



**INDUSTRY PROPERTY AND
HOUSING MANAGEMENT
AUTHORITY
REGULAR MEETING
AGENDA**

CHAIR KEN CALVO
VICE CHAIR TIM SEAL
BOARD MEMBER JIM BICKEL
BOARD MEMBER PHIL COOK
BOARD MEMBER TIMOTHY O'GORMAN

AUGUST 12, 2026 AT 10:30 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): 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 Members intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 291 106 753 233 958

Passcode: 7ni6xy6N

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 925 444 123#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, 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.
 - 6.2. Consideration of the Register of Demands for August 12, 2026
RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.
 - 6.3. Consideration of the Minutes of the May 13, 2026 regular meeting, and the June 24, 2026, special meeting
RECOMMENDED ACTION: Approve as submitted.
 - 6.4. Consideration of Amendment No. 2 to the Residential Rental Agreement for 15714 E. Nelson Avenue
RECOMMENDED ACTION: Approve the Amendment.
 - 6.5. Consideration of Amendment No. 2 to the Residential Rental Agreement for 16212 Temple Avenue
RECOMMENDED ACTION: Approve the Amendment.
7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS -NONE**

9. CLOSED SESSION

9.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 145 Vineland Avenue, City of Industry

Agency Negotiators: Joshua Nelson, Executive Director

James M. Casso, General Counsel

Negotiating Parties: SZ 125 Properties, LLC

Under Negotiation: Price and terms of payment

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, September 9, 2026, at 10:30 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

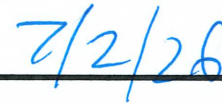
Board Meeting July 8, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	44,566.25
160	INDUSTRY PROPERTY & HOUSING	115,839.87
TOTAL ALL FUNDS		160,406.12

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	160,406.12
TOTAL ALL BANKS		160,406.12

APPROVED PER EXECUTIVE DIRECTOR

DATE



Industry Property & Housing Management Authority
Wire Transfers
July 8, 2026

P. 1

Check	Date	Payee Name	Check Amount
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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

WT5002	06/25/2026	WELLS FARGO	\$36.95
	Invoice	Date	Amount
	06/25/2026	06/30/2026	\$36.95
		TRANSFER FROM IPHMA TO CITY VISA	

Checks	Status	Count	Transaction Amount
	Total	1	\$36.95

**Industry Property and Management Authority
Board Meeting
July 8, 2026**

P. 2

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
201032	06/17/2026		ROWLAND WATER DISTRICT	\$636.19
	Invoice	Date	Description	Amount
	2026-00002072	06/03/2026	4/22-5/20/26 SVC-17217 & 17229 CHESTNUT-IRR	\$329.01
	2026-00002073	06/03/2026	4/22-5/20/26 SVC-17217 CHESTNUT ST	\$158.18
	2026-00002074	06/03/2026	4/22-5/20/26 SVC-17229 CHESTNUT	\$149.00
201033	06/17/2026		SOCALGAS	\$33.15
	Invoice	Date	Description	Amount
	2026-00002071	06/08/2026	5/4-6/4/26 SVC-16200 TEMPLE AVE APT 202	\$33.15
201034	06/17/2026		WALNUT VALLEY WATER DISTRICT	\$104.30
	Invoice	Date	Description	Amount
	5686127	06/09/2026	5/1-5/31/26 SVC-22002 VALLEY BLVD	\$58.30
	5690594	06/11/2026	5/2-6/1/26 SVC-20137 WALNUT DR	\$46.00
201035	06/18/2026		CELCO CONSTRUCTION SERVICES INC	\$4,743.96
	Invoice	Date	Description	Amount
	18151	06/16/2026	REMEDATION SVC-15730 NELSON AVE	\$4,743.96
201036	07/01/2026		SOUTHERN CALIFORNIA EDISON	\$37.32
	Invoice	Date	Description	Amount
	2026-00002138	06/15/2026	5/14-6/14/26 SVC-20137 E WALNUT DR S.	\$37.32
201037	07/08/2026		CELCO CONSTRUCTION SERVICES INC	\$13,507.10
	Invoice	Date	Description	Amount
	18103	06/05/2026	REMEDATION RECONSTRUCTION SVC-16000 TEMPLE	\$3,085.98
	18072	06/03/2026	REMEDATION SVC-BATHROOM @15730 NELSON	\$5,277.16

