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**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

**JULY 9, 2025 AT 10:30 AM**

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

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

Meeting ID: 230 539 860 893 8

Passcode: Cj26Xf9D

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 201 750 942#

**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 9, 2025

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

7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION**
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, August 13, 2025, at 9:00 AM.

ITEM NO. 6.1

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
**Board Meeting July 09, 2025**

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	2,542.50
160	INDUSTRY PROPERTY & HOUSING	64,134.05
TOTAL ALL FUNDS		66,676.55

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	66,676.55
TOTAL ALL BANKS		66,676.55

**APPROVED PER EXECUTIVE DIRECTOR**



**DATE**

7/2/25

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**July 9, 2025**

Check	Date	Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>			
200840	06/18/2025	ROWLAND WATER DISTRICT	\$459.23
	Invoice		Amount
	2025-00002012	5/6-5/27/25 SVC-17217 & 17229 CHESTNUT - IRR	\$250.23
	2025-00002013	5/6-5/27/25 SVC-17217 CHESTNUT ST	\$144.40
	2025-00002014	5/6-5/27/25 SVC-17229 CHESTNUT ST	\$64.60
200841	06/18/2025	SOCALGAS	\$32.56
	Invoice		Amount
	2025-00002015	5/2-6/3/25 SVC-16200 TEMPLE APT 202 BUNKHOUSE	\$32.56
200842	06/18/2025	WALNUT VALLEY WATER DISTRICT	\$110.04
	Invoice		Amount
	5348807	5/1-5/31/25 SVC-22002 VALLEY BLVD	\$51.59
	5353244	5/2-6/2/25 SVC-20137 WALNUT DR	\$58.45
200843	07/09/2025	CELCO CONSTRUCTION SERVICES IN	\$2,305.49
	Invoice		Amount
	15358	WATER REMEDIATION SVC-15730 NELSON AVE	\$2,305.49
200844	07/09/2025	CNC ENGINEERING	\$8,760.00
	Invoice		Amount
	512827	15652 NELSON AVE-GENERAL ENGINEERING	\$200.00
	512828	20137-20249 E. WALNUT DR. SOUTH-GENERAL ENGINE	\$72.50
	512829	16242 E. TEMPLE AVE-GENERAL ENGINEERING	\$100.00
	512830	15714 NELSON AVE-GENERAL ENGINEERING	\$336.25
	512831	16217 E. TEMPLE AVE-GENERAL ENGINEERING	\$973.75
	512832	15730 NELSON AVE-GENERAL ENGINEERING	\$941.25

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**July 9, 2025**

Check	Date	Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>			
512833	06/26/2025	16238 E. TEMPLE AVE-GENERAL ENGINEERING	\$462.50
512834	06/26/2025	16227 E. TEMPLE AVE-GENERAL ENGINEERING	\$310.00
512835	06/26/2025	16220 E. TEMPLE AVE-GENERAL ENGINEERING	\$472.50
512836	06/26/2025	16224 E. TEMPLE AVE-GENERAL ENGINEERING	\$736.25
512837	06/26/2025	GENERAL ENGINEERING-GENERAL ENGINEERING	\$1,612.50
512838	06/26/2025	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$2,542.50
<b>200845</b>	07/09/2025	<b>ESPY'S ELECTRICAL SERVICES INC.</b>	<b>\$3,000.00</b>
Invoice		Description	Amount
1658	06/12/2025	REMOVE/REPLACE CEILING FANS@16224 TEMPLE	\$3,000.00
<b>200846</b>	07/09/2025	<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$5,000.00</b>
Invoice		Description	Amount
JUN-25	06/24/2025	REPLENISH PAYROLL ACCT FOR JUNE 2025	\$5,000.00
<b>200847</b>	07/09/2025	<b>JANUS PEST MANAGEMENT</b>	<b>\$1,785.00</b>
Invoice		Description	Amount
284956	06/11/2025	MONTHLY RESIDENTIAL PEST REMEDIATION	\$1,785.00
<b>200848</b>	07/09/2025	<b>KLINE'S PLUMBING, INC.</b>	<b>\$225.00</b>
Invoice		Description	Amount
14134	05/14/2025	PLUMBING MAINT SVC-16238 TEMPLE	\$225.00
<b>200849</b>	07/09/2025	<b>MORTISE &amp; TENON BUILDING CORP</b>	<b>\$15,709.25</b>
Invoice		Description	Amount
302	05/27/2025	MULTIPLE PAINT & WOOD REPAIRS-16220 TEMPLE	\$14,958.50
300	05/23/2025	HANDYMAN MAINT SVC-15652 NELSON	\$750.75

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**July 9, 2025**

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

<b>200850</b>	07/09/2025	SATSUMA LANDSCAPE & MAINT.	\$28,704.98
	Invoice		Amount
	0625EHNHCS	5/5-5/12/25 & 5/13-6/1/25 LANDSCAPE MAINT	\$28,704.98
<b>200851</b>	07/09/2025	TEMP AIR SYSTEM INC.	\$585.00
	Invoice		Amount
	21432	AC MAINT SVC-16212 TEMPLE	\$390.00
	21846	AC MAINT SVC-16242 TEMPLE	\$195.00

Checks	Status	Count	Transaction Amount
Total			\$66,676.55