



**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

JANUARY 14, 2026 AT 9:00 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.

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.

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

Meeting ID: 221 112 073 368 11

Passcode: ut7ho9CY

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

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+1 657-204-3264

Phone Conference ID: 848 105 267#

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.

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 January 14, 2026

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 November 2025 and December 2025.

RECOMMENDED ACTION: *Receive and file.*

- 6.3. Consideration of Amendment No. 4 to the Professional Services Agreement with Veneklasen Associates, Inc., to provide design services for the Grand Arena Audio Visual and Lighting Upgrades project, extending term through June 30, 2028, revising the scope of services, revising the rate schedule, and increasing compensation by \$100,000.00 (MP 01-34 #33)

RECOMMENDED ACTION: *Approve the Amendment.*

- 6.4. Consideration of Resolution No. CRIA 2026-01, 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 2026-01.*

7. ACTION ITEMS

- 7.1. Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for November 30, 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, February 11, 2026, at 9:00 AM.

ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting January 7, 2026

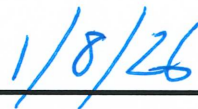
<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	133,881.06
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	293,184.44
TOTAL ALL FUNDS		427,065.50

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	427,065.50
TOTAL ALL BANKS		427,065.50

APPROVED PER EXECUTIVE DIRECTOR



DATE



Civic-Recreational-Industrial Authority
Wells Fargo - Wire Transfers
January 7, 2026

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

WT2	12/22/2025		WELLS FARGO	\$380.72
	Invoice	Date	Description	Amount
	12/22/2025	12/22/2025	TRANSFER FROM CRIA TO CITY VISA	\$380.72

Checks	Status	Count	Transaction Amount
	Total	1	\$380.72

**Civic-Recreational-Industrial Authority
Board Meeting
January 7, 2026**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12357	12/10/2025		CITY OF INDUSTRY	\$566.19
	Invoice	Date	Description	Amount
	10/22/25	10/22/2025	KASON PARTS FOR REFRIGERATOR & FREEZERS-SPI	\$566.19
12358	12/10/2025		VALLEY VISTA SERVICES, INC	\$2,480.00
	Invoice	Date	Description	Amount
	3083671	12/01/2025	IH RODEO/STORAGE BOXES - DEC 2025	\$491.45
	3083908	12/01/2025	ORGANIC BINS/LANDSCAPE MAINT - CRIA	\$1,988.55
12359	12/22/2025		CRIA-EQUESTRIAN CENTER	\$120,000.00
	Invoice	Date	Description	Amount
	12/22/2025	12/22/2025	REIMBURSEMENT FOR NOVEMBER 2025 OPERATING (\$120,000.00
12360	01/07/2026		ACTUM-E, LLC	\$6,000.00
	Invoice	Date	Description	Amount
	202511-0258	11/30/2025	PROFESSIONAL SVC-NOV 2025	\$6,000.00
12361	01/07/2026		AL'S MECHANICAL INC.	\$830.42
	Invoice	Date	Description	Amount
	4738	11/17/2025	MECHANICAL MAINT SVC-CRIA	\$830.42
12362	01/07/2026		B2 PRINT, LLC	\$402.93
	Invoice	Date	Description	Amount
	0013652-A	12/23/2025	500-CRIA CHECKS	\$402.93
12363	01/07/2026		CINTAS CORPORATION LOC 693	\$297.68
	Invoice	Date	Description	Amount

Civic-Recreational-Industrial Authority
Board Meeting
January 7, 2026

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	9347497589	11/17/2025	LEASE FEE AED MACHINE EXPO-CNTR	\$148.84
	9353391650	12/31/2025	LEASE FEE AED MACHINE EXPO CNTR-DEC 2025	\$148.84
12364	01/07/2026		CITY OF INDUSTRY	\$926.02
	Invoice	Date	Description	Amount
	2026-00000975	11/30/2025	NOV 2025-FUEL COSTS	\$926.02
12365	01/07/2026		CNC ENGINEERING	\$107,278.75
	Invoice	Date	Description	Amount
	514098	12/25/2025	PAVILION UPGRADES	\$44,636.25
	514099	12/25/2025	PAVILION UPGRADES	\$820.00
	514100	12/25/2025	EXPO CENTER ALARM SYSTEM UPGRADES	\$21,385.00
	514101	12/25/2025	EXPO CENTER AUDIO/VIDEO UPGRADES	\$11,132.50
	514102	12/25/2025	MISCELLANEOUS TRAILS LIGHTING IMPROVEMENTS /	\$15,795.00
	514103	12/25/2025	SECURITY CAMERA INSTALLATION AT EXPO CENTER	\$147.50
	514109	12/25/2025	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$12,912.50
	514110	12/25/2025	EXPO CENTER SECURITY ACCESS CONTROL SYSTEM	\$450.00
12366	01/07/2026		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	12/09/2025	12/09/2025	REPLENISH PAYROLL ACCT FOR DECEMBER 2025	\$5,000.00
12367	01/07/2026		FRAZER, LLP	\$2,557.00
	Invoice	Date	Description	Amount
	196688	11/30/2025	PROFESSIONAL SVC-NOV 2025	\$2,557.00
12368	01/07/2026		IDS GROUP, INC.	\$5,194.00

Civic-Recreational-Industrial Authority
Board Meeting
January 7, 2026

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	24X080.00-8	11/30/2025	ELECTRICAL ENGINEERING SVC	\$4,420.00
	20X47.00-28	12/11/2025	ELECTRICAL ENGINEERING SVC	\$774.00
12369	01/07/2026		INDUSTRY SECURITY SERVICES	\$131,546.74
	Invoice	Date	Description	Amount
	SG-ECGP-2065	11/14/2025	11/7-11/13/25 SECURITY SVC-EXPO CNTR	\$13,691.04
	SG-ECGP-2063	10/31/2025	10/24-10/30/25 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-REV-2064	11/07/2025	10/31-11/6/25 SECURITY SVC-EXPO CNTR	\$12,892.18
	SG-ECGP-2066	11/21/2025	11/14-11/20/25 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2067	11/28/2025	11/21-11/27/25 SECURITY SVC-EXPO CNTR	\$13,691.04
	SG-ECGP-2068	12/05/2025	11/28-12/4/25 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2069	12/12/2025	12/5-12/11/25 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2070	12/19/2025	12/12-12/18/25 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2071	12/26/2025	12/19-12/25/25 SVC-SECURITY SVC-EXPO CNTR	\$13,691.04
	SG-ECGP-2072	01/02/2026	12/26-1/1/26 SECURITY SVC-EXPO CNTR	\$13,691.04
12370	01/07/2026		KLINE'S PLUMBING, INC.	\$645.00
	Invoice	Date	Description	Amount
	14539	12/09/2025	REPLACE MISSING FAUCET HANDLE @ EXPO PATIO C	\$300.00
	14538	12/09/2025	PLUMBING MAINT SVC-COWBOY CAFE-WOMEN'S RES	\$225.00
	14475	11/07/2025	PLUMBING MAINT SVC-SINK FAUCET @ EXPO AVALON	\$120.00
12371	01/07/2026		MORTISE & TENON BUILDING CORP	\$6,321.15
	Invoice	Date	Description	Amount
	425	11/04/2025	HANDYMAN MAINT SVC-CRIA	\$618.60
	434	11/13/2025	HANDYMAN MAINT SVC-CRIA	\$308.05

Civic-Recreational-Industrial Authority
Board Meeting
January 7, 2026

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	442	12/10/2025	HANDYMAN MAINT SVC-CRIA	\$873.47
	440	12/10/2025	HANDYMAN MAINT SVC-CRIA	\$450.00
	422	10/23/2025	REPAIR PAINT INTERIOR AVALON RM/ REPAIR 20 WOC	\$4,071.03
12372	01/07/2026		ROGERS, ANDERSON, MALODY & SCC	\$1,450.00
	Invoice	Date	Description	Amount
	79273	11/30/2025	CRIA AUDITING SVC-25/26	\$1,450.00
12373	01/07/2026		SO CAL INDUSTRIES	\$33,323.90
	Invoice	Date	Description	Amount
	773077	11/17/2025	PROVIDE 3 RESTROOM TRAILERS DURING PAVILION I	\$15,986.95
	777134	12/16/2025	PROVIDE 3 RESTROOM TRAILERS DURING PAVILION I	\$17,336.95
12374	01/07/2026		SOUTHERN TIRE MART LLC - DEPT 14	\$230.00
	Invoice	Date	Description	Amount
	7070032773	12/22/2025	VEHICLE MAINT SVC-CRIA	\$230.00
12375	01/07/2026		VENEKLASEN ASSOCIATES, INC.	\$500.00
	Invoice	Date	Description	Amount
	79706	11/06/2025	IT SYSTEM CONSULTING SVC-EXPO	\$500.00
12376	01/07/2026		VORTEX INDUSTRIES, INC.	\$1,135.00
	Invoice	Date	Description	Amount
	04-2099659	12/23/2025	GATE MAINT SVC- CRIA	\$1,135.00