**Industry Property and Management Authority
Board Meeting
July 8, 2026**

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Check	Date	Payee Name		Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
18284	06/23/2026	COMPLETE REMEDIATION SVC-15730 NELSON	\$5,143.96	
201038	07/08/2026	CNC ENGINEERING	\$16,945.00	
Invoice	Date	Description	Amount	
515521	06/25/2026	GENERAL ENGINEERING-16220 E. TEMPLE AVE	\$512.50	
515522	06/25/2026	GENERAL ENGINEERING-20137-20249 E. WALNUT DR. :	\$75.00	
515523	06/25/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT C	\$561.25	
515524	06/25/2026	GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$150.00	
515525	06/25/2026	GENERAL ENGINEERING-15702 NELSON AVE	\$130.00	
515526	06/25/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$358.75	
515527	06/25/2026	GENERAL ENGINEERING-14063 PROCTOR AVE	\$1,625.00	
515528	06/25/2026	GENERAL ENGINEERING-16212 TEMPLE AVE	\$102.50	
515529	06/25/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B	\$145.00	
515530	06/25/2026	GENERAL ENGINEERING-16218 E. TEMPLE AVE	\$162.50	
515531	06/25/2026	GENERAL ENGINEERING-16217 E. TEMPLE AVE	\$1,243.75	
515532	06/25/2026	GENERAL ENGINEERING-16238 E. TEMPLE AVE	\$257.50	
515533	06/25/2026	GENERAL ENGINEERING-17217 CHESTNUT ST.	\$51.25	
515534	06/25/2026	GENERAL ENGINEERING-16229 E. TEMPLE AVE	\$2,877.50	
515535	06/25/2026	GENERAL ENGINEERING-15652 NELSON AVE	\$127.50	
515536	06/25/2026	GENERAL ENGINEERING-15730 NELSON AVE	\$1,698.75	
515537	06/25/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$102.50	
515538	06/25/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$845.00	
515539	06/25/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$1,828.75	
515540	06/25/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$1,046.25	
515541	06/25/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$3,043.75	
201039	07/08/2026	DSRM CABLE CONSTRUCTION INC	\$12,502.10	

**Industry Property and Management Authority
Board Meeting
July 8, 2026**

P. 4

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	31530	06/02/2026	INSTALL CHANNEL DRAIN IN FRONT OF GARAGE @157	\$12,502.10
201040	07/08/2026		ESPY'S ELECTRICAL SERVICES INC.	\$1,275.00
	Invoice	Date	Description	Amount
	1944	06/24/2026	INSTALL POWER SOURCE TO SECURITY DOOR BELL €	\$1,275.00
201041	07/08/2026		GOODSERVICE APPLIANCE REPAIR	\$436.00
	Invoice	Date	Description	Amount
	20530222	05/16/2026	APPLIANCE MAINT SVC-15736 NELSON	\$109.00
	20530218	05/16/2026	APPLIANCE MAINT SVC-16000 TEMPLE CONDO D	\$109.00
	20530223	05/16/2026	APPLIANCE MAINT SVC-17217 CHESTNUT	\$109.00
	20530274	06/10/2026	APPLIANCE MAINT SVC-16242 TEMPLE	\$109.00
201042	07/08/2026		INDEPENDENT ROOFING CONSULTAN	\$11,750.00
	Invoice	Date	Description	Amount
	0088587-IN	05/31/2026	ROOF INSP SVC-MULTIPLE RESIDENTIAL HOMES	\$11,750.00
201043	07/08/2026		IPHMA - PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	6/24/26	06/24/2026	REPLENISH PAYROLL ACCT FOR JUNE 2026	\$5,000.00
201044	07/08/2026		JANUS PEST MANAGEMENT	\$1,765.00
	Invoice	Date	Description	Amount
	297042	06/09/2026	MONTHLY RESIDENTIAL PEST REMEDIATION	\$1,765.00
201045	07/08/2026		KLINE'S PLUMBING, INC.	\$600.00

