INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY SPECIAL MEETING AGENDA

SEPTEMBER 15, 2026 AT 1:30 PM

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.

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: 214 600 311 881
Passcode: G5zGsY

Download Teams | Join on the web
Or call in (audio only)
+1 657-204-3264,
Phone Conference ID: 363 292 089#

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 September 9, 2026

RECOMMENDED ACTION: Ratify the Register of Demands for September 9, 2026.

7. ACTION ITEMS-NONE

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION-NONE

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, October 8, 2026, at 10:30 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting September 9, 2026

FUND	DESCRIPTION	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	3,190.00
160	INDUSTRY PROPERTY & HOUSING	103,874.28
TOTAL ALL FUNDS		107,064.28

BANK	DESCRIPTION	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	107,064.28
TOTAL ALL BANKS		107,064.28

APPROVED PER EXECUTIVE DIRECTOR **DATE** 9/3/26

Industry Property and Housing Management Authority
Wire Transfers
September 9, 2026

Check	Date	Payee Name	Check Amount

IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Check	Date	Payee Name	Check Amount
WT5003	08/26/2026	**WELLS FARGO**	$43.89

Invoice	Date	Description	Amount
8/26/2026	08/26/2026	TRANSFER FROM IPHMA TO CITY VISA	$43.89

Checks	Status	Count	Transaction Amount
	Total	**1**	**$43.89**

Industry Property and Housing Management Authority
Board Meeting
September 9, 2026

Check	Date	Payee Name	Check Amount

IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Check	Date	Payee Name	Check Amount
201069	08/19/2026	**ROWLAND WATER DISTRICT**	$819.79

Invoice	Date	Description	Amount
2027-00000264	08/05/2026	6/21-7/21/26 SVC-17217 & 17229 CHESTNUT - IRR	$480.48
2027-00000265	08/05/2026	6/21-7/21/26 SVC-17217 CHESTNUT ST	$171.95
2027-00000266	08/05/2026	6/21-7/21/26 SVC-17229 CHESTNUT ST	$167.36

Check	Date	Payee Name	Check Amount
201070	08/19/2026	**SOCALGAS**	$31.36

Invoice	Date	Description	Amount
2027-00000267	08/07/2026	7/6-8/4/26 SVC-16200 TEMPLE APT 202	$31.36

Check	Date	Payee Name	Check Amount
201071	08/26/2026	**WALNUT VALLEY WATER DISTRICT**	$108.32

Invoice	Date	Description	Amount
5746063	08/12/2026	7/2-8/1/26 SVC-20137 WALNUT DR	$50.02
5741617	08/11/2026	7/1-7/31/26 SVC-22002 VALLEY BLVD	$58.30

Check	Date	Payee Name	Check Amount
201072	09/09/2026	**ALLIANCE JANITORIAL**	$3,465.00

Invoice	Date	Description	Amount
531	06/10/2026	CARPET CLEANING SVC-16217 TEMPLE AVE	$1,720.00
532	06/12/2026	CARPET CLEANING SVC-16224 TEMPLE AVE	$1,745.00

Check	Date	Payee Name	Check Amount
201073	09/09/2026	**CELCO CONSTRUCTION SERVICES IN**	$6,825.00

Invoice	Date	Description	Amount
18674	08/05/2026	50% KITCHEN CABINET IMPROVEMENTS @16220 TEMI	$4,975.00
18702	08/06/2026	BATHROOM REPAIRS & UPDATES @16000 TEMPLE UN	$1,850.00

Check	Date	Payee Name	Check Amount
201074	09/09/2026	**CNC ENGINEERING**	$14,407.50

Invoice	Date	Description	Amount

Industry Property and Housing Management Authority
Board Meeting
September 9, 2026

