fixtures & equipment	-	1,010	3,000	34%	-	14,292
Advertising/printing	25	25	-	0%	-	540
Telephone	440	16,246	19,000	86%	948	17,888
Postage	19	1,865	2,000	93%	-	1,953
Miscellaneous	1,126	35,216	34,000	104%	2,297	54,500
Professional services	33,099	419,458	382,000	110%	25,005	327,740
Repairs and equipment	-	3,950	2,000	198%	-	3,949
Vehicle expenses	-	35,863	28,000	128%	980	33,366
Insurance and bonds	1,415	14,732	14,000	105%	1,135	12,656
Supplies	2,555	43,990	46,000	96%	3,851	45,339
Contract labor/administrative wages	48,307	540,128	547,000	99%	62,933	525,951
Property maintenance	11,303	121,955	151,000	81%	20,218	175,801
Utilities	21,680	177,238	249,000	71%	19,424	233,590
Total direct general and administrative expenses	124,619	1,448,483	1,518,000	95%	144,347	1,494,827
EXCESS OF EXPENDITURES OVER REVENUES	\$ (146,502)	\$ (776,865)	\$ (805,000)	97%	\$ (118,778)	\$ (651,403)

CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES AND EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED JUNE 30, 2026

	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
REVENUES:				
Other revenues	\$ -	\$ 2,962	\$ 5,000	59%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries and payroll taxes - board	3,949	47,392	50,000	95%
Medicare/disability	57	687	1,000	69%
PARS - ARS	148	1,777	2,000	89%
Landscaping	117,400	237,456	700,000	34%
Taxes and assessments	-	287	-	0%
Legal	-	14,602	16,000	91%
Professional services	33,849	275,672	335,000	82%
Accounting	123	1,650	2,000	83%
Small equipment and supplies	152	1,772	2,000	89%
Vehicle expenses	2,530	9,546	10,000	95%
Computer- Licenses	-	26,251	27,000	97%
General engineering	103,420	357,604	200,000	179%
Printing/photography	-	403	1,000	40%
Security	90,152	651,291	679,000	96%
Property maintenance	35,399	279,881	400,000	70%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Office expenses	-	242	-	0%
Utilities	5,471	31,549	28,000	113%
Reclaimed water	-	17,229	22,000	78%
Other	6,431	6,431	15,000	43%
Total general and administrative expenditures	399,081	1,970,991	2,492,000	79%
EXCESS OF EXPENDITURES OVER REVENUES	\$ (399,081)	\$ (1,968,029)	\$ (2,487,000)	79%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED JUNE 30, 2026

EXPENDITURES	MONTH ENDED 6/30/2026	YEAR TO DATE 6/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Planning, survey and design	\$ 215,895	\$ 1,420,530	\$ 1,199,000	118%
Construction costs	559,523	6,870,824	7,600,000	90%
Small equipment & supplies	2,124	50,995	56,000	91%
Total expenditures	<u>777,542</u>	<u>8,342,349</u>	<u>8,855,000</u>	94%
EXCESS OF EXPENDITURES OVER REVENUES	\$ <u>777,542</u>	\$ <u>8,342,349</u>	\$ <u>8,855,000</u>	94%

ITEM NO. 7.2

Verbal Presentation