



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

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

OCTOBER 7, 2025 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 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.

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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.

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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 submitted by the Finance Department for October 7, 2025

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 August 2025.

RECOMMENDED ACTION: Approve the Register of Demands.

- 6.3. Consideration of Resolution No. CRIA 2025-05, 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

RECOMMENDED ACTION: Adopt Resolution No. CRIA 2025-05.

7. ACTION ITEMS

- 7.1. Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for August 31, 2025

RECOMMENDED ACTION: Receive and file the report.

- 7.2. Update on the Expo Center

RECOMMENDED ACTION: Receive and file.

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 Civic-Recreational-Industrial Authority Meeting is Wednesday, November 12, 2025, at 9:00 AM.

ITEM NO. 6.1

Backup Material will be distributed prior to Meeting

ITEM NO. 6.2

Backup Material will be distributed prior to Meeting

ITEM NO. 6.3



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
Dev Birla, Contract Electric Utility Director
James Cramsie, Sr. Director of Engineering

DATE: October 7, 2025

SUBJECT: Consideration of Resolution No. CRIA 2025-05, 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

Background:

In June of 2019, the Industry Trail Lighting Improvements project was completed in an amount of \$613,795.10. The scope of work included installation of conduits, pull boxes, junction boxes, wires and lighting fixtures along Temple Avenue and Azusa Avenue and three metering pedestals for electric services from Southern California Edison to provide lighting along the existing trail, where no previous lighting was present.

Cities and utilities have faced incidents of copper wire thefts recently. As of the past few weeks, approximately 90 percent of the copper wiring for the trail lighting has been stolen and they are currently out of service. Additionally, several locations have been identified where the thieves have entered the property at the Expo Center. Emergency work is necessary to fix the lighting because the trail lights provide safety to the public before and after daylight hours. This situation will worsen once daylight saving time ends on November 2nd. The work required for the restoration of the trail lighting system consists of the items noted below:

- Removal of the existing 178 plastic junction boxes and remaining copper wires, with any copper wire remaining to be salvaged.
- Furnish and install 178 new pad lockable weatherproof metal junction boxes
- Minor replacement of conduits near junction boxes, if required

- Furnish and install 60,100 LF of #2 XHHW Aluminum Wire
- Furnish and install 14,700 LF of #4 XHHW Aluminum Ground Wire
- Furnish and install 1128 UTILCO PED4-350 SSP, or approved equal, Wire Junctions
- Testing and restoring all trail lights back to service

Additionally, Staff have investigated the various areas of entry where thieves have accessed the property and identified certain locations that would be ideal for new security cameras. Security cameras can be a deterrent for thieves approaching the property and will provide the security team instant alerts if the motion sensors are activated. This will ensure that the security team can respond promptly and alert the proper authorities.

On September 10, 2025, the CRIA Board adopted Resolution No. CC 2025-04, making the findings needed pursuant to the California Public Contract Code Section 22050 to allow the Executive Director to immediately retain the services necessary to complete the work. Additionally, a notice of exemption was adopted for the project. The trail lighting project was awarded to Fullerton Electric, in an amount of \$244,310.00 and the security camera installation project was awarded to Portola Systems for the equipment and licensing and BEI Construction for the installation, in an amount of \$164,990.42.

Discussion:

Pursuant to California Public Contracts Code Section 22050, the CRIA Board must find that an emergency still exists, and that the emergency action is necessary to address the issue. Further, the Board will be provided project updates at every regularly scheduled Board meeting until the projects are completed. The emergency work has been ongoing. The work completed for the trail lighting project with Fullerton Electric includes:

- Contract documents were submitted
- Pre-construction meeting was held on September 18, 2025
- Contractor plans to order material such as junction boxes, connectors, and cables
- Estimating construction starts in mid-October
- Estimated date of completion and trail lights back in service is by November 30, 2025

The work completed for the security cameras installation project with Portola Systems and BEI Construction includes:

- Purchase Order for all of the equipment has been submitted, and thereafter will be paid to place the order
- Contractor will provide a schedule once the equipment is received

Further project updates will be provided at the next CRIA meeting.

Fiscal Impact:

The ongoing fiscal impact for the trail lighting project is \$244,310.00 (Account No. 121-713-

5205, MP 01-34 #51) and \$194,000.00 for the security camera installation project (Account No. 121-713-5205, MP 01-34 #52). While these projects were not originally accounted for in the FY 25-26 Capital Improvement Project budget, the funds have been allocated for this work.

Recommendation:

Staff recommend that the Board adopt Resolution No. CRIA 2025-05

Exhibits:

1. Resolution No. CRIA 2025-05

RESOLUTION NO. CRIA 2025-05

RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY 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

WHEREAS, in June of 2019, the Industry Trail Lighting Improvements project was completed and the public has utilized the trails with adequate lighting for safety outside of daylight hours within and around the Expo Center and Industry Hills areas; and

WHEREAS, cities and utilities have faced incidents of copper wire thefts recently. Over the past few months, approximately 90 percent of the copper wiring for the trail lighting has been stolen, and most of the 169 trail lights are currently out of service. Additionally, several locations have been identified where the thieves have entered the property at the Expo Center; and

WHEREAS, due to shorter daylight periods as a result of the upcoming ending of daylight savings, an emergency declaration for public safety is needed in order to complete two identified projects that will address public safety issues expediently; and

WHEREAS, Staff have identified two essential projects to respond to the emergency which involve the restoration of the trail lighting system and installation of security cameras in Expo Center where thieves have been identified entering the property; and

WHEREAS, the City has adopted the Uniform Public Construction Cost Accounting Act ("Act"), and under the provisions of the Act (California Public Contract Code Section 22035(b)), and Section 3.52.110 of the City's Code, in the event of an emergency, upon a four-fifths vote by the Civic Recreational Industrial Authority ("CRIA") Board of Directors, CRIA may procure any necessary equipment, services and supplies for the emergency without engaging in the competitive bidding process. Further, pursuant to Public Contract Code Section 22050(a)(1), the Board may take any directly related and immediate action required by that emergency. In accordance with the provisions of Section 22050(a)(2) of the Public Contract Code, it is necessary for the Board to make a finding that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, due to the public safety issues created by a lack of lighting along the trail, the emergency will not permit a delay resulting from a competitive solicitation for bids, and immediate action is necessary to respond to the emergency.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CIVIC RECREATIONAL-INDUSTRIAL AUTHORITY DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The emergency work is necessary for public safety throughout Expo Center and the Industry Hills trails.

Section 3. Based on the foregoing, pursuant to California Public Contract Code Section 22050 and Section 3.52.110 of the City's Municipal Code, the Board of Directors hereby finds that an emergency situation exists, and also existed on September 10, 2025, and declares that the public interest and necessity demand the immediate expenditure of public money for such repair work to safeguard life, health, and property without complying with the competitive bidding requirements of the California Public Contract Code. The emergency will not permit a delay resulting from a competitive solicitation for bids, and the action is necessary to respond to the emergency. The Board of Directors hereby waives competitive bidding under Public Contract Code 22050, and Section 3.52.110 of the City's Municipal Code.

Section 4. In accordance with Public Contract Code Section 22050(a)(1), the Board of Directors hereby confirms the agreement between the CRIA and Fullerton Electric to perform the required emergency services for the trail lighting restoration project, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the Industry Hills trail lighting restoration project.

Section 5. In accordance with Public Contract Code Section 22050(a)(1), the Board of Directors hereby confirms the agreement between the CRIA and Portola Systems and BEI Construction, to perform the required emergency services for the security camera installation safety project, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the security cameras installation safety project.

Section 6. The Board of Directors shall review the emergency action at every regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

Section 7. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 8. The Board Secretary shall certify to the passage and adoption of this resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Civic-Recreational-Industrial Authority at a special meeting held on October 7, 2025, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

Eric Benavidez, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary

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: October 7, 2025

SUBJECT: Civic-Recreational-Industrial Authority August 31, 2025 Financial Report

Executive Summary:

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

Expo Center:

For the month ended August 31, 2025, the Expo Center generated revenues of \$128,578 and expenses of \$210,864 resulting in a net operating loss of \$82,286.

Year to date revenues amounted to \$342,722, which represents approximately 19% of the budgeted revenues of \$1,817,000 for the year ended June 30, 2026.