Civic-Recreational-Industrial Authority
Board Meeting
January 7, 2026

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

Checks	Status	Count	Transaction Amount
	Total	20	\$426,684.78

ITEM NO. 6.2

**CRIA CHECK REGISTER
NOVEMBER**

2025

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
11/06/2025	19567	ADVANTAGE COLOR GRAPHICS	639.84	PRINT PARKING TICKET-ARENA EVENTS
11/06/2025	19568	VOID	0.00	VOID CHECK-PRINTER FEED ERROR
11/06/2025	19569	CINTAS	1,265.33	MATS, MOPS AND UNIFORMS
11/06/2025	19570	CNC EQUESTRIAN MANAGEMENT	36,000.00	MONTHLY SALARIES EXP-NOVEMBER
11/06/2025	19571	EL MONTE ICE CO.	380.00	ICE FOR ARENA EVENTS
11/06/2025	19572	JANUS PEST MANAGEMENT, INC.	2,181.00	PEST CONTROL
11/06/2025	19573	VOID	0.00	VOID CHECK-PRINTER FEED ERROR
11/06/2025	19574	OS4 LABOR	3,963.78	CONTRACT LABOR PR W/E 102625
11/06/2025	19575	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE EXPENSE-OCTOBER
11/06/2025	19576	SOUTHERN GLAZER'S OF CA SOUTH	1,794.74	BEVERAGE ORDER/ALCOHOL INVENTORY
11/06/2025	19577	SYSCO	6,872.72	BEVERAGE ORDER/ALCOHOL INVENTORY
11/06/2025	19578	TBS CLEANING SERVICE	4,343.80	MONTHLY CLEAN EXPO FAC. & OCT BANQUET EVENTS
11/06/2025	19579	XEROX FINANCIAL SERVICES	858.20	MONTHLY LEASE PMT-XEROX COPIER
11/06/2025	19580	CNC EQUESTRIAN MANAGEMENT	15,000.00	MONTHLY MANAGEMENT FEE
11/06/2025	19581	CNC EQUESTRIAN MANAGEMENT	43,531.31	CONTRACT LABOR EXPO FAC MAINT. SEPT/OCT
11/06/2025	19582	CAPITAL PROTECTION INC.	9,308.25	EVENT SECURITY SERVICES
11/06/2025	19583	JUAN LOPEZ	4,121.25	IT SUPPORT AND COSULTING EXPENSE
11/06/2025	19584	MRC SMART TECHNOLOGY SOLUTIONS	1,039.88	XEROX MACHINE MONTHLY LEASE PMT
11/06/2025	19585	OFFICE DEPOT	26.99	OFFICE SUPPLIES EXPENSE
11/06/2025	19586	THE FLY GUY	447.54	REFILL FLY ABATEMENT MATERIAL-BARN AREAS
11/06/2025	19587	PACIFIC PALMS CONFERENCE RESORT	700.00	TRANSFER EVENT TO PAC PALMS-PAVILION CONST.
11/06/2025	19589	PAV-101825 MARIA RAMIREZ	411.00	REFUND CLIENT FOR WINE-INCORRECT BRAND
11/06/2025	19590	AR-092625 TERESA BROWNER	400.00	SECURITY DEPOSIT REFUND
11/17/2025	19591	PCR CASH	2,955.95	REPLENISH
11/17/2025	19592	AT&T	807.02	MONTHLY WIRELESS PHONE CHARGES
11/17/2025	19593	BRADY INDUSTRIES	512.57	PAPER AND CLEANING SUPPLIES EXPENSE
11/17/2025	19594	California Dept. of Tax and Fee Admin.	298.26	SALES TAX PAYMENT
11/17/2025	19595	CINTAS	3,647.29	MATS, MOPS AND UNIFORMS
11/17/2025	19597	JANUS PEST MANAGEMENT, INC.	775.00	PEST CONTROL
11/17/2025	19598	LOCKS PLUS	793.88	REMOVE AND REPLACE SCHLAGE LOCK ASSEMBLY-RR
11/17/2025	19599	MARTHA CUEVAS	3,200.00	ADD'L DRAPING NECESSARY DUE TO CONST IN PAVILION
11/17/2025	19600	OS4 LABOR	1,734.28	CONTRACT LABOR PR W/E 110225
11/17/2025	19601	ROBINSONS FLOWERS	368.00	STANDING FUNERAL SPRAY-JOE JONES
11/17/2025	19602	SO CAL GAS	15.78	MONTHLY UTILITY EXPENSE
11/17/2025	19603	STAPLES	83.48	OFFICE SUPPLIES EXPENSE
11/17/2025	19604	SYSCO	800.47	BEVERAGE ORDER/ALCOHOL INVENTORY
11/17/2025	19605	TBS CLEANING SERVICE	896.00	EVENT CLEANING MA-103025 SGVKC
11/18/2025	19607	AR-111525 JOSEPH MEDINA	400.00	SECURITY DEPOSIT REFUND
11/18/2025	19608	AR-111625 MARY JANE O UNTALAN	400.00	SECURITY DEPOSIT REFUND

CRIA CHECK REGISTER
NOVEMBER

2025

11/21/2025 19609	BROWN & BROWN INSURANCE SERVICES, INC.	111.00	TULIP INSURANCE PREMIUM
11/21/2025 19610	CAPITAL PROTECTION INC.	862.50	EVENT SECURITY SERVICES
11/21/2025 19611	SYSCO	246.00	BEVERAGE ORDER/ALCOHOL INVENTORY
11/28/2025 19615	California Dept. of Tax and Fee Admin.	8,600.00	SALES TAX PAYMENT
11/28/2025 19616	CNC EQUESTRIAN MANAGEMENT	37,436.86	CONTRACT LABOR EXPO FAC MAINT. OCT/NOV.
11/28/2025 19617	FRONTIER COMMUNICATIONS	964.03	MONTHLY PHONE-OFFICE & INTERNET SERVICES
11/28/2025 19618	JANUS PEST MANAGEMENT, INC.	1,753.00	PEST CONTROL
11/28/2025 19619	OFFICE DEPOT	70.07	OFFICE SUPPLIES EXPENSE
11/28/2025 19620	OS4 LABOR	1,899.18	CONTRACT LABOR PR W/E 1109 & 111625
11/28/2025 19621	ROGERS, CLEM & CO.	2,200.00	MONTHLY ACCT'G AND CONSULTING SERVICES
11/28/2025 19622	SOUTHERN CALIFORNIA EDISON	1,263.68	MONTHLY UTILITY EXPENSE
11/28/2025 19623	CNC EQUESTRIAN MANAGEMENT	3,774.81	REIMBURSE FOR CC PURCHASES-OCT/NOV.
11/10/2025 111025	HARBOR DISTRIBUTING, LLC	1,146.00	BEVERAGE ORDER/ALCOHOL INVENTORY

219,974.74

CRIA CHECK REGISTER
DECEMBER

2025

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
12/01/2025	19624	CINTAS	\$1,534.11	MATS, MOPS & UNIFORMS
12/01/2025	19625	CNC EQUESTRIAN MANAGEMENT	\$36,000.00	MONTHLY SALARIES-DECEMBER
12/01/2025	19626	GRAHAM COMPANY	\$540.00	QRTLTY EMERGENCY LIGHTS INSPECTION
12/01/2025	19627	HOME DEPOT	\$310.38	PROPERTY MAINT. EXPENSE
12/01/2025	19628	JANUS PEST MANAGEMENT, INC.	\$2,828.00	PEST CONTROL
12/01/2025	19629	OS4 LABOR	\$1,385.60	CONTRACT LABOR PR W/E 112325
12/01/2025	19630	SATSUMA LANDSCAPE	\$8,674.00	MONTHLY LANDSCAPE MAINT EXPENSE-NOV.
12/01/2025	19631	SYSCO	\$4,232.47	BEVERAGE ORDER/ALCOHOL INVENTORY
12/01/2025	19632	XEROX FINANCIAL SERVICES	\$858.20	MONTHLY LEASE PAYMENT-NOV.
12/01/2025	19633	CNC EQUESTRIAN MANAGEMENT	\$15,000.00	MONTHLY MANAGEMENT FEE-DECEMBER
12/01/2025	19634	AR-112825 IRMA COLIN	\$650.00	SECURITY DEPOSIT REFUND
12/01/2025	19635	AR-112925 VERONICA MEJIA	\$200.00	REFUND CLIENT-EQUIPMENT NOT UTILIZED
12/05/2025	19636	KELLY INMAN	\$545.00	REIMBURSE FOR A/V PURCH. GRAND ARENA
12/08/2025	19637	PAV-120625 AZUL VISION	\$700.00	SECURITY DEPOSIT REFUND
12/08/2025	19638	AR-120625 JIMMIE MANDUJANO	\$400.00	SECURITY DEPOSIT REFUND
12/10/2025	19639	AR-021426 RENE LOPEZ	\$1,000.00	REFUND CLIENT-EVENT TO BE RESCHEDULED
12/12/2025	19640	BRADY INDUSTRIES	\$1,411.49	PAPER AND CLEANING SUPPLIES EXPENSE
12/12/2025	19641	CAPITAL PROTECTION INC.	\$9,822.63	EVENT SECURITY SERVICES
12/12/2025	19642	CINTAS	\$2,478.02	MATS, MOPS & UNIFORMS
12/12/2025	19643	DELHAVEN COMMUNITY CENTER	\$500.00	PROMOTIONAL EXPENSE-HALF PAGE ADVERTISEMENT
12/12/2025	19644	FRONTIER COMMUNICATIONS	\$205.33	MONTHLY WIRELESS INTERNET SERVICE EXPENSE
12/12/2025	19645	JANUS PEST MANAGEMENT, INC.	\$775.00	PEST CONTROL
12/12/2025	19646	JUAN LOPEZ	\$4,093.75	IT SUPPORT AND CONSULTING EXPENSE
12/12/2025	19647	OFFICE DEPOT	\$12.49	OFFICE SUPPLIES EXPENSE
12/12/2025	19648	OS4 LABOR	\$560.42	CONTRACT LABOR PR W/E 113025
12/12/2025	19649	PITNEY BOWES	\$196.68	POSTAL METER LEASE PAYMENT
12/12/2025	19650	ROBINSONS FLOWERS	\$104.74	FLORAL ARRANGEMENT-CONEJO KC
12/12/2025	19651	ROGERS,CLEM & CO.	\$2,200.00	MONTHLY ACCT'G & CONSULTING EXPENSE
12/12/2025	19652	SYSCO	\$1,241.57	BEVERAGE ORDER/ALCOHOL INVENTORY
12/12/2025	19653	THE FLY GUY	\$447.54	REFILL FLY ABATEMENT MATERIALS-BARN AREA
12/12/2025	19654	VALLEY VISTA SERVICES	\$12,886.90	ROLLOFF, DUMP FEES, ORGANICS SERVICES
12/12/2025	19655	TBS CLEANING SERVICE	\$2,050.00	MONTHLY CLEANING SERVICE-NOVEMBER
12/12/2025	19656	VALLEY VISTA SERVICES	\$3,762.44	ROLLOFF, DUMP FEES, ORGANICS SERVICES
12/16/2025	19657	PCR CASH	\$2,220.84	REPLENISH PETTY CASH-OCT/NOV RECEIPTS
12/12/2025	19658	AR-121225 GLENN FERDINAND	\$400.00	SECURITY DEPOSIT REFUND
12/17/2025	19659	PAV-121325 DAVID DIAZ	\$700.00	SECURITY DEPOSIT REFUND
12/22/2025	19660	California Dept. of Tax and Fee Admin.	\$358.00	SALES TAX PAYMENT
12/18/2025	19661	AR-122025 BELINDA HERRERA	\$400.00	SECURITY DEPOSIT REFUND
12/29/2025	19662	PAV-122725 OSCAR SALAS	\$700.00	SECURITY DEPOSIT REFUND

CRIA CHECK REGISTER
DECEMBER

2025

12/30/2025 19663	AT&T	\$533.45	MONTHLY WIRELESS PHONE SERVICES
12/30/2025 19664	CAPITAL PROTECTION INC.	\$3,807.00	EVENT SECURITY SERVICES
12/30/2025 19665	CINTAS	\$3,773.40	MATS, MOPS & UNIFORMS
12/30/2025 19666	CNC EQUESTRIAN MANAGEMENT	\$3,579.52	REIMBURSE FOR CC PURCHASES-NOV/DEC.
12/30/2025 19667	FRONTIER COMMUNICATIONS	\$763.55	MONTHLY PHONE SERVICES-OFFICE
12/30/2025 19668	HOME DEPOT	\$1,468.49	PROPERTY MAINT. EXPENSE
12/30/2025 19669	JANUS PEST MANAGEMENT, INC.	\$2,306.00	PEST CONTROL
12/30/2025 19670	OFFICE DEPOT	\$185.83	OFFICE SUPPLIES EXPENSE
12/30/2025 19671	OS4 LABOR	\$6,605.36	CONTRACT LABOR PR W/E 1206,1212,122025
12/30/2025 19672	SO CAL GAS	\$27.23	MONTHLY UTILITY EXPENSE
12/30/2025 19673	SOCAL INDUSTRIES	\$1,651.74	PORTABLE RR RENTAL-ARENA EVENT
12/30/2025 19674	SOUTHERN CALIFORNIA EDISON	\$10,723.66	MONTHLY UTILITY EXPENSE
12/30/2025 19675	TBS CLEANING SERVICE	\$4,412.00	MONTHLY CLEANING SERVICE-DEC & EVENT CLEAN ARENA
12/30/2025 19676	THE FLY GUY	\$447.54	REFILL FLY ABATEMENT MATERIALS-BARN AREA
12/30/2025 19677	VALLEY VISTA SERVICES	\$10,427.45	ROLLOFF, DUMP FEES, ORGANICS SERVICES
12/30/2025 19678	CNC EQUESTRIAN MANAGEMENT	\$38,947.54	CONTRACT LABOR-SATSUMA/EXPO CENTER MAINT.
12/30/2025 19679	SATSUMA LANDSCAPE	\$8,674.00	MONTHLY LANDSCAPE MAINT EXPENSE-DEC.
		<hr/>	
		220,719.36	
		<hr/>	

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

DATE: January 14, 2026

SUBJECT: Consideration of Amendment No. 4 to the Professional Services Agreement with Veneklasen Associates, Inc., to provide design services for the Grand Arena Audio Visual and Lighting Upgrades project, extending term through June 30, 2028, revising the scope of services, revising the rate schedule, and increasing compensation by \$100,000.00 (MP 01-34 #33)

Background:

On June 9, 2021, the CRIA Board approved a Professional Services Agreement (“Agreement”) with Veneklasen Associates, Inc. (“Veneklasen”) for the design of the audiovisual (“A/V”) system upgrades, the information technology system, and the security systems for the Expo Center A/V Upgrades to the Grand Arena project (“Project”), in an amount not to exceed \$85,596.00, through December 31, 2022.

On April 13, 2022, the CRIA Board approved Amendment No. 1 to the Agreement with Veneklasen to extend the term through December 31, 2023, and increase compensation by \$183,304.00 for additional work that included: design of an HVAC system, expanded audio coverage, communication intercom design, and video production cameras and equipment.

On February 8, 2023, the CRIA Board approved Amendment No. 2 to the Agreement with Veneklasen to add additional tasks to the scope of work which included investigation and upgrade of lighting to LEDs and air flow inside the arena to comply with the current National Electrical Codes (“NEC”) and California Building Codes (“CBC”), replacement of two existing video displays and other related improvements, revised the rate schedule, increased compensation by \$210,000.00, and extended the term through December 31, 2024.

On September 11, 2024, the CRIA Board approved Amendment No. 3 to the Agreement with Veneklasen to extend the term through June 30, 2026, revise the scope of services to add six more video displays and backup power from a standby generator installed as part of Pavilion Upgrade, revise the rate schedule, and increase compensation by \$100,000.00.

Discussion:

Plans and Specifications are in progress and are almost completed for this project. There are some additional items to add to the plans, such as access control to the announcer booth, columns, at Grand Arena, Cowboy and Patio Café Restaurants, revise lighting controls to add color changing LEDs, support on plan checks and permits from LACDPW, provide engineering support in preparation of bid documents and support during the bidding and construction phases of the project. Amendment No. 4 is necessary to extend the term through June 30, 2028, to allow for the completion of these tasks, revise the scope of services, revise the rate schedule to reflect Veneklasen’s current rates, and increase compensation by \$100,000.00.

Fiscal Impact:

Table 1 - Summary of Costs

Contract Amount	\$85,596.00
Amendment No. 1	\$183,304.00
Amendment No. 2	\$210,000.00
Amendment No. 3	\$100,000.00
Amendment No. 4	\$100,000.00
Revised Project Cost	\$678,900.00

The fiscal impact for Amendment No. 4 is \$100,000.00. In the Fiscal Year 2025-2026 Capital Improvement Project budget, \$200,000.00 is approved for this work (Account No. 121-713-5130) (MP 01-34 #33) and no additional appropriation is required.

Recommendation:

It is recommended that the CRIA Board approve Amendment No. 4 to the Professional Services Agreement with Veneklasen Associates, Inc.

Exhibits:

1. Amendment No. 4 to the Professional Services Agreement with Veneklasen Associates, Inc. dated January 14, 2026
2. VENEKLASEN ASSOCIATES INC - PROF SERVICES AGREEMENT - JUN 09 2021

**AMENDMENT NO. 4
TO PROFESSIONAL SERVICES AGREEMENT WITH
VENEKLASEN ASSOCIATES, INC**

This Amendment No. 4 to the Professional Services Agreement (“Agreement”) is made and entered into this 14th day of January 2026, (“Effective Date”) between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and Veneklasen Associates, Inc., a California corporation (“Consultant”). CRIA and Consultant are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, on or about June 9, 2021, the Agreement was entered into and executed between CRIA and Consultant to provide professional information technology design services for the Grand Arena Audio Visual Upgrades project; and

WHEREAS, on or about April 13, 2022, Amendment No. 1 was approved to revise the scope of services to include the design of an HVAC system, expanded audio coverage, communication intercom design, and video production cameras and equipment, extending the term through December 31, 2023 to allow for completion of these additional services, along with a companion increase in compensation by \$183,304.00. It was also necessary to update the address for CRIA; and

WHEREAS, on or about February 8, 2023, Amendment No. 2 was approved to revise the scope of services to include the investigation and upgrade of lighting to LEDs and air flow inside the arena to comply with the current National Electrical Codes (“NEC”) and California Building Codes (“CBC”), replacement of two existing video displays and other related improvements, extend the term through December 31, 2024, revise the rate schedule to reflect Consultant’s current rates, and increase compensation by \$210,000.00; and

WHEREAS, on or about September 11, 2024, Amendment No. 3 was approved to extend the term through June 30, 2026, revise the scope of services to add six more video displays and backup power from emergency generator installed as part of Pavilion Upgrade, revise the rate schedule, and increase compensation by \$100,000.00; and

WHEREAS, plans and specifications are in progress and almost complete, and the project will go out for public bids soon, however, there were additional items that were added to the plans, such as access control to announcer booth and columns, and support during the bidding and construction phases of the project. Amendment No 4 is necessary to extend term through June 30, 2028, revise scope of work to include these services, revise rate schedule to reflect Consultant’s current rates, and increase compensation by \$100,000.00; and

WHEREAS, for the reasons set forth herein, CRIA and Consultant desire to enter into Amendment No. 4, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

1. TERM

Section 1, Term, is hereby revised to read in its entirety as follows:

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2028, unless sooner terminated pursuant to the provisions of this Agreement.

4. PAYMENT

The second sentence of Section 4(a) is hereby revised to read in its entirety as follows:

This amount shall not exceed Five Hundred Seventy-Eight Thousand Nine Hundred Dollars (\$578,900.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

EXHIBIT A- SCOPE OF WORK

The Scope of Services is hereby revised to include the services set forth in Attachment I, attached hereto and incorporated herein by reference.

EXHIBIT B – RATE SCHEDULE

The Rate Schedule is hereby rescinded in its entirety and replaced with the rates set forth in Attachment 2, attached hereto, and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 4 to the Agreement as of the Effective Date.

“CRIA”
Civic Recreational Industrial Authority

“CONSULTANT”
Veneklasen Associates, Inc.

By: _____
Joshua Nelson, Executive Director

By: _____
Mahabir S. Atwal, Principal

Attest:

By: _____
Julie Gutierrez-Robles, Secretary

APPROVED AS TO FORM

By: _____
James M. Casso, General Counsel

ATTACHMENT 1

EXHIBIT A

SCOPE OF SERVICES

The Consultant will provide the additional engineering services for revising plans and specifications for the following tasks:

Adding Electronic Door Access Control System at Announcer Booth and Columns of the Grand Arena, and at Cowboy and Patio Café restaurants and include but not limited to

- Card reader
- Door position switch
- Request to exit motion sensor
- Access control panel
- Vehicle gate access control system if required
- Integration of access-controlled fire exit door with fire alarm and life safety system (as Required, Fire alarm and life safety system by fire alarm and life safety consultant)
- Proximity cards and printer
- Client monitor and PC
- Power supply and battery back-up
- All associated wires and cables
- Revise lighting control plans and specifications for color changing LEDs as required
- Coordination of all trades for plan check and permit from LACPW Building and Safety

Engineering Support on Bid Documents:

- Provide engineering support in all trades (Audio/ Visual Upgrade, Telecommunication and IT, Security System and Access Control, Electrical, Mechanical, Structural and Architectural) within scope in preparation of Bid Schedule and other Bid Documents as required and provide list of contractors if required

Engineering Support during Bidding

- Provide engineering support in all trades listed above during bidding process to respond to questions from bidders, and in addendums including attending job walks if required

Construction Support

- Construction support for all trade to review and approve submittals, questions for clarification of plans and technical specifications during construction, review request for change order requests
- Job walks when the construction is near completion, make a punch list of items for contractors to complete and as built drawings after the construction is completed

ATTACHMENT 2
EXHIBIT B
RATE SCHEDULE

HOURLY RATES YEAR 2025

Associate I	Associate II	Associate III	Associate IV	Associate V	Associate VI
\$270	\$225	\$205	\$180	\$160	\$135

EXHIBIT A TO AMENDMENT NO. 4
PROFESSIONAL SERVICES AGREEMENT WITH VENEKLASEN ASSOCIATES INC.
DATED JUNE 9, 2021

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is made and effective as of June 9, 2021 (“Effective Date”), between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and Veneklasen Associates, Inc., a California corporation (“Consultant”). CRIA and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, CRIA desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CRIA and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than December 31, 2022, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks (“Services”) described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full (“Scope of Services”). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of CRIA. The Services shall be performed by Consultant, unless prior written approval is first obtained from CRIA. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) CRIA shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to CRIA and in a first-class manner in conformance with the standards of quality normally observed by an entity providing professional information technology design services, serving a public agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom

Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) CRIA has not consented in writing to Consultant's performance of such work. No officer or employee of CRIA shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CRIA. If Consultant was an employee, agent, appointee, or official of CRIA in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse CRIA for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

CRIA's Executive Director or his designee shall represent CRIA in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) CRIA agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Eighty Five Thousand Five Hundred Ninety Six Dollars (\$85,596.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by CRIA. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by CRIA and Consultant at the time CRIA's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If CRIA disputes any of

Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) CRIA may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If CRIA suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, CRIA shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to CRIA. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to CRIA pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CRIA that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of CRIA or its designees at reasonable times to review such books and records; shall give CRIA the right to examine and audit said books and records; shall permit CRIA to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CRIA and may be used, reused, or otherwise disposed of by CRIA without the permission of the Consultant. With respect to computer files, Consultant shall make available to CRIA, at the Consultant's office, and upon reasonable written request by CRIA, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to CRIA all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of CRIA.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless CRIA and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless CRIA, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) DUTY TO DEFEND. In the event CRIA, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by CRIA, Consultant shall have an immediate duty to defend CRIA at Consultant's cost or at CRIA's option, to reimburse CRIA for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by CRIA is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and CRIA, as to whether liability arises from the sole negligence of CRIA or its officers, employees, or agents, Consultant will be obligated to pay for CRIA's defense until such time as a final judgment has been entered adjudicating CRIA as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to CRIA a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither CRIA nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of CRIA. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against CRIA, or bind CRIA in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, CRIA shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for CRIA. CRIA shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

(c) Consultant shall indemnify, defend and hold harmless, CRIA, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Consultant's or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant, service as an independent contractor. The indemnity provisions set forth in this Section 9(c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies CRIA may have under the law.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. CRIA, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of CRIA in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of CRIA has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as

a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling CRIA to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of CRIA, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without CRIA's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from CRIA, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within CRIA, unless otherwise required by law or court order.

(b) Consultant shall promptly notify CRIA should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within CRIA, unless Consultant is prohibited by law from informing CRIA of such Discovery, court order or subpoena. CRIA retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CRIA is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with CRIA and to provide the opportunity to review any response to discovery requests provided by Consultant. However, CRIA's right to review any such response does not imply or mean the right by CRIA to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CRIA:	Civic-Recreational-Industrial Authority 15625 E. Stafford, Suite 100 City of Industry, CA 91744 Attention: Troy Helling, Executive Director
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With a Copy To: Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746
Attention: James M. Casso, General Counsel

To Consultant: Veneklasen Associates, Inc.
1711 Sixteenth Street
Santa Monica, CA 90404
Attention: Jack Shimizu, Associate Principal

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of CRIA.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide CRIA with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying CRIA as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from CRIA for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to CRIA for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between CRIA and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

CRIA and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement,

are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by CRIA or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by CRIA or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

23. AUTHORITY TO EXECUTE THIS AGREEMENT

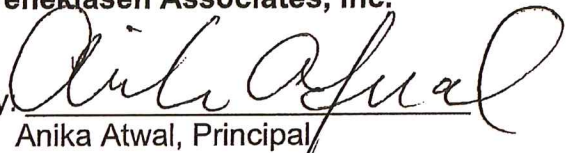
The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

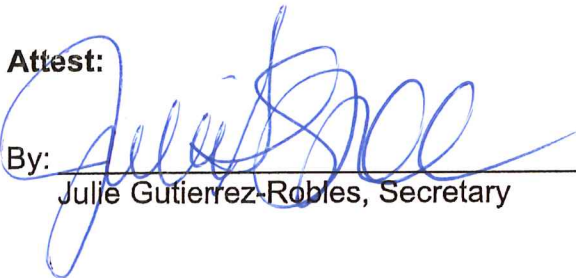
"CRIA"
Civic Recreational-Industrial Authority

By: 
Troy Helling, Executive Director

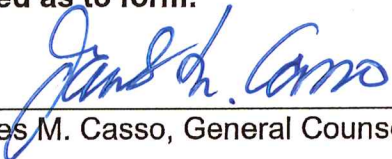
"CONSULTANT"
Veneklasen Associates, Inc.