**Industry Property and Management Authority
Board Meeting
July 8, 2026**

P. 5

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	14896	06/23/2026	PLUMBING MAINT SVC @17229 CHESTNUT ST	\$425.00
	14855	06/02/2026	PLUMBING MAINT SVC-16000 TEMPLE CONDO A	\$175.00
201046	07/08/2026		LOWE'S/SYNCHRONY BANK	\$5,117.07
	Invoice	Date	Description	Amount
	06/02/2026	06/02/2026	APPLIANCES MULTIPLE HOMES	\$5,117.07
201047	07/08/2026		MORTISE & TENON BUILDING CORP	\$708.23
	Invoice	Date	Description	Amount
	548	06/24/2026	REPLACE BROKEN DOOR STRIKE @16216 TEMPLE	\$258.23
	550	06/24/2026	REPAIR DRY WALL FROM SECURITY CAMERA INSTALL	\$450.00
201048	07/08/2026		NORTH STAR LAND CARE	\$19,245.00
	Invoice	Date	Description	Amount
	1601-1345	05/31/2026	TREE MAINT SVC - IPHMA	\$19,245.00
201049	07/08/2026		SATSUMA LANDSCAPE & MAINT.	\$30,977.50
	Invoice	Date	Description	Amount
	0626EHNHCS	06/10/2026	5/4-5/31/26 -LANDSCAPE MAINT	\$30,977.50
201050	07/08/2026		SOLAR ROOFING AND ENERGY STOR	\$28,726.25
	Invoice	Date	Description	Amount
	#5-IPHMA-0006R	07/01/2026	VARIOUS ROOF REPLACEMENTS & REPAIRS	\$30,238.16
201051	07/08/2026		TEMP AIR SYSTEM INC.	\$6,260.00
	Invoice	Date	Description	Amount

**Industry Property and Management Authority
Board Meeting
July 8, 2026**

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Check	Date	Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking			
23678	04/20/2026	PRE-SUMMER HVAC SVC	\$495.00
23669	04/20/2026	PRE-SUMMER HVAC SVC	\$1,205.00
23657	04/16/2026	PRE-SUMMER HVAC SVC	\$1,040.00
23960	06/17/2026	INSTALL IMPROVED AIR FILTRATION SYSTEM @16217	\$3,000.00
23897	06/05/2026	PRE-SUMMER HVAC SVC 16220 TEMPLE AVE	\$520.00

Checks	Status	Count	Transaction Amount
Total		20	\$160,369.17

ITEM NO. 6.2

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting August 12, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	4,290.00
160	INDUSTRY PROPERTY & HOUSING	60,801.79
TOTAL ALL FUNDS		65,091.79

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	65,091.79
TOTAL ALL BANKS		65,091.79