Year to date operating expenses through August 31, 2025 amounted to \$512,141, which represents approximately 19% of the budgeted expenses of \$2,726,000 for the year ended June 30, 2026.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year to date net transfers of \$85,000 from the Capital Project fund through August 31, 2025.

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 \$2,715,000. The Fund has incurred \$217,900 of year to date expenditures through August 31, 2025 which represents approximately 8% of budgeted expenditures. Year to date transfers from the City of Industry amounted to \$439,000 of which \$85,000 was transferred to the Expo Center resulting in net transfers of \$354,000 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. This Fund has incurred \$198,685 of year to date expenditures through August 31, 2025. This represents 2% 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 August 31, 2025.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

August 31, 2025

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

August 31, 2025

TABLE OF CONTENTS

	<u>Pages</u>
Executive Summary	1 – 4
Balance Sheet as of August 31, 2025	5
Statement of Operations for the month and year to date ended August 31, 2025	6
Industry Hills Expo Center – Statement of Cash Flows for the year to date ended August 31, 2025	7
Industry Hills Expo Center – Schedule of Revenues and Expenses for the month and year to date ended August 31, 2025 and 2024 – Schedule 1	8
Capital Projects Fund – Schedule of Revenues and Expenditures for the month and year to date ended August 31, 2025 – Schedule 2	9
Capital Improvements Fund – Schedule of Expenditures for the month and year to date ended August 31, 2025 – Schedule 3	10

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
August 31, 2025

Expo Center Operations

During the month ended August 31, 2025 total revenues for the Facilities and Grand Arena revenues amounted to \$128,578. There were seven events held in the Pavilion and eight events in the Avalon Room, generating \$76,918 in Facilities revenues. Six events were held in the Grand Arena, generating \$51,660 in Grand Arena revenues.

At August 31, 2025, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended 8/31/2025</u>	<u>Year To Date 8/31/2025</u>	<u>Annual Budget 2025-2026</u>	<u>% of Annual Budget</u>	<u>Month Ended 08/31/2024</u>	<u>Year To Date 08/31/2024</u>
Total revenues	\$ 128,578	\$ 342,722	\$ 1,817,000	19%	\$ 105,338	\$ 321,261
Expenses:						
Direct Expo Center expenses	92,178	237,800	1,182,000	20%	82,985	226,023
General and administrative expenses	118,686	274,341	1,544,000	18%	130,246	260,168
Total direct Expo Center expenses	210,864	512,141	2,726,000	19%	213,231	486,191
Net (loss) income from operations	(82,286)	(169,419)	(909,000)	19%	(107,893)	(164,930)
Net (loss) income	\$ (82,286)	\$ (169,419)	\$ (909,000)	19%	\$ (107,893)	\$ (164,930)

Summarized financial information by department for the month ending August 31, 2025 and 2024:

<u>Expo Center Operations</u>	<u>Month Ended 8/31/2025</u>	<u>Month Ended 8/31/2025</u>	<u>Month Ended 8/31/2025</u>	<u>Month Ended 8/31/2025</u>
	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 76,918	\$ 51,660	\$ -	\$ 128,578
Expenses:				
Direct Expo Center expenses	54,017	38,161	-	92,178
General and administrative expenses	-	-	118,686	118,686
Total direct Expo Center expenses	54,017	38,161	118,686	210,864
Net (loss) income from operations	22,901	13,499	(118,686)	(82,286)
Net (loss) income for the month ended	\$ 22,901	\$ 13,499	\$ (118,686)	\$ (82,286)

<u>Expo Center Operations</u>	<u>Month Ended 8/31/2024</u>	<u>Month Ended 8/31/2024</u>	<u>Month Ended 8/31/2024</u>	<u>Month Ended 8/31/2024</u>
	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 61,460	\$ 43,878	\$ -	\$ 105,338
Expenses:				
Direct Expo Center expenses	44,713	38,272	-	82,985
General and administrative expenses	-	-	130,246	130,246
Total direct Expo Center expenses	44,713	38,272	130,246	213,231
Net (loss) income from operations	16,747	5,606	(130,246)	(107,893)
Net (loss) income for the month ended	\$ 16,747	\$ 5,606	\$ (130,246)	\$ (107,893)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
August 31, 2025