By: 
Anika Atwal, Principal

Attest:


By: Julie Gutierrez-Robles, Secretary

Approved as to form:

By: 
James M. Casso, General Counsel

Attachments: Exhibit A Scope of Services
 Exhibit B Rate Schedule
 Exhibit C Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide the following services for information technology, security systems, and audio-visual systems for the Expo Center Audio-Visual Upgrades to the Grand Arena project:

A.1: INFORMATION TECHNOLOGY (“IT”) SYSTEMS DESIGN

The project will provide for TELECOM and Wi-Fi infrastructure services consulting at the EXPO Grand Arena consisting of Grand Arena, Barns, Shavings Office, Cafés, common areas and Parking area. IT Infrastructure design shall be in compliance with current Building Industry Consulting Service International, Incorporated. (BICSI) and American National Standards Institute (ANSI) / Telecommunications Industry Association (TIA) standards, as well as the design standards presented by IT user groups, and best practices. During the programming and schematic phase, the requirements of the IT system will be defined and documented by Consultant and approved by CRIA staff, prior to proceeding with preparation of design development drawings for the following areas:

Intermediate Distribution Frame (IDF) / IT Equipment Room

Rack, cabinet, equipment enclosures

Grounding and bonding system

Cable support and pathways

Broadband / Internet Protocol Television (IPTV) distribution

Utilities demarcation point

Fiber optic backbone distribution Copper backbone distribution

802.11 based Wi-Fi Services distribution uninterruptible power supply (UPS) Power Systems

Cafés

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets

Shavings Office

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets

Admin / Building Management System

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets Riser / Distribution Closets

Rack, Cabinet, Equipment enclosures Grounding and Bonding system Cable support and pathways

Fiber Optic backbone distribution Copper backbone distribution Horizontal voice / data distribution

802.11 based Wi-Fi Services distribution Broadband / IPTV distribution

UPS Power Systems

East / West Barns

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets

Arena Parking Lot

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets

Main Arena

Copper voice and data outlets Include Cabling Support Broadband / IPTV distribution

Include Cabling Specifications into IT Drawings

802.11 based Wi-Fi Services distribution Harsh environment / moisture proof outlets

I. DESIGN PHASE

A. Programming

1. Meet with the CRIA Staff to discuss the objectives for the voice, data, and broadband systems. Discuss alternative approaches. Discuss the alternatives of installed equipment vs. making provisions for future equipment in the infrastructure. Discuss budget issues in general.

2. Develop a programming document for review and approval that includes the following information:

- a. Summarize information determined from meeting in a programming report.
- b. Description of major systems and functions.

- c. Space requirements for control rooms, storage, etc.
- 3. Meet and coordinate with CRIA and CRIA's IT consultant on future campus wide IT project
- B. Schematic Design
 - 1. Based upon the approved program develop the design to the following level:
 - a. Establish space requirements for control rooms and equipment storage, and equipment.
 - b. Establish requirements for special electrical power, grounds, etc.
 - c. Provide outline specifications for the systems.
 - d. Respond to comments associated with the programming report.
- C. Design development
 - 1. Prepare drawings to be upgraded in terms of detail to become the final contract documents. These drawings will include:
 - a. Equipment and distribution room layout
 - b. Equipment racks and cabinets location plan.
 - c. Voice and data outlet locations.
 - d. Wireless access point general locations.
 - e. Grounding and bonding details.
 - f. Pathway and conduit recommendations
 - 2. Specify outlet requirements for harsh environments.
 - 3. Provide riser sleeve quantity and general location.
 - 4. Provide structural load information of cable support systems.
 - 5. In areas being refurbished, perform a site survey to determine usability of existing infrastructure, and develop systems to tie the existing structured cabling plant to new locations.
- D. Construction Documents
 - 1. Finalize contract drawings including the following:
 - a. Symbols, general notes.
 - b. Rack elevations.
 - c. Functional diagrams.
 - d. Cable and fiber optic specifications.

- e. Locations for voice / data network system components.
- f. Wireless access point detailed locations and mounting methods
- 2. Complete Information Technology systems specifications including voice, data, and broadband specifications and other specification sections, as required.

E. Meetings

- 1. Attend four meetings as necessary during the design process and two site inspections during construction. Unlimited virtual meetings will be honored.

F. Document Submittal and Coordination

Submit IT system documents and specifications a maximum of three times during the design process. Consultant will submit 50 percent, 90 percent, and 100 percent construction documents packages. Drawings will be submitted in AutoCAD drawing format; specifications will be submitted in Microsoft Word format. CRIA shall pay for all printing costs.

II. BIDDING AND CONSTRUCTION CONTRACT AWARD

A. Design, engineering and technical production tasks

- 1. Respond to questions as directed by CRIA provided by the bidders in regard to IT drawings and specifications.
- 2. Prepare addenda as necessary for clarification.
- 3. Review IT bids for completeness and accuracy. Advise CRIA on the acceptability of the bidder's proposals.
- 4. Incorporate addenda into plans and specifications and issue conformed set documents for construction as appropriate.
- 5. Provide a list of recommended IT Systems contractors to CRIA upon request.

III. CONSTRUCTION ADMINISTRATION

- A. Review IT System shop drawings and submittals. Consultant requires that the contractor provide one submission of the entire IT system. Partial submittals are not acceptable and will be communicated to CRIA staff.
- B. Review and respond to contractor and vendor RFI's.
- C. Review and approve IT systems operation and maintenance manuals.
- D. Oversee systems test and prepare punch list with CRIA staff.
- E. Provide observation visits to the project site as necessary.
- F. Prepare observation reports and punch list, as required.
- G. Unlimited virtual meeting will be honored.

IV. ASSUMPTIONS AND ADDITIONAL SERVICES

A. Exclusions include the following:

1. Structural, Electrical, and Mechanical Engineering and Design.
2. Plan Check Submittal and Approval Process.
3. Voice and Data Computer hardware and software not directly related to the passive IT system.
4. Fire Alarm Systems. (Local Area Network (LAN) connections included in fee)
5. DAS (Distributed Antenna Systems) ERRC (Emergency Responder Radio Coverage)
6. Building Automation Systems Design (BAS) / Building Management System (BMS) (Local Area Network (LAN) connections included in fee)
7. Participation in value engineering or peer review sessions and responding to value engineering review comments - other than as may be indicated above.
8. Value engineering or redesign after completion of contract documents.
9. Attendance at hearings, planning commission meetings, etc.
10. Preparation of construction documents for alternates.
11. Split project or construction documents into separate bid packages.
12. Converting drawings (hardcopy, PDF, TIF, etc.) to DWG format
13. Record Drawings.
14. Consideration of any space or feature not listed above in Scope of Work.

B. Clarifications

1. Distributed Antenna Systems (DAS) for cellular phones will be coordinated with local carriers and their design teams.
2. Emergency First Responders radio repeater system will be coordinated with local contractors used by existing local agencies

A.2: SECURITY SYSTEM DESIGN

Security systems will include the following anticipated elements and systems.

1. Video surveillance system
 - a. Video surveillance camera
 - b. Client monitoring stations
 - c. Video management system software and server

- d. Network video recorder and archiver
- e. Power over ethernet (PoE) network switch
- f. Patch panel
- g. Power supply and Uninterrupted Power Supply (UPS)
- h. All associated wires and cable
- 2. Intrusion detection system
 - a. Intrusion alarm panel and expansion modules
 - b. Motion detection
 - c. Glass break
 - d. Duress alarm
 - e. Horn/strobe
 - f. Power supply and battery back-up
 - g. All associated wires and cables
- 3. Equipment rack for all rack mounted equipment and devices
- 4. Pathways and cable infrastructure for security systems.

Areas of Work

Point of Sale (POS) & ATM locations

- Video Surveillance System
- Intrusion Detection System
- Audio Video Intercommunication System
- Equipment rack pathways and cable infrastructure for security systems.

I. DESIGN PHASE

A. Programming

- 1. Meet with CRIA staff to discuss their objectives and goals for security systems and operations.
 - a. Discuss alternative approaches.
 - b. Discuss the immediately installed equipment and provisions for future equipment based on the needs of the project.
 - c. Discuss primary security systems approaches; such as analog vs digital, IP based, stand-alone vs shared network configuration, etc.

- d. Discuss security systems' budget.
 - e. Discuss special security requirements and protection of IT server rooms, offices, etc.
 - f. Discuss security communications signals on the IT network and co-location of security and IT equipment.
 - g. Review owner provided security system criteria and requirements.
2. Develop a programming document for CRIA review and approval that includes the following information:
 - a. Summarize information determined from meeting in a programming report.
 - b. Description of major systems and functions.
 - c. Alternatives.
 - d. Space requirements for equipment and control rooms, storage, etc.
- B. Schematic design
1. Based upon the approved program, develop the design to the following level:
 - a. Establish compatibility requirements for existing equipment required to integrate with new Security System.
 - b. Establish provisions for future equipment / expansion requirements.
 - c. Provide schematic level documents as necessary to determine major systems elements and components.
 - d. Establish space requirements related to security functions.
 - e. Prepare basis-of-design narrative.
 - f. Revise narrative as appropriate after owner and project team reviews.
- C. Design development
1. Upon approval of the basis of design narrative:
 - a. Layout field located devices.
 - b. Prepare accompanying devices schedules.
 - c. Prepare the general security systems specifications.
 2. Finalize required system interconnectivity and integration design.
 3. Coordinate with owner in regard to field located security equipment aesthetics.
 4. Develop block diagram to depict major systems elements.
 5. Prepare control and equipment room layouts.

6. Prepare general electronics security systems specifications section.
- D. Construction Documents
1. Finalize contract drawings including the following:
 - a. Symbols, general notes.
 - b. Rack elevations.
 - c. Functional diagrams.
 - d. Wire specifications.
 - e. Locations for security system components.
 - f. Sections and elevations
 - g. Details, as needed.
 2. Finalize control and equipment room layouts.
 3. Prepare systems details drawings.
 4. Complete security systems performance specifications including system programming specifications and other specification sections, as required.
- E. Meetings
1. Attend four meetings as necessary during the design process and two site inspections during construction. Unlimited virtual meetings will be honored.
- F. Document Submittal and Coordination
1. Coordinate with the other consultants as required.
 2. Support preparation of systems cost estimates (by others).
 3. Submit security system documents and specifications a maximum of three times during the design process. Consultant will submit 50 percent, 90 percent, and 100 percent Construction Documents packages.
 4. Drawings will be submitted in AutoCAD drawing format.
 5. Specifications will be submitted in Microsoft Word format.
- II. BIDDING AND CONSTRUCTION CONTRACT AWARD**
- A. Design, Engineering and Technical Production Tasks
1. Provide response to CRIA to questions provided by the bidders in regard to security drawings and specifications.
 2. Prepare addenda as needed by CRIA for clarification.

