



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

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

MARCH 11, 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.

Public Comments (Non-Agenