



**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

NOVEMBER 12, 2025 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: 250 812 227 383 12

Passcode: d7Jj94gi

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 803 186 000#

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 November 12, 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-NONE

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, December 10, 2025, at 10:30 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting November 12, 2025

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	2,640.00
160	INDUSTRY PROPERTY & HOUSING	114,389.08
TOTAL ALL FUNDS		117,029.08

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	117,029.08
TOTAL ALL BANKS		117,029.08

APPROVED PER EXECUTIVE DIRECTOR

 FOR JN

DATE

11.6.25

**Industry Property and Housing Management Authority
Board Meeting
November 12, 2025**

Check	Date			Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking					
200897	10/08/2025			ROWLAND WATER DISTRICT	\$484.43
	Invoice	Date	Description	Amount	
	2026-00000582	10/01/2025	8/27-9/24/25 SVC-17217 & 17229 CHESTNUT - IRR	\$300.63	
	2026-00000583	10/01/2025	8/27-9/24/25 SVC-17217 CHESTNUT ST	\$110.80	
	2026-00000584	10/01/2025	8/27-9/24/25 SVC-17229 CHESTNUT ST	\$73.00	
200898	10/08/2025			SOCALGAS	\$29.72
	Invoice	Date	Description	Amount	
	2026-00000563	10/06/2025	9/3-10/2/25 SVC-16200 TEMPLE APT 202	\$29.72	
200899	10/29/2025			IPHMA - PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount	
	SEP-25	10/06/2025	REPLENISH PAYROLL ACCT FOR SEPTEMBER 2025	\$5,000.00	
200900	10/29/2025			WALNUT VALLEY WATER DISTRICT	\$92.29
	Invoice	Date	Description	Amount	
	5464174	10/09/2025	9/4-10/2/25 SVC-20137 WALNUT DR	\$40.70	
	5459724	10/08/2025	9/1-9/30/25 SVC-22002 VALLEY BLVD	\$51.59	
200901	11/12/2025			ALLIANCE JANITORIAL	\$1,720.00
	Invoice	Date	Description	Amount	
	499	09/16/2025	CARPET CLEANING SVC-16217 TEMPLE AVE	\$1,720.00	
200902	11/12/2025			CNC ENGINEERING	\$12,522.50
	Invoice	Date	Description	Amount	
	513691	10/30/2025	GENERAL ENGINEERING-16229 E. TEMPLE AVE	\$82.50	
	513692	10/30/2025	GENERAL ENGINEERING-17217 CHESTNUT ST.	\$1,066.25	

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
513693	10/30/2025		GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT C	\$165.00
513694	10/30/2025		GENERAL ENGINEERING-14063 PROCTOR AVE	\$41.25
513695	10/30/2025		GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$265.00
513696	10/30/2025		GENERAL ENGINEERING-20137-20249 E. WALNUT DR.	\$265.00
513697	10/30/2025		GENERAL ENGINEERING-16212 TEMPLE AVE	\$495.00
513698	10/30/2025		GENERAL ENGINEERING-17229 CHESTNUT ST.	\$530.00
513699	10/30/2025		GENERAL ENGINEERING-15714 NELSON AVE	\$217.50
513700	10/30/2025		GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$2,351.25
513701	10/30/2025		GENERAL ENGINEERING-16218 E. TEMPLE AVE	\$165.00
513702	10/30/2025		GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT D	\$288.75
513703	10/30/2025		GENERAL ENGINEERING-16238 E. TEMPLE AVE	\$1,402.50
513704	10/30/2025		GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B	\$330.00
513705	10/30/2025		GENERAL ENGINEERING-16217 E. TEMPLE AVE	\$82.50
513706	10/30/2025		GENERAL ENGINEERING	\$3,415.00
513707	10/30/2025		MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$567.50
513708	10/30/2025		MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$792.50
200903	11/12/2025		IPHMA - PAYROLL ACCOUNT	\$7,000.00
	Invoice	Date	Description	Amount
	OCT-25	10/27/2025	REPLENISH PAYROLL ACCT FOR OCTOBER 2025	\$7,000.00
200904	11/12/2025		KLINE'S PLUMBING, INC.	\$2,505.00
	Invoice	Date	Description	Amount
	14355	09/09/2025	REMOVE & REPLACE TOILET & FAUCET DOWNSTAIRS	\$2,265.00
	14401	10/06/2025	PLUMBING MAINT SVC@15714 NELSON	\$240.00
200905	11/12/2025		L A COUNTY TAX COLLECTOR	\$38,183.03

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Board Meeting
November 12, 2025**

