



**INDUSTRY PROPERTY AND
HOUSING MANAGEMENT
AUTHORITY
SPECIAL MEETING
AGENDA**

CHAIR KEN CALVO
VICE CHAIR TIM SEAL
BOARD MEMBER JIM BICKEL
BOARD MEMBER PHIL COOK
BOARD MEMBER TIMOTHY O'GORMAN

JANUARY 14, 2026 AT 10:30 AM

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

Agenda Items: Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.

At the time of publication, no Board Members intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

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

Meeting ID: 296 866 245 530 39

Passcode: pG2RM3eB

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 686 568 590#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
 2. Flag Salute
 3. AB 2449 Vote on Emergency Circumstances (if necessary)
 4. Roll Call
 5. Presentations
 6. **CONSENT CALENDAR**
 - 6.1. Consideration of the Register of Demands submitted by the Finance Department for January 14, 2026

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

7. **ACTION ITEMS-NONE**
8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION-NONE**
10. **EXECUTIVE DIRECTOR COMMUNICATIONS**
11. **AB 1234 REPORTS**
12. **BOARD MEMBER COMMUNICATIONS**
13. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, February 11, 2026, at 10:30 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting January 7, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	35,838.11
160	INDUSTRY PROPERTY & HOUSING	32,103.90
TOTAL ALL FUNDS		67,942.01

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	67,942.01
TOTAL ALL BANKS		67,942.01

APPROVED PER EXECUTIVE DIRECTOR



DATE



**Industry Property and Housing Management Authority
Board Meeting
January 7, 2026**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200927	12/17/2025		ROWLAND WATER DISTRICT	\$400.43
	Invoice	Date	Description	Amount
	2026-00000960	12/03/2025	10/26-11/23/25 SVC-17217 & 17229 CHESTNUT - IRR	\$220.83
	2026-00000961	12/03/2025	10/26-11/23/25 SVC-17217 CHESTNUT ST	\$98.20
	2026-00000962	12/03/2025	10/26-11/23/25 SVC-17229 CHESTNUT ST	\$81.40
200928	12/22/2025		SOUTHERN CALIFORNIA EDISON	\$15.64
	Invoice	Date	Description	Amount
	2026-00000993	12/12/2025	11/12-12/11/25 SVC-20137 E WALNUT DR S	\$15.64
200929	12/22/2025		WALNUT VALLEY WATER DISTRICT	\$154.73
	Invoice	Date	Description	Amount
	5515171	12/08/2025	11/1-11/30/25 SVC-22002 VALLEY BLVD	\$114.03
	5519615	12/10/2025	11/4-12/4/25 SVC-20137 WALNUT DR	\$40.70
200930	01/07/2026		B2 PRINT, LLC	\$460.93
	Invoice	Date	Description	Amount
	0013652	12/23/2025	1000- IPHMA CHECKS	\$460.93
200931	01/07/2026		CELCO CONSTRUCTION SERVICES IN	\$10,003.32
	Invoice	Date	Description	Amount
	16550	12/12/2025	REMEDATION & RECONSTRUCTION @16200 CONDO /	\$10,003.32
200932	01/07/2026		CNC ENGINEERING	\$13,773.75
	Invoice	Date	Description	Amount
	514122	12/25/2025	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$3,907.50
	514123	12/25/2025	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$2,396.25

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Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	514111	12/25/2025	GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$92.50
	514112	12/25/2025	GENERAL ENGINEERING-20137-20249 E. WALNUT DR.	\$92.50
	514113	12/25/2025	GENERAL ENGINEERING-15702 NELSON AVE	\$651.25
	514114	12/25/2025	GENERAL ENGINEERING-15730 NELSON AVE	\$200.00
	514115	12/25/2025	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$200.00
	514116	12/25/2025	GENERAL ENGINEERING-16224 E. TEMPLE AVE	\$125.00
	514117	12/25/2025	GENERAL ENGINEERING-16212 TEMPLE AVE	\$100.00
	514118	12/25/2025	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$1,313.75
	514119	12/25/2025	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT D	\$425.00
	514120	12/25/2025	GENERAL ENGINEERING-16238 E. TEMPLE AVE	\$200.00
	514121	12/25/2025	GENERAL ENGINEERING-GENERAL ENGINEERING	\$4,070.00
200933	01/07/2026		GOODSERVICE APPLIANCE REPAIR	\$2,167.54
	Invoice	Date	Description	Amount
	20520580	09/12/2025	APPLIANCE MAINT SVC-17229 CHESTNUT	\$463.01
	20520570	09/11/2025	APPLIANCE MAINT SVC-16212 TEMPLE	\$304.07
	20520571	09/11/2025	APPLIANCE MAINT SVC-16220 TEMPLE AVE	\$337.52
	20520573	09/11/2025	APPLIANCE MAINT SVC-15730 NELSON AVE	\$406.93
	20520574	09/11/2025	APPLIANCE MAINT SVC-16000 TEMPLE CONDO D	\$95.00
	20520575	09/11/2025	APPLIANCE MAINT SVC-15736 NELSON	\$561.01
200934	01/07/2026		INDEPENDENT ROOFING CONSULTAN	\$1,500.00
	Invoice	Date	Description	Amount
	0087647-IN	11/30/2025	ROOF INSP SVC-MULTIPLE RESIDENTIAL HOMES	\$1,500.00
200935	01/07/2026		IPHMA - PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	12/17/2025	12/17/2025	REPLENISH PAYROLL ACCT FOR DECEMBER 2025	\$5,000.00
200936	01/07/2026		JANUS PEST MANAGEMENT	\$1,835.00
	Invoice	Date	Description	Amount
	291188	12/10/2025	MONTHLY RESIDENTIAL PEST REMEDIATION	\$1,835.00
200937	01/07/2026		KLINE'S PLUMBING, INC.	\$925.00
	Invoice	Date	Description	Amount
	14510	11/25/2025	PLUMBING MAINT SVC-16224 TEMPLE	\$225.00
	14527	12/05/2025	PLUMBING MAINT SVC-15702 NELSON	\$350.00
	14424	10/17/2025	PLUMBING MAINT SVC-16238 TEMPLE	\$350.00
200938	01/07/2026		L A COUNTY TAX COLLECTOR	\$643.38
	Invoice	Date	Description	Amount
	894014907325	12/18/2025	SUPP PROP TAX FY 25/26-15730 NELSON	\$453.09
	894014907324	12/18/2025	SUPP PROP TAX FY 24/25 15730 NELSON	\$190.29
200939	01/07/2026		LOCKS PLUS, INC.	\$457.93
	Invoice	Date	Description	Amount
	36386	11/25/2025	SUPPLIES KEY LOCKS, MATERIALS & REPAIR SVC-160	\$457.93
200940	01/07/2026		MORTISE & TENON BUILDING CORP	\$28,034.36
	Invoice	Date	Description	Amount
	INV#2-IPHMA-0015	01/07/2026	MISC IMPROVEMENTS @16238 TEMPLE	\$28,034.36
200941	01/07/2026		TEMP AIR SYSTEM INC.	\$2,570.00
	Invoice	Date	Description	Amount

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Check	Date	Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking			
22876	12/04/2025	AC MAINT SVC-16000 TEMPLE B	\$195.00
22925	12/01/2025	AC MAINT SVC-15702 NELSON	\$420.00
22703	11/06/2025	AC MAINT SVC-16229 TEMPLE	\$195.00
22837	11/18/2025	AC MAINT SVC-16227 TEMPLE	\$255.00
22806	11/12/2025	AC MAINT SVC-16238 TEMPLE	\$580.00
22800	11/11/2025	AC MAINT SVC-17229 CHESTNUT ST	\$195.00
22890	11/21/2025	AC MAINT SVC-16217 TEMPLE	\$345.00
22984	12/12/2025	AC MAINT SVC-16238 TEMPLE	\$385.00

Checks	Status	Count	Transaction Amount
	Total	15	\$67,942.01