3. Review security bids for completeness and accuracy. Advise CRIA staff on the acceptability of the bidder's proposals.
4. Incorporate addenda into plans and specifications and issue conformed set documents for construction as appropriate.
5. Upon request by CRIA, provide a list of approved security systems contractors.

III. CONSTRUCTION ADMINISTRATION

- A. Review security system shop drawings and submittals from the awarded contractor. Consultant requires that the security contractor provide only one submittal of the entire security system. Partial submittals are not acceptable.
- B. Review and respond to CRIA regarding contractor and vendor requests for information.
- C. Review and recommend approval to CRIA the security systems operation and maintenance manuals.
- D. Oversee systems test and prepare punch list for CRIA staff.
- E. Provide final systems punch list checkout.
- F. Provide one observation visit to the project site.
- G. Prepare observation reports and punch list, as required.

IV. PRINCIPAL ASSUMPTIONS AND ADDITIONAL SERVICES

- A. Assumptions
 1. Plotting and printing of drawings and specifications for distribution to CRIA and CRIA's consultants will be billed as a reimbursable expense
 3. A full security systems design is included. However, it is assumed that point-to-point wiring diagrams, final systems configurations, conduit sizing and routing, shop drawings, as-built drawings, etc., will be provided by the security systems contractor.
- B. Exclusions include the following:
 1. Structural, electrical, and mechanical engineering and design.
 2. Plan check submittal and approval process.
 3. Preparation of security risk or vulnerability assessments.
 4. Physical security design (bollards, barriers, ballistic rated glass and panels, etc.)
 5. Meetings or site visits beyond the numbers indicated above.
 6. Attendance at hearings, planning commission meetings, etc.
 7. Preparation of opinions of probable construction cost (cost estimates).

8. Participation in value engineering or peer review sessions and responding to value engineering review comments - other than as may be indicated above.
9. Redesign of systems after design phase documents have been approved.
10. Revisions to previously performed work caused by changes to the original approved design criteria.
11. Preparation of construction documents for alternates.
12. Services and expenses necessary to oversee correction of contractor-caused defects, omissions, delays or damage to the project.
13. Split project or construction documents into separate bid packages.
14. The preparation of record drawings. The specifications will call for the systems integrator / installer to provide as-built drawings, shop drawings, wiring diagrams, etc., for the project.
15. Consideration of any space or feature not listed above in "Scope of Services"

A.3 – AUDIO-VISUAL SYSTEM DESIGN

AV systems will include the following anticipated elements and systems.

Broadcast systems and infrastructure	Public address system
Broadcast Production Switcher	Digital Mixer
Effects Generator	Wired and Wireless Microphones
Character Generator	Source equipment
Production Cameras	Loudspeaker & Power Supplies
Video Servers	Enhancement Loudspeakers
Video Disk Recorder	Power Amplifiers
Ingest Station	Controller
Audio Mixer	Preset recall Capable
Graphics Generator	Distributed 70 Volt Loudspeaker System
Program/Preview Monitors	Multi Zoned Amplification
Broadcast Connectivity/Infrastructure	Cabling Telephone Interface
Mobile TV Truck Panel	Cross Connect Infrastructure
Broadcast Uplink Infrastructure	Assistive Listening System
Cross Connect Infrastructure	

Streaming Broadcast System – Grand Arena, Cafes, Barns	InterComm – Grand Arena, Barns, Cafes, Shavings Office
Video Monitors (typical of 30)	Multi-building Communications
Streaming Server	
Streaming Encoders	

Existing Infrastructure Investigation

Acoustical Model of Grand Arena

I. DESIGN PHASE

A. Programming

1. Meet with CRIA staff to discuss the objectives for the audio-visual systems. Discuss alternative approaches. Discuss the alternatives of installed equipment vs. making provisions for future equipment in the infrastructure. Discuss budget issues in general.
2. Develop a programming document for review and approval that includes the following information:
 - a. Summarize information determined from meeting.
 - b. Description of major systems and functions.
 - c. Alternatives.
 - d. Space requirements for control rooms, storage, etc.
 - e. Preliminary system budgets.
3. Perform onsite investigation of existing infrastructure:
 - a. Document and summarize information.

B. Schematic Phase

Based upon the approved program develop the design to the following level:

1. Establish space requirements for control rooms and equipment storage, and equipment.

2. Establish requirements for special electrical power, grounds, etc.
 3. Provide outline specifications for the systems.
 4. Provide an engineer's opinion of probable cost for the installed systems.
 5. Respond to comments associated with the programming report.
 6. Provide equipment layout plan.
- C. Design Development Phase
1. Prepare drawings that will be upgraded in terms of detail to become the final contract documents. These drawings will include:
 - a. Loudspeaker locations and types.
 - b. Equipment location plan.
 - c. Sound system receptacle (microphone, auxiliary inputs, etc.) locations.
 - d. Control and equipment room layouts.
 - e. Video screen size and locations.
 - f. Preliminary details.
 2. Provide heat load data and equipment power requirements.
 3. Provide special attachment requirements.
 4. Provide structural load information.
- D. Contract Documents
1. Finalize contract drawings including the following:
 - a. Symbols, general notes.
 - b. Rack elevations.
 - c. Functional diagrams.
 - d. Wire specifications.
 - e. Final locations for audio-visual system components.
 - f. Speaker hanging and aiming details, as needed.
 - g. Facility panel details.
 2. Complete audio-visual performance specifications including system programming specifications and other specification sections, as required.
 3. Prepare final system cost estimates.
- E. Meetings

1. Attend four meetings as necessary during the design process and two site inspections during construction. Unlimited virtual meetings will be honored.

F. Document Submittal and Coordination

1. Coordinate with other consultants as required.

2. Submit audio-visual system documents and specifications a maximum of three times during the design process. VA anticipates submitting 50%, 90%, and 100% Construction Documents packages.

3. Drawings will be submitted in AutoCAD. If Revit or BIM documentation is required, this will be performed as an additional service.

4. Specifications will be submitted in Microsoft Word format.

II. BIDDING & CONSTRUCTION CONTRACT AWARD

A. Respond to CRIA with answers to questions provided by the bidders to the audio-visual drawings and specifications.

B. Review the audio-visual systems bids. Advise CRIA on the acceptability of the bidder's proposals. Consultant will review qualified bids for the project once. CRIA will provide one package including all Contractor bids.

III. CONSTRUCTION ADMINISTRATION

A. Review audio-visual shop drawings and submittals. Consultant will limit the review of any single item to one time, maximum. Consultant requires that the Contractor provide one submission of the entire system. Partial submittals are not acceptable.

B. Review and respond to CRIA for contractor and vendor RFI's.

C. Review and respond to CRIA for audio-visual systems operation and maintenance manuals.

D. Provide two observation visits to the project site.

E. Prepare observation reports and punch list, as required.

IV. PRINCIPAL ASSUMPTIONS AND EXCLUSIONS

A. Assumptions

1. Plotting and printing of drawings and specifications for distribution to CRIA and will be billed as a reimbursable expense.

B. Exclusions

1. Structural, electrical, and mechanical engineering and design.

2. Plan check submittal and approval process.

3. Consideration of any space or feature not listed above in "Scope of Services"
4. Computer hardware and software not directly related to the audio-visual system.
5. Close Circuit Television (CCTV), Master Antenna Television (MATV), voice and data telecommunications
6. Participation in value engineering or peer review sessions and responding to value engineering review comments - other than as may be indicated above.
7. Value engineering or redesign after completion of contract documents.
8. Attendance at hearings, planning commission meetings, etc.
9. Revisions to previously performed work caused by changes to the original design criteria.
10. Preparation of construction documents for alternates.
11. Split project or construction documents into separate bid packages.
12. Converting drawings (hardcopy, PDF, TIF, etc.) to DWG format
13. Record Drawings.

EXHIBIT B
RATE SCHEDULE

Classification	Rate
Associate Principal	\$210/HR
Senior Associate	\$190/HR
Associate IV	\$160/HR
Associate V	\$140/HR
Associate VI	\$120/HR
Black & White Plotting	\$0.15/SF
Color Plotting	\$2.25/SF
Scanning	\$2.25/SF

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of CRIA, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CRIA.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to CRIA, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CRIA, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to CRIA as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by CRIA's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CRIA at all times during the term of this contract. CRIA reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by CRIA shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CRIA before CRIA's own insurance or self-insurance shall be called upon to protect it as a named insured.

CRIA's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CRIA has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CRIA will be promptly reimbursed by Consultant, or CRIA will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, CRIA may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by CRIA's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CRIA, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against CRIA, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of CRIA to inform Consultant of non-compliance with any requirement imposes no additional obligations on CRIA nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, CRIA requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CRIA.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CRIA with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that CRIA and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CRIA and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to CRIA for review.

CRIA's right to revise specifications. CRIA reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, CRIA and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CRIA. CRIA reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CRIA.

Timely notice of claims. Consultant shall give CRIA prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.4



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: January 14, 2026

SUBJECT: Consideration of Resolution No. CRIA 2026-01, 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 at a cost 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 with 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. CRIA 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.