APPROVED PER EXECUTIVE DIRECTOR



DATE



Industry Property and Housing Management Authority
Board Meeting
August 12, 2026

P. 1

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
201052	07/08/2026		INDUSTRY PUBLIC UTILITIES	\$2,546.49
	Invoice	Date	Description	Amount
	2027-00000001	07/01/2026	4/16-6/15/26 SVC-HANDORF LOOP-IRRIG BSTR STN	\$101.08
	2027-00000002	07/01/2026	4/16-6/15/26 SVC-HANDORF LOOP-IRRIG	\$71.17
	2027-00000003	07/01/2026	4/16-6/15/26 SVC-14063 PROCTOR	\$148.64
	2027-00000004	07/01/2026	4/16-6/15/26 SVC-16200 TEMPLE CONDOS A & B	\$475.91
	2027-00000005	07/01/2026	4/16-6/15/26 SVC-16200 TEMPLE CONDOS C & D	\$296.12
	2027-00000006	07/01/2026	4/16-6/15/26 SVC-16212 TEMPLE	\$328.86
	2027-00000007	07/01/2026	4/16-6/15/26 SVC-16217 TEMPLE	\$144.53
	2027-00000008	07/01/2026	4/16-6/15/26 SVC-16218 TEMPLE	\$164.28
	2027-00000009	07/01/2026	4/16-6/15/26 SVC-16220 TEMPLE	\$116.88
	2027-00000010	07/01/2026	4/16-6/15/26 SVC-16224 TEMPLE	\$141.92
	2027-00000011	07/01/2026	4/16-6/15/26 SVC-16227 TEMPLE	\$120.83
	2027-00000012	07/01/2026	4/16-6/15/26 SVC-16229 TEMPLE	\$120.83
	2027-00000013	07/01/2026	4/16-6/15/26 SVC-16238 TEMPLE	\$173.52
	2027-00000014	07/01/2026	4/16-6/15/26 SVC-16242 TEMPLE	\$141.92
201053	07/15/2026		INDUSTRY PUBLIC UTILITIES	\$241.83
	Invoice	Date	Description	Amount
	2027-00000058	07/01/2026	4/16-6/15/26 SVC-16200 TEMPLE-BUNKHOUSE	\$241.83
201054	07/15/2026		ROWLAND WATER DISTRICT	\$801.43
	Invoice	Date	Description	Amount
	2027-00000059	07/01/2026	5/20-6/21/26 SVC-17217 & 17229 CHESTNUT-IRR	\$452.94
	2027-00000060	07/01/2026	5/20-6/21/26 SVC-17217 CHESTNUT ST	\$176.54
	2027-00000061	07/01/2026	5/20-6/21/26 SVC-17229 CHESTNUT ST	\$171.95

**Industry Property and Housing Management Authority
Board Meeting
August 12, 2026**

P. 2

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
201055	07/15/2026	07/31/2026	SOCALGAS	\$34.59
	Invoice	Date	Description	Amount
	2027-00000114	07/08/2026	6/4-7/6/26 SVC-16200 TEMPLE APT 202	\$34.59
201056	07/15/2026	07/31/2026	WALNUT VALLEY WATER DISTRICT	\$104.30
	Invoice	Date	Description	Amount
	5713861	07/07/2026	6/1-6/30/26 SVC-22002 VALLEY BLVD	\$58.30
	5718297	07/08/2026	6/2-7/1/26 SVC-20137 WALNUT DR	\$46.00
201057	07/22/2026	07/31/2026	LA PUENTE VALLEY COUNTY WATER	\$2,167.31
	Invoice	Date	Description	Amount
	2027-00000128	07/01/2026	4/16-6/15/26 SVC-15652 NELSON	\$375.98
	2027-00000129	07/01/2026	4/16-6/15/26 SVC-15702 NELSON	\$287.41
	2027-00000130	07/01/2026	4/16-6/15/26 SVC-15714 NELSON	\$308.25
	2027-00000131	07/01/2026	4/16-6/15/26 SVC-15722 NELSON	\$438.50
	2027-00000132	07/01/2026	4/16-6/15/26 SVC-15730 NELSON	\$386.40
	2027-00000133	07/01/2026	4/16-6/15/26 SVC-15736 NELSON	\$370.77
201058	07/22/2026	07/31/2026	SOUTHERN CALIFORNIA EDISON	\$33.58
	Invoice	Date	Description	Amount
	2027-00000134	07/15/2026	6/15-7/14/26 SVC-20137 E WALNUT DR S	\$33.58
201059	08/12/2026		CNC ENGINEERING	\$8,260.00
	Invoice	Date	Description	Amount
	515851	07/23/2026	GENERAL ENGINEERING-16227 E. TEMPLE AVE	\$256.25
	515852	07/23/2026	GENERAL ENGINEERING-15722 NELSON AVE	\$205.00
	515853	07/23/2026	GENERAL ENGINEERING-20137-20249 E. WALNUT DR. :	\$102.50