Summarized financial information by department year to date period ending August 31, 2025 and 2024:

<u>Expo Center Operations</u>	Year To Date 8/31/2025	Year To Date 8/31/2025	Year To Date 8/31/2025	Year To Date 8/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 118,598	\$ 224,083	\$ 41	\$ 342,722
Expenses:				
Direct Expo Center expenses	107,496	130,304	-	237,800
General and administrative expenses	-	-	274,341	274,341
Total direct Expo Center expenses	107,496	130,304	274,341	512,141
Net (loss) income from operations	11,102	93,779	(274,300)	(169,419)
Net (loss) income year to date	\$ 11,102	\$ 93,779	\$ (274,300)	\$ (169,419)

<u>Expo Center Operations</u>	Year To Date 8/31/2024	Year To Date 8/31/2024	Year To Date 8/31/2024	Year To Date 8/31/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 101,335	\$ 219,926	\$ -	\$ 321,261
Expenses:				
Direct Expo Center expenses	93,264	132,759	-	226,023
General and administrative expenses	-	-	260,168	260,168
Total direct Expo Center expenses	93,264	132,759	260,168	486,191
Net (loss) income from operations	8,071	87,167	(260,168)	(164,930)
Net (loss) income year to date	\$ 8,071	\$ 87,167	\$ (260,168)	\$ (164,930)

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 August 31, 2025 amounted to \$16,010,565 with \$2,173,674 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 August 31, 2025. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2025 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
August 31, 2025

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 August 31, 2025, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>8/31/2025</u>	<u>Year To Date</u> <u>8/31/2025</u>	<u>Annual Budget</u> <u>2025-2026</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ -	\$ -	\$ 5,000	0%
Expenditures:				
General and administrative expenses	210,488	217,900	2,715,000	8%
Total expenses	<u>210,488</u>	<u>217,900</u>	<u>2,715,000</u>	8%
Excess of expenditures over revenues	\$ <u>(210,488)</u>	\$ <u>(217,900)</u>	\$ <u>(2,710,000)</u>	8%

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 Annual Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,500,000
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	1,700,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	100,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
	Total	\$8,855,000
	TOTALS - CRIA	\$8,855,000

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
 FINANCIAL STATEMENTS
August 31, 2025

At August 31, 2025, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>8/31/2025</u>	<u>Year To Date</u> <u>8/31/2025</u>	<u>Annual Budget</u> <u>2025-2026</u>	<u>% of Annual</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 9,704	\$ 9,704	\$ 1,150,000	1%
Construction Costs	153,491	153,491	7,700,000	2%
Small Equipment & Supplies	35,490	35,490	5,000	710%
Total expenditures	<u>198,685</u>	<u>198,685</u>	<u>8,855,000</u>	2%
Excess of expenditures over revenues	<u>\$ 198,685</u>	<u>\$ 198,685</u>	<u>\$ 8,855,000</u>	2%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF AUGUST 31, 2025

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 137,183	\$ 180,343	\$ -
Investments	94,674	-	-
Accounts receivable, net	-	41,655	-
Prepaid insurance	-	6,806	-
Inventories	-	47,559	-
Deposits	-	3,000	-
Total current assets	<u>231,857</u>	<u>279,363</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,010,565</u>	<u>-</u>
Total assets	<u>\$ 231,857</u>	<u>\$ 16,289,928</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 96,141	\$ 75,209	\$ 10,969
Sales tax payable	-	4,930	-
Advance rental payments	-	61,318	-
Security deposits	-	32,500	-
Total current liabilities	<u>96,141</u>	<u>173,957</u>	<u>10,969</u>
FUND BALANCE:			
Fund balance	135,716	16,115,971	(10,969)
Total liabilities and fund balance	<u>\$ 231,857</u>	<u>\$ 16,289,928</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2025