On October 7, 2025, the CRIA Board adopted Resolution No. CRIA 2025-05, confirming the continued existence of the emergency condition at Expo Center. The trail lighting project updates included finalized contract documents were obtained, the pre-construction meeting was held on September 18, and the project materials were to be ordered by the contractor. The security camera project updates included a finalized purchase order for the equipment was processed, and the equipment would be ordered.

On November 12, 2025, the CRIA Board adopted Resolution No. CRIA 2025-06, confirming the continued existence of the emergency condition at Expo Center. The work completed for the trail lighting project with Fullerton Electric includes:

- Work at Expo Center began October 20, 2025
- Over 130 junction boxes have been demolished
- Over 85 new junction boxes have been installed
- Aluminum wire delivered the week of November 3, 2025
- 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:

- All the equipment has been ordered to be delivered to contractor
- Contractor will provide a schedule once the equipment is received
- Pre-construction meeting to be determined, once all equipment is received

On December 10, 2025, the CRIA Board adopted Resolution No. CRIA 2025-07, confirming the continued existence of the emergency condition at Expo Center. The work completed for the trail lighting project with Fullerton Electric includes:

- All work was completed from Expo Center Drive (main guard shack) along Temple Ave. to Azuza Avenue and trail lights are now on
- Expo Center Drive to westerly limits: 6 out of 35 junction boxes were removed
- Azuza Avenue from Temple Avenue to southerly limits: 26 out of 35 junction boxes were removed

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

- All the equipment was ordered and delivered to contractor
- Contractor will provide a schedule in December
- Pre-construction meeting to be determined and subsequent start date for installation work

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:

- All work is nearly complete. Due to the recent rain events, the work is estimated to be completed in mid-January.

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

- Preconstruction meeting was held January 8, 2026
- Contractor is tentatively set to begin work the week of January 12, 2026

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 recommends that the Board adopt Resolution No. CRIA 2026-01

Exhibits:

1. Resolution No. CRIA 2026-01

RESOLUTION NO. CRIA 2026-01

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 October 7, 2025, November 12, 2025 and December 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 regular meeting held on January 14, 2026, 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: January 14, 2026

SUBJECT: Civic-Recreational-Industrial Authority November 30, 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:

The Pavilion was temporarily closed for renovations, and no events were held during this period. For the month ended November 30, 2025, the Expo Center generated revenues of \$31,658 and expenses of \$234,847 resulting in a net operating loss of \$203,189.

Year-to-date revenues amounted to \$858,595, which represents approximately 47% of budgeted revenues of \$1,817,000 for the year ended June 30, 2026.

Year-to-date operating expenses through November 30, 2025 amounted to \$1,163,517, which represents approximately 43% of 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 \$235,000 from the Capital Project fund through November 30, 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 \$586,845 of year-to-date expenditures through November 30, 2025 which represents approximately 22% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$1,087,000 of which \$235,000 was transferred to the Expo Center resulting in net transfers of \$852,000 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. For the month ended November 30, 2025, expenditures for capital improvements amounted to \$367,817 with the year-to-date expenditures of \$2,954,438. This represents 33% 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 November 30, 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

November 30, 2025

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

November 30, 2025

TABLE OF CONTENTS

	<u>Pages</u>
Executive Summary	1 – 4
Balance Sheet as of November 30, 2025	5
Statement of Operations for the month and year to date ended November 30, 2025	6
Industry Hills Expo Center – Statement of Cash Flows for the year to date ended November 30, 2025	7
Industry Hills Expo Center – Schedule of Revenues and Expenses for the month and year to date ended November 30, 2025 and 2024 – Schedule 1	8
Capital Projects Fund – Schedule of Revenues and Expenditures for the month and year to date ended November 30, 2025 – Schedule 2	9
Capital Improvements Fund – Schedule of Expenditures for the month and year to date ended November 30, 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
November 30, 2025

Expo Center Operations

During the month ended November 30, 2025 total revenues for the Facilities and Grand Arena revenues amounted to \$31,658. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were four events held in the Avalon Room, generating \$13,689 in Facilities revenues. Four events were held in the Grand Arena, generating \$17,969 in Grand Arena revenues.

At November 30, 2025, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 11/30/2025	Year To Date 11/30/2025	Annual Budget 2025-2026	% of Annual Budget	Month Ended 11/30/2024	Year To Date 11/30/2024
Total revenues	\$ 31,658	\$ 858,595	\$ 1,817,000	47%	\$ 139,710	\$ 925,587
Expenses:						
Direct Expo Center expenses	90,310	542,688	1,182,000	46%	68,105	519,310
General and administrative expenses	144,537	620,829	1,544,000	40%	123,446	655,999
Total direct Expo Center expenses	234,847	1,163,517	2,726,000	43%	191,551	1,175,309
Net (loss) income from operations	(203,189)	(304,922)	(909,000)	34%	(51,841)	(249,722)
Net (loss) income	\$ (203,189)	\$ (304,922)	\$ (909,000)	34%	\$ (51,841)	\$ (249,722)

Summarized financial information by department for the month ending November 30, 2025 and 2024:

<u>Expo Center Operations</u>	Month Ended 11/30/2025	Month Ended 11/30/2025	Month Ended 11/30/2025	Month Ended 11/30/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 13,689	\$ 17,969	\$ -	\$ 31,658
Expenses:				
Direct Expo Center expenses	56,491	33,819	-	90,310
General and administrative expenses	-	-	144,537	144,537
Total direct Expo Center expenses	56,491	33,819	144,537	234,847
Net (loss) income from operations	(42,802)	(15,850)	(144,537)	(203,189)
Net (loss) income for the month ended	\$ (42,802)	\$ (15,850)	\$ (144,537)	\$ (203,189)

<u>Expo Center Operations</u>	Month Ended 11/30/2024	Month Ended 11/30/2024	Month Ended 11/30/2024	Month Ended 11/30/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 62,315	\$ 77,332	\$ 63	\$ 139,710
Expenses:				
Direct Expo Center expenses	44,976	23,129	-	68,105
General and administrative expenses	-	-	123,446	123,446
Total direct Expo Center expenses	44,976	23,129	123,446	191,551
Net (loss) income from operations	17,339	54,203	(123,383)	(51,841)
Net (loss) income for the month ended	\$ 17,339	\$ 54,203	\$ (123,383)	\$ (51,841)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
November 30, 2025

Summarized financial information by department year to date period ending November 30, 2025 and 2024:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	11/30/2025	11/30/2025	11/30/2025	11/30/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 214,534	\$ 641,163	\$ 2,898	\$ 858,595
Expenses:				
Direct Expo Center expenses	240,308	302,380	-	542,688
General and administrative expenses	-	-	620,829	620,829
Total direct Expo Center expenses	240,308	302,380	620,829	1,163,517
Net (loss) income from operations	(25,774)	338,783	(617,931)	(304,922)
Net (loss) income year to date	\$ (25,774)	\$ 338,783	\$ (617,931)	\$ (304,922)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	11/30/2024	11/30/2024	11/30/2024	11/30/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 268,571	\$ 656,896	\$ 120	\$ 925,587
Expenses:				
Direct Expo Center expenses	220,524	298,786	-	519,310
General and administrative expenses	-	-	655,999	655,999
Total direct Expo Center expenses	220,524	298,786	655,999	1,175,309
Net (loss) income from operations	48,047	358,110	(655,879)	(249,722)
Net (loss) income year to date	\$ 48,047	\$ 358,110	\$ (655,879)	\$ (249,722)

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 November 30, 2025 amounted to \$16,232,187 with \$2,495,954 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 November 30, 2025. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
November 30, 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 November 30, 2025, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>11/30/2025</u>	<u>Year To Date</u> <u>11/30/2025</u>	<u>Annual Budget</u> <u>2025-2026</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ -	\$ 1,023	\$ 5,000	20%
Expenditures:				
General and administrative expenses	128,986	586,845	2,715,000	22%
Total expenses	128,986	586,845	2,715,000	22%
Excess of expenditures over revenues	\$ (128,986)	\$ (585,822)	\$ (2,710,000)	22%

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
November 30, 2025

At November 30, 2025, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended 11/30/2025</u>	<u>Year To Date 11/30/2025</u>	<u>Annual Budget 2025-2026</u>	<u>% of Annual Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 5,579	\$ 412,287	\$ 1,150,000	36%
Construction Costs	362,238	2,504,297	7,700,000	33%
Small Equipment & Supplies	-	37,854	5,000	757%
Total expenditures	<u>367,817</u>	<u>2,954,438</u>	<u>8,855,000</u>	33%
Excess of expenditures over revenues	\$ <u>367,817</u>	\$ <u>2,954,438</u>	\$ <u>8,855,000</u>	33%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF NOVEMBER 30, 2025

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 198,960	\$ 117,353	\$ -
Investments	94,698	-	-
Accounts receivable, net	-	69,296	-
Prepaid insurance	-	3,403	-
Inventories	-	63,098	-
Deposits	-	3,000	-
Total current assets	<u>293,658</u>	<u>256,150</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,187</u>	<u>-</u>
Total assets	<u>\$ 293,658</u>	<u>\$ 16,488,337</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 28,863	\$ 48,057	\$ 121,954
Sales tax payable	-	345	-
Advance rental payments	-	61,095	-
Security deposits	-	26,750	-
Total current liabilities	<u>28,863</u>	<u>136,247</u>	<u>121,954</u>
FUND BALANCE:			
Fund balance	<u>264,795</u>	<u>16,352,090</u>	<u>(121,954)</u>
Total liabilities and fund balance	<u>\$ 293,658</u>	<u>\$ 16,488,337</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2025