**Industry Property and Housing Management Authority
Board Meeting
August 12, 2026**

P. 3

Check	Date	Payee Name	Check Amount	
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
515854	07/23/2026	GENERAL ENGINEERING-16229 E. TEMPLE AVE	\$713.75	
515855	07/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$51.25	
515856	07/23/2026	GENERAL ENGINEERING-16212 TEMPLE AVE	\$51.25	
515857	07/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B	\$1,117.50	
515858	07/23/2026	GENERAL ENGINEERING-15730 NELSON AVE	\$102.50	
515859	07/23/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$153.75	
515860	07/23/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$205.00	
515861	07/23/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$845.00	
515862	07/23/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$735.00	
515822	07/23/2026	GENERAL ENGINEERING-16220 E. TEMPLE AVE	\$130.00	
515823	07/23/2026	GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$187.50	
515824	07/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$802.50	
515825	07/23/2026	GENERAL ENGINEERING-14063 PROCTOR AVE	\$102.50	
515826	07/23/2026	GENERAL ENGINEERING-16212 TEMPLE AVE	\$187.50	
515827	07/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B	\$418.75	
515828	07/23/2026	GENERAL ENGINEERING-16217 E. TEMPLE AVE	\$130.00	
515829	07/23/2026	GENERAL ENGINEERING-15730 NELSON AVE	\$102.50	
515830	07/23/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$410.00	
515831	07/23/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$256.25	
515832	07/23/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$888.75	
515833	07/23/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$105.00	
201060	08/12/2026	INDEPENDENT ROOFING CONSULTAN	\$3,450.00	
	Invoice	Date	Amount	
	0088815-IN	07/22/2026	ROOF INSP SVC-MULTIPLE RESIDENTIAL HOMES	\$3,450.00
201061	08/12/2026	IPHMA - PAYROLL ACCOUNT	\$5,000.00	

**Industry Property and Housing Management Authority
Board Meeting
August 12, 2026**

P. 4

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	7/28/2026	07/28/2026	REPLENISH PAYROLL ACCT FOR AUGUST 2026	\$5,000.00
201062	08/12/2026		IRRI-CARE PLUMBING & BACKFLOW T	\$65.00
	Invoice	Date	Description	Amount
	19164	06/30/2026	BACKFLOW MAINT SVC-22036 E VALLEY	\$65.00
201063	08/12/2026		JANUS PEST MANAGEMENT	\$1,645.00
	Invoice	Date	Description	Amount
	298101	07/15/2026	MONTHLY RESIDENTIAL PEST REMEDIATION	\$1,645.00
201064	08/12/2026		KLINE'S PLUMBING, INC.	\$275.00
	Invoice	Date	Description	Amount
	14920	07/06/2026	PLUMBING MAINT SVC-16212 TEMPLE	\$275.00
201065	08/12/2026		MORTISE & TENON BUILDING CORP	\$5,323.00
	Invoice	Date	Description	Amount
	561	07/07/2026	EXTERIOR WOOD REPAIRS & PAINTING @16229 TEMP	\$5,323.00
201066	08/12/2026		NORTH STAR LAND CARE	\$2,045.00
	Invoice	Date	Description	Amount
	1601-1375	06/30/2026	TREE MAINT SVC-IPHMA	\$1,450.00
	1601-1354	06/15/2026	TREE MAINT SVC - IPHMA	\$500.00
	1601-1353	06/15/2026	TREE MAINT SVC - IPHMA	\$95.00
201067	08/12/2026		RAMOS AND SONS PLUMBING	\$895.00
	Invoice	Date	Description	Amount

Industry Property and Housing Management Authority
Board Meeting
August 12, 2026

P. 5

Check	Date	Payee Name	Check Amount
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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

4955	07/20/2026	PLUMBING MAINT SVC-15722 NELSON	\$895.00
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201068	08/12/2026	SATSUMA LANDSCAPE & MAINT.	\$32,204.26
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Invoice	Date	Description	Amount
0726EHNHCS	07/08/2026	6/1-6/28/26 LANDSCAPE MAINT	\$32,204.26

Checks	Status	Count	Transaction Amount
	Total	17	\$65,091.79

ITEM NO. 6.3

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 13, 2026
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Calvo at 10:32 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Calvo

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Ken Calvo, Chair
Tim Seal, Vice Chair
Phil Cook, Board Member
James Bickel, Board Member
Timothy O’Gorman, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Jaime M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MAY 13, 2026

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

Board Member Cook inquired about Check No. 201010 related to the property located at 15652 Nelson.