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 128,578	\$ 342,722	\$ 1,817,000	19%	\$ -	\$ -	\$ -	0%
Other revenues	-	-	5,000	0%	-	-	-	0%	-	-	-	0%
Total revenues	-	-	5,000	0%	128,578	342,722	1,817,000	19%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	92,178	237,800	1,182,000	20%	198,685	198,685	8,855,000	2%
General and administrative expenses	210,488	217,900	2,715,000	8%	118,686	274,341	1,544,000	18%	-	-	-	0%
Total expenses	210,488	217,900	2,715,000	8%	210,864	512,141	2,726,000	19%	198,685	198,685	8,855,000	2%
EXCESS OF EXPENDITURES OVER REVENUES	(210,488)	(217,900)	(2,710,000)	8%	(82,286)	(169,419)	(909,000)	19%	(198,685)	(198,685)	(8,855,000)	2%
OTHER FINANCING SOURCES, NET	295,001	354,000	2,665,400	13%	85,000	85,000	909,000	9%	206,795	373,553	8,855,000	4%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	84,513	136,100	<u>(44,600)</u>	-305%	2,714	(84,419)	<u>-</u>	0%	8,110	174,868	<u>-</u>	0%
Fund balance, beginning	51,203	(384)			16,113,257	16,200,390			(19,079)	(185,837)		
Fund balance, ending	<u>\$ 135,716</u>	<u>\$ 135,716</u>			<u>\$ 16,115,971</u>	<u>\$ 16,115,971</u>			<u>(10,969)</u>	<u>\$ (10,969)</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER
 STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED AUGUST 31, 2025

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (169,419)
Change in operating assets and liabilities:	
Accounts receivable, net	47,413
Due from other funds	85,000
Prepaid insurance	2,268
Inventories	3,260
Accounts payable	57,654
Sales tax payable	1,862
Advance rental payments	(59,523)
Security deposits	(6,500)
Other current liabilities	(486)
Net cash used by operating activities	<u>(38,471)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>85,000</u>
NET CHANGE IN CASH	46,529
Cash at July 1, 2025	133,814
Cash at August 31, 2025	<u>\$ 180,343</u>