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 31,658	\$ 858,595	\$ 1,817,000	47%	\$ -	\$ -	\$ -	0%
Other revenues	-	1,023	5,000	20%	-	-	-	0%	-	-	-	0%
Total revenues	<u>-</u>	<u>1,023</u>	<u>5,000</u>	20%	<u>31,658</u>	<u>858,595</u>	<u>1,817,000</u>	47%	<u>-</u>	<u>-</u>	<u>-</u>	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	90,310	542,688	1,182,000	46%	367,817	2,954,438	8,855,000	33%
General and administrative expenses	128,986	586,845	2,715,000	22%	144,537	620,829	1,544,000	40%	-	-	-	0%
Total expenses	<u>128,986</u>	<u>586,845</u>	<u>2,715,000</u>	22%	<u>234,847</u>	<u>1,163,517</u>	<u>2,726,000</u>	43%	<u>367,817</u>	<u>2,954,438</u>	<u>8,855,000</u>	33%
EXCESS OF EXPENDITURES OVER REVENUES	(128,986)	(585,822)	(2,710,000)	22%	(203,189)	(304,922)	(909,000)	34%	(367,817)	(2,954,438)	(8,855,000)	33%
OTHER FINANCING SOURCES, NET	<u>198,000</u>	<u>852,000</u>	<u>2,665,400</u>	32%	<u>-</u>	<u>235,000</u>	<u>909,000</u>	26%	<u>455,421</u>	<u>3,018,321</u>	<u>8,855,000</u>	34%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	69,014	266,178	<u>\$(44,600)</u>	-597%	(203,189)	(69,922)	<u>\$ -</u>	0%	87,604	63,883	<u>\$ -</u>	0%
Fund balance, beginning	<u>195,781</u>	<u>(1,383)</u>			<u>16,555,279</u>	<u>16,422,012</u>			<u>(209,558)</u>	<u>(185,837)</u>		
Fund balance, ending	<u>\$ 264,795</u>	<u>\$ 264,795</u>			<u>\$ 16,352,090</u>	<u>\$ 16,352,090</u>			<u>(121,954)</u>	<u>\$ (121,954)</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER
 STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED NOVEMBER 30, 2025

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (304,922)
Change in operating assets and liabilities:	
Accounts receivable, net	19,772
Due from other funds	85,000
Prepaid insurance	5,671
Inventories	(12,279)
Accounts payable	30,502
Sales tax payable	(2,723)
Advance rental payments	(59,746)
Security deposits	(12,250)
Other current liabilities	(486)
Net cash used by operating activities	<u>(251,461)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>235,000</u>
NET CHANGE IN CASH	(16,461)
Cash at July 1, 2025	133,814
Cash at November 30, 2025	<u>\$ 117,353</u>

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2025**

<u>Expo Center Operations</u>	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET 2025-2026	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024
Expo revenues						
Facilities rentals	\$ 8,284	\$ 98,874	\$ 253,000	39%	\$ 27,036	\$ 138,130
Facilities rentals - bar sales	3,526	83,644	224,000	37%	26,908	98,975
Facilities - security	1,356	21,702	59,000	37%	6,638	25,062
Facilities - food	-	-	2,000	0%	-	-
Facilities - insurance	-	1,200	11,000	11%	1,400	4,800
Facilities - other	377	8,822	6,000	147%	-	650
Facilities - concessions	146	292	-	0%	333	954
Grand Arena - special events rentals	11,000	77,000	187,000	41%	25,000	104,500
Grand Arena - outdoor arena rentals	-	-	7,000	0%	3,500	5,900
Grand Arena - show barn stall rentals	875	21,428	58,000	37%	875	28,490
Grand Arena - shaving sales	-	3,512	5,000	70%	-	4,123
Grand Arena - security	-	50,719	106,000	48%	1,580	43,838
Grand Arena - trailer parking	800	22,975	68,000	34%	8,050	37,400
Grand Arena - bar sales	-	257,375	391,000	66%	749	218,574
Grand Arena - parking	3,810	144,458	277,000	52%	27,280	131,658
Grand Arena - other	1,484	63,696	162,000	39%	10,298	82,413
Total revenues	<u>31,658</u>	<u>855,697</u>	<u>1,816,000</u>	47%	<u>139,647</u>	<u>925,467</u>
Direct general and administrative revenues						
G&A- Other	-	2,898	1,000	290%	63	120
Expo expenses						
Cost of sales	10,659	93,255	187,000	50%	8,274	93,185
Bar supplies	160	6,319	8,000	79%	308	4,454
Promotional banquet	-	286	-	0%	-	-
Contract labor/wages	67,223	309,375	627,000	49%	45,071	273,246
Furniture/fixtures & equipment	-	171	55,000	0%	-	21,821
Facilities - insurance	111	370	-	0%	-	-
Miscellaneous	2,956	9,686	13,000	75%	-	274
Promotional	-	-	10,000	0%	-	-
Property maintenance	540	1,090	17,000	6%	-	10,639
Repairs and maintenance	-	-	-	0%	-	930
Racer purse payout	-	59,134	-	0%	1,477	49,812
Sales tax	298	1,230	2,000	62%	-	627
Security - Grand Arena	-	-	115,000	0%	-	-
Security - Facilities	1,356	24,030	59,000	41%	6,696	25,514
Shavings	-	2,881	4,000	72%	-	2,964
Supplies	3,334	21,898	52,000	42%	5,912	25,004
Equipment rental	-	9,290	33,000	28%	367	10,840
Bad debt	3,673	3,673	-	0%	-	-
Total Expo expenses	<u>90,310</u>	<u>542,688</u>	<u>1,182,000</u>	46%	<u>68,105</u>	<u>519,310</u>
Operating net income before direct G & A and CRIA indirect expenses	<u>(58,652)</u>	<u>315,907</u>	<u>635,000</u>	50%	<u>71,605</u>	<u>406,277</u>
Direct general and administrative expenses						
Office supplies	-	2,880	18,000	16%	-	14,927
Travel and meetings	-	230	-	0%	-	100
Dues, subscriptions, books, etc.	3,356	7,953	17,000	47%	1,023	7,622
Equipment rental/lease	1,055	3,947	11,000	36%	218	3,948
Furniture/fixtures & equipment	-	-	5,000	0%	1,430	3,950
Telephone	1,980	8,507	19,000	45%	1,823	7,861
Postage	-	825	3,000	28%	-	469
Miscellaneous	1,889	12,056	39,000	31%	2,145	14,751
Professional services	49,813	175,742	354,000	50%	26,099	159,912
Repairs and equipment	-	-	4,000	0%	-	219
Vehicle expenses	-	10,838	30,000	36%	1,464	14,328
Insurance and bonds	1,135	5,672	14,000	41%	1,124	5,880
Supplies	3,419	21,438	42,000	51%	3,173	18,886
Contract labor/administrative wages	61,607	240,894	525,000	46%	41,635	204,203
Property maintenance	8,984	54,010	166,000	33%	26,259	65,435
Utilities	11,299	75,837	297,000	26%	17,053	133,508
Total direct general and administrative expenses	<u>144,537</u>	<u>620,829</u>	<u>1,544,000</u>	40%	<u>123,446</u>	<u>655,999</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (203,189)</u>	<u>\$ (304,922)</u>	<u>\$ (909,000)</u>	34%	<u>\$ (51,841)</u>	<u>\$ (249,722)</u>

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
 FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2025

REVENUES:	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Other revenues	\$ -	\$ 1,023	\$ 5,000	20%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,950	19,747	47,000	42%
Payroll taxes	-	-	2,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	57	286	1,000	29%
PARS - ARS	148	740	2,000	37%
Landscaping	1,700	1,700	950,000	0%
Taxes and assessments	287	287	-	0%
Legal	-	5,623	16,000	35%
Professional services	19,512	159,730	335,000	48%
Accounting	123	632	2,000	32%
Small equipment and supplies	-	291	2,000	15%
Vehicle expenses	706	2,550	10,000	26%
General engineering	31,920	113,573	200,000	57%
Printing/photography	-	-	1,000	0%
Security	53,752	222,480	679,000	33%
Property maintenance	11,032	47,449	400,000	12%
Furniture, equipment & fixtures	-	-	2,000	0%
Utilities	5,799	11,757	28,000	42%
Reclaimed water	-	-	22,000	0%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>128,986</u>	<u>586,845</u>	<u>2,715,000</u>	22%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (128,986)</u>	<u>\$ (585,822)</u>	<u>\$ (2,710,000)</u>	22%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2025

EXPENDITURES	MONTH ENDED 11/30/2025	YEAR TO DATE 11/30/2025	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 5,579	\$ 412,287	\$ 1,150,000	36%
Construction costs	362,238	2,504,297	7,700,000	33%
Small equipment & supplies	-	37,854	5,000	757%
Total expenditures	<u>367,817</u>	<u>2,954,438</u>	<u>8,855,000</u>	33%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 367,817</u>	 <u>\$ 2,954,438</u>	 <u>\$ 8,855,000</u>	 33%

ITEM NO. 7.2

Verbal Presentation