Fields Operations Project Manager Justin Aguilar from CNC Engineering responded that the work included the installation of railings and accessibility improvements, including an ADA-compliant tub.

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Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

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

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

ACTION ITEMS - NONE

PUBLIC HEARINGS- NONE

PUBLIC COMMENTS-

Chair Calvo stated that at this time they would like to move and have Public Comments now before going to close session.

Mr. Manuel- addressed the Board during Public Comments for one minute. He gave a brief overview of what took place on March 31, 2026, at 16200 Temple Avenue at the Expo Center. He expressed concerns regarding IPHMA, alleging preferential treatment, profiling, and potential conflicts of interest.

CLOSED SESSION

Chair Calvo asked if there were any Public Comments on closed session 9.1, there were none.

Secretary Gutierrez-Robles announced there was a need for Closed Session as follows:

9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8:

Property:	14063 Proctor Avenue also known as Assessor's Parcel Number 8206-012-900
Agency Negotiators:	James Casso, General Counsel, Joshua Nelson, Executive Director

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Negotiating Parties:
Under Negotiation:

Industry Public Utilities (Water)
Price and terms of payment

Chair Calvo recessed the meeting into Closed Session at 10:36 a.m.

Chair Calvo reconvened the meeting at 11:07 a.m.

General Counsel Jaime M. Casso reported out of Closed Session.

With regard to Closed Session Item No. 9.1 direction was given to Agency Negotiators.
Nothing further to report.

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:08 A.M.

Ken Calvo
Chair

Julie Gutierrez-Robles
Secretary

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
SPECIAL MEETING MINUTES
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The Special Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Calvo at 9:42 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Calvo

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Ken Calvo, Chair
Phil Cook, Board Member
James Bickel, Board Member
Timothy O’Gorman, Board Member

ABSENT: Tim Seal, Vice Chair

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Jaime M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

Chair Calvo asked for a staff report on item No. 6.3.

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR JUNE 10, 2026

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

6.2 CONSIDERATION OF THE MINUTES OF THE MARCH 11, 2026 REGULAR MEETING, AND THE APRIL 13, 2026 SPECIAL MEETING

RECOMMENDED ACTION: Approve as submitted.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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6.3 CONSIDERATION OF A LICENSE AGREEMENT WITH SHRI GURU SINGH SABHA, INC., FOR ACCESS TO ASSESSOR'S PARCEL NUMBERS 8762-002-901 AND 8762-002-902, LOCATED AT 20137 EAST WALNUT DRIVE SOUTH, TO BE USED AS OVERFLOW PARKING FOR A SPECIAL EVENT

RECOMMENDED ACTION: *Approve the License Agreement.*

Management Analyst II Yvette Padilla provided a staff report and was available to answer any questions.

6.4 CONSIDERATION OF THE STATEMENT OF AMENDED INVESTMENT POLICY

RECOMMENDED ACTION: *Approve the Amended Investment Policy.*

6.5 CONSIDERATION OF RESOLUTION NO. IPHMA 2026-01 – A RESOLUTION OF THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY ("IPHMA") ADOPTING THE FY 2026-2027 IPHMA BUDGET

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2026-01.*

6.6 CONSIDERATION OF RESOLUTION NO. IPHMA 2026-02, A RESOLUTION OF THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY, APPROVING BLANKET PURCHASE ORDERS ("BPOS") FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2026-2027

RECOMMENDED ACTION: *Adopt Resolution No. IPHMA 2026-02.*

6.7 CONSIDERATION OF AMENDMENT NO. 1 TO THE RESIDENTIAL RENTAL AGREEMENT FOR 15714 E. NELSON AVENUE

RECOMMENDED ACTION: *Approve the Amendment.*

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER BICKEL TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
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ACTION ITEMS

7.1 DISCUSSION AND DIRECTION REGARDING RENT INCREASES FOR EXISTING TENANTS

RECOMMENDED ACTION: *Discuss and provide direction to Staff.*
Assistant Executive Director Bing Hyun provided a staff report and was available to answer any questions.

Board Member Cook asked how many homes would be affected by the proposed rent increase and whether it applied to all rental homes.