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

<u>Expo Center Operations</u>	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET 2025-2026	MONTH ENDED 08/31/2024	YEAR TO DATE 08/31/2024
Expo revenues						
Facilities rentals	\$ 36,499	\$ 57,081	\$ 253,000	23%	\$ 34,059	\$ 58,845
Facilities rentals - bar sales	30,330	44,160	224,000	20%	21,350	31,698
Facilities - security	7,754	11,147	59,000	19%	4,841	8,690
Facilities - food	-	-	2,000	0%	-	-
Facilities - insurance	400	700	11,000	6%	1,100	1,700
Facilities - other	1,899	5,474	6,000	91%	-	-
Facilities - concessions	36	36	-	0%	110	402
Grand Arena - special events rentals	13,500	25,500	187,000	14%	10,000	27,500
Grand Arena - outdoor arena rentals	-	-	7,000	0%	-	-
Grand Arena - show barn stall rentals	(435)	7,750	58,000	13%	1,200	10,160
Grand Arena - shaving sales	-	1,019	5,000	20%	931	1,431
Grand Arena - security	2,112	17,807	106,000	17%	-	17,587
Grand Arena - trailer parking	1,485	4,780	68,000	7%	1,350	5,000
Grand Arena - bar sales	20,533	87,093	391,000	22%	18,246	84,208
Grand Arena - parking	11,862	56,298	277,000	20%	9,609	43,368
Grand Arena - other	2,603	23,836	162,000	15%	2,542	30,672
Total revenues	<u>128,578</u>	<u>342,681</u>	<u>1,816,000</u>	19%	<u>105,338</u>	<u>321,261</u>
Direct general and administrative revenues						
G&A- Other	-	41	1,000	4%	-	-
Expo expenses						
Cost of sales	13,744	36,002	187,000	19%	18,877	44,076
Bar supplies	372	1,824	8,000	23%	461	2,277
Promotional banquet	286	286	-	0%	-	-
Contract labor/wages	56,740	140,768	627,000	22%	45,582	113,010
Furniture/fixtures & equipment	171	171	55,000	0%	-	11,233
Facilities - insurance	259	259	-	0%	-	-
Miscellaneous	1,071	4,432	13,000	34%	-	-
Promotional	-	-	10,000	0%	-	-
Property maintenance	550	550	17,000	3%	515	515
Repairs and maintenance	-	-	-	0%	930	930
Racer purse payout	7,775	27,078	-	0%	5,477	24,486
Sales tax	240	240	2,000	12%	530	530
Security - Grand Arena	-	-	115,000	0%	-	-
Security - Facilities	8,054	11,772	59,000	20%	5,049	8,898
Shavings	338	752	4,000	19%	(77)	1,120
Supplies	2,578	8,627	52,000	17%	5,303	12,308
Equipment rental	-	5,039	33,000	15%	338	6,640
Total Expo expenses	<u>92,178</u>	<u>237,800</u>	<u>1,182,000</u>	20%	<u>82,985</u>	<u>226,023</u>
Operating net income before direct G & A and CRIA indirect expenses	<u>36,400</u>	<u>104,922</u>	<u>635,000</u>	17%	<u>22,353</u>	<u>95,238</u>
Direct general and administrative expenses						
Office supplies	2,009	2,683	18,000	15%	160	160
Travel and meetings	130	130	-	0%	-	-
Dues, subscriptions, books, etc.	1,430	2,475	17,000	15%	1,280	3,513
Equipment rental/lease	559	1,452	11,000	13%	883	1,792
Furniture/fixtures & equipment	-	-	5,000	0%	1,233	2,520
Telephone	1,538	3,625	19,000	19%	1,507	3,022
Postage	380	755	3,000	25%	334	428
Miscellaneous	3,322	6,192	39,000	16%	2,300	7,201
Professional services	24,995	54,664	354,000	15%	30,657	60,342
Repairs and equipment	-	-	4,000	0%	200	219
Vehicle expenses	2,202	8,749	30,000	29%	7,939	8,734
Insurance and bonds	1,135	2,269	14,000	16%	1,383	2,507
Supplies	3,547	7,516	42,000	18%	2,549	7,735
Contract labor/administrative wages	44,201	110,108	525,000	21%	39,835	79,385
Property maintenance	9,058	25,983	166,000	16%	9,834	21,078
Utilities	24,180	47,740	297,000	16%	30,152	61,532
Total direct general and administrative expenses	<u>118,686</u>	<u>274,341</u>	<u>1,544,000</u>	18%	<u>130,246</u>	<u>260,168</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (82,286)</u>	<u>\$ (169,419)</u>	<u>\$ (909,000)</u>	19%	<u>\$ (107,893)</u>	<u>\$ (164,930)</u>

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
 FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2025

REVENUES:	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Other revenues	\$ -	\$ -	\$ 5,000	0%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,950	7,899	47,000	17%
Payroll taxes	-	-	2,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	58	115	1,000	12%
PARS - ARS	148	296	2,000	15%
Landscaping	-	-	950,000	0%
Legal	-	-	16,000	0%
Professional services	100,948	100,948	335,000	30%
Accounting	124	263	2,000	13%
Small equipment and supplies	145	145	2,000	7%
Vehicle expenses	-	-	10,000	0%
General engineering	34,051	34,051	200,000	17%
Printing/photography	-	-	1,000	0%
Security	65,651	65,651	679,000	10%
Property maintenance	5,413	8,532	400,000	2%
Furniture, equipment & fixtures	-	-	2,000	0%
Utilities	-	-	28,000	0%
Reclaimed water	-	-	22,000	0%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>210,488</u>	<u>217,900</u>	<u>2,715,000</u>	8%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (210,488)</u>	<u>\$ (217,900)</u>	<u>\$ (2,710,000)</u>	8%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED AUGUST 31, 2025

EXPENDITURES	MONTH ENDED 8/31/2025	YEAR TO DATE 8/31/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 9,704	\$ 9,704	\$ 1,150,000	1%
Construction costs	153,491	153,491	7,700,000	2%
Small equipment & supplies	35,490	35,490	5,000	710%
Total expenditures	<u>198,685</u>	<u>198,685</u>	<u>8,855,000</u>	2%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 198,685</u>	 <u>\$ 198,685</u>	 <u>\$ 8,855,000</u>	 2%

ITEM NO. 7.2

Verbal Presentation