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

Invoice	Date	Description	Amount
8940 149 068 25	11/01/2025	PROP TAX FY 25/26-16000 TEMPLE #C	\$1,809.12
8940 149 069 25	11/01/2025	PROP TAX FY 25/26-16218 TEMPLE AVE	\$1,192.34
8940 149 029 25	11/01/2025	PROP TAX FY 25/26-16227 TEMPLE AVE	\$2,238.14
8940 149 063 25	11/01/2025	PROP TAX FY 25/26-16212 TEMPLE AVE	\$2,348.02
8940 149 020 25	11/01/2025	PROP TAX FY 25/26-16238 TEMPLE AVE	\$1,833.62
8940 149 062 25	11/01/2025	PROP TAX FY 25/26-16224 TEMPLE AVE	\$1,803.33
8940 149 061 25	11/01/2025	PROP TAX FY 25/26-17217 CHESTNUT ST	\$2,312.96
8940 149 035 25	11/01/2025	PROP TAX FY 25/26-16242 TEMPLE AVE	\$2,341.96
8940 149 038 25	11/01/2025	PROP TAX FY 25/26-15714 NELSON AVE	\$1,847.25
8940 149 042 25	11/01/2025	PROP TAX FY 25/26-16000 TEMPLE #A	\$2,159.20
8940 149 045 25	11/01/2025	PROP TAX FY 25/26-16000 TEMPLE #B	\$2,127.54
8940 149 051 25	11/01/2025	PROP TAX FY 25/26-15702 NELSON AVE	\$2,503.37
8940 149 056 25	11/01/2025	PROP TAX FY 25/26-16220 TEMPLE AVE	\$1,624.83
8940 149 057 25	11/01/2025	PROP TAX FY 25/26-15736 NELSON AVE	\$1,505.79
8940 149 058 25	11/01/2025	PROP TAX FY 25/26-16000 TEMPLE #D	\$1,874.48
8940 149 059 25	11/01/2025	PROP TAX FY 25/26-16217 TEMPLE AVE	\$1,924.86
8940 149 070 25	11/01/2025	PROP TAX FY 25/26-17229 CHESTNUT ST	\$1,218.70
8940 149 071 25	11/01/2025	PROP TAX FY 25/26-15722 NELSON AVE	\$929.55
8940 149 072 25	11/01/2025	PROP TAX FY 25/26-15652 NELSON AVE	\$794.07
8940 149 031 25	11/01/2025	PROP TAX FY 25/26-14063 PROCTOR AVE	\$2,179.21
8940 149 073 25	11/01/2025	PROP TAX FY 25/26-15730 NELSON AVE	\$624.56
894014903525	10/30/2025	SUPP PROP TAX FY 25/26-16242 TEMPLE	\$401.88
894014902925	10/30/2025	SUPP PROP TAX FY 25/26-16227 TEMPLE	\$374.91
894014902924	10/30/2025	SUPP PROP TAX FY 24/25-16227 TEMPLE	\$69.31
894014903524	10/30/2025	SUPP PROP TAX FY 24/25-16242 TEMPLE	\$144.03

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Check	Date	Payee Name		Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200906	11/12/2025	MORTISE & TENON BUILDING CORP		\$1,280.00
	Invoice	Date	Description	Amount
	#2-IPHMA-0014	11/01/2025	INTERIOR IMPROVEMENTS @16227 TEMPLE AVE	\$1,281.04
	#2-IPHMA-0014a	11/01/2025	credit due to new world calculation error	(\$1.04)
200907	11/12/2025	MUKAI CONSTRUCTION		\$16,215.00
	Invoice	Date	Description	Amount
	924125	09/24/2025	REPAIR TILE GROUT & SEAL IN MSTR BATH@16000 TE	\$3,765.00
	924225	10/01/2025	EXTERIOR PAINT REPAIRS@16000 TEMPLE #A	\$6,225.00
	924325	10/01/2025	EXTERIOR PAINT REPAIRS@16000 TEMPLE #B	\$6,225.00
200908	11/12/2025	SATSUMA LANDSCAPE & MAINT.		\$29,982.15
	Invoice	Date	Description	Amount
	1026EHNHCS	10/24/2025	9/22-10/19/25-LANDSCAPE MAINT	\$29,982.15
200909	11/12/2025	TEMP AIR SYSTEM INC.		\$1,880.00
	Invoice	Date	Description	Amount
	22681	10/21/2025	AC MAINT SVC-16000 TEMPLE A	\$195.00
	22701	10/22/2025	AC MAINT SVC-16242 TEMPLE	\$590.00
	22680	10/21/2025	AC MAINT SVC-16000 TEMPLE C	\$195.00
	22683	10/23/2025	AC MAINT SVC-16218 TEMPLE	\$195.00
	22684	10/23/2025	AC MAINT SVC-16212 TEMPLE	\$390.00
	2822	10/22/2025	AC MAINT SVC-16224 TEMPLE	\$315.00
200910	11/12/2025	WALNUT VALLEY WATER DISTRICT		\$134.96
	Invoice	Date	Description	Amount
	IPHMA FY 25/26	10/06/2025	ASSESSMENT/SPECIALTY TAX FY 25/26	\$134.96

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking			

Checks	Status	Count	Transaction Amount
Total		14	\$117,029.08