Check	Date			Payee Name		Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking						
	516090	08/27/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS		$525.00	
	516091	08/27/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS		$1,890.00	
	516078	08/27/2026	GENERAL ENGINEERING-15702 NELSON AVE		$205.00	
	516079	08/27/2026	GENERAL ENGINEERING-15652 NELSON AVE		$645.00	
	516080	08/27/2026	GENERAL ENGINEERING-16220 E. TEMPLE AVE		$307.50	
	516081	08/27/2026	GENERAL ENGINEERING-14063 PROCTOR AVE		$3,290.00	
	516082	08/27/2026	GENERAL ENGINEERING-15722 NELSON AVE		$205.00	
	516083	08/27/2026	GENERAL ENGINEERING-16229 E. TEMPLE AVE		$410.00	
	516084	08/27/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A		$777.50	
	516085	08/27/2026	GENERAL ENGINEERING-16212 TEMPLE AVE		$922.50	
	516086	08/27/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B		$615.00	
	516087	08/27/2026	GENERAL ENGINEERING-15730 NELSON AVE		$591.25	
	516088	08/27/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE		$232.50	
	516089	08/27/2026	GENERAL ENGINEERING-GENERAL ENGINEERING		$3,791.25	
201075	09/09/2026			**ESPY'S ELECTRICAL SERVICES INC.**		$1,160.00
	Invoice	Date	Description		Amount	
	1993	08/22/2026	ELECTRICAL MAINT SVC-IPHMA		$1,160.00	
201076	09/09/2026			**INDEPENDENT ROOFING CONSULTAN**		$775.00
	Invoice	Date	Description		Amount	
	0089004-IN	08/18/2026	FINAL INSPECTION FOR ROOF SVC-MULTIPLE HOMES		$775.00	
201077	09/09/2026			**IPHMA - PAYROLL ACCOUNT**		$5,000.00
	Invoice	Date	Description		Amount	
	AUG-26	08/25/2026	REPLENISH PAYROLL ACCT FOR SEPTEMBER 2026		$5,000.00	

Industry Property and Housing Management Authority
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Check	Date	Payee Name	Check Amount

IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Check	Date	Payee Name	Check Amount
201078	09/09/2026	**JANUS PEST MANAGEMENT**	$1,765.00

Invoice	Date	Description	Amount
299233	08/11/2026	MONTHLY RESIDENTIAL PEST REMEDIATION	$1,765.00

Check	Date	Payee Name	Check Amount
201079	09/09/2026	**KLINE'S PLUMBING, INC.**	$3,050.00

Invoice	Date	Description	Amount
14993	08/12/2026	EMERGENCY WATER HEATER REPLACEMENT @15652	$2,600.00
15025	08/26/2026	PLUMBING MAINT SVC-16212 TEMPLE	$275.00
15022	08/25/2026	PLUMBING MAINT SVC-16000 TEMPLE CONDO A	$175.00

Check	Date	Payee Name	Check Amount
201080	09/09/2026	**MORTISE & TENON BUILDING CORP**	$6,421.91

Invoice	Date	Description	Amount
575	07/27/2026	REPLACE BROKEN GLASS ON WINDOW @16242 TEMP	$750.00
580	07/30/2026	REPLACE EXTERIOR LIGHT FIXTURE & RESTRM FAN @	$698.57
582	08/03/2026	HANDYMAN MAINT SVC-16238 TEMPLE	$680.00
588	08/13/2026	REPLACE SLIDING GLASS DOOR @16212 TEMPLE	$4,293.34

Check	Date	Payee Name	Check Amount
201081	09/09/2026	**SATSUMA LANDSCAPE & MAINT.**	$61,231.51

Invoice	Date	Description	Amount
0826EHNHCS	07/31/2026	6/29-7/26/26 LANDSCAPE MAINT	$31,133.50
0826EHNHCS1	08/28/2026	7/27-8/23/26 SVC-LANDSCAPE MAINT	$30,098.01

Check	Date	Payee Name	Check Amount
201082	09/09/2026	**TEMP AIR SYSTEM INC.**	$1,960.00

Invoice	Date	Description	Amount
24054	06/19/2026	SVC-DIAGNOSTIC & REPAIR THERMOSTAT @ 16217 TE	$195.00
24106	06/29/2026	SVC-DIAGNOSE & REPAIR LEAK IN HVAC SYSTEM ATT	$695.00
24246	07/15/2026	SVC CALL-LEAKING UNIT IN ATTIC @15730 NELSON	$195.00

Industry Property and Housing Management Authority
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Check	Date	Payee Name	Check Amount

IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Check	Date	Payee Name	Check Amount
24510	08/06/2026	AC MAINT SVC-IPHMA	$195.00
23671	04/16/2026	AC MAINT SVC-IPHMA	$680.00

Checks	Status	Count	Transaction Amount
	Total	**14**	**$107,020.39**