Executive Director Joshua Nelson responded that 11 homes have not yet reached the target rental amount. He distributed a chart to the Board Members identifying the properties, explaining that the homes highlighted in red represent those eligible for an increase, while those highlighted in yellow have already reached the target rental amount established by the cost analysis.

Chair Calvo asked whether the target rental amounts were based on the average cost to maintain the homes.

Executive Director Joshua Nelson confirmed that the target amounts were calculated using the cost analysis, which was last completed in 2023.

Chair Calvo asked what the rent increase was for the previous year.

Executive Director Joshua Nelson responded that they approved a 3 percent rent increase in August 2025, which resulted in an average increase of approximately \$25 per month for most properties. He noted that, consistent with prior direction, rent increases were rounded down to the nearest \$5. One property received only a \$15 increase because it had already reached the maximum target rental amount.

Chair Calvo asked how the Ad Hoc Committee would evaluate the rental properties, specifically whether it would review all residents, including those who have already reached the maximum allowable rent increase, or only the 11 properties currently under consideration.

Executive Director Joshua Nelson explained that, when they previously conducted the analysis three years ago, staff reviewed the prior three years of costs associated with maintaining the homes. He noted that routine maintenance expenses, such as painting and landscaping, were excluded because those costs would be incurred regardless of whether the homes were occupied. Instead, the analysis focused on the additional costs

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associated with having tenants in the homes. Staff calculated the cost per square foot to maintain the rental properties, and that methodology was used to establish the target maximum rent for each property based on its square footage.

In response to a follow-up question, Executive Director Joshua Nelson confirmed that, regardless of the calculations, any rent increase remains subject to the maximum increase permitted under State law. He stated that the maximum allowable increase this year is 8 percent. He also noted that they could choose to implement the increase in phases, such as one increase now and another in six months, as it has done in the past, and that the matter could be brought back for further discussion in December.

PUBLIC HEARINGS- NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR REPORTS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Chair Calvo wished everyone a Happy 4th of July.

PUBLIC COMMENTS- NONE

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 9:52 A.M.

Ken Calvo
Chair

Julie Gutierrez-Robles
Secretary

ITEM NO. 6.4



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

MEMORANDUM

TO: Honorable Chair and Members of the City of Industry Property and Housing Management Authority

FROM: Joshua Nelson, Executive Director

STAFF: Bing Hyun, Assistant Executive Director

DATE: August 12, 2026

SUBJECT: Consideration of Amendment No. 2 to the Residential Rental Agreement for 15714 E. Nelson Avenue

Discussion:

The Industry Property and Housing Management Authority ("IPHMA") received an Amendment Request from 15714 E. Nelson Avenue to make the following changes to their Residential Rental Agreement:

1. Remove one (1) tenant

The Amendment Request was provided to the Ad Hoc Committee for review. Staff was directed to bring this Amendment before the Board for consideration.

Fiscal Impact:

There is no fiscal impact.

Recommendation:

The IPHMA Ad Hoc Committee recommends approving Amendment No. 2 to the Residential Rental Agreement.

JN/BH:lh

ITEM NO. 6.5



INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

MEMORANDUM

TO: Honorable Chair and Members of the City of Industry Property and Housing Management Authority

FROM: Joshua Nelson, Executive Director

STAFF: Bing Hyun, Assistant Executive Director

DATE: August 12, 2026

SUBJECT: Consideration of Amendment No. 2 to the Residential Rental Agreement for 16212 Temple Avenue

Discussion:

The Industry Property and Housing Management Authority ("IPHMA") received an Amendment Request from 16212 Temple Avenue to make the following changes to their Residential Rental Agreement:

1. Change the name of one (1) tenant
2. Add one (1) new tenant
3. Remove one (1) pet

The Amendment Request was provided to the Ad Hoc Committee for review and Staff was directed to bring this Amendment before the Board for consideration.

Fiscal Impact:

There is no fiscal impact.

Recommendation:

The IPHMA Ad Hoc Committee recommends approving Amendment No. 2 to the Residential Rental Agreement.

JN/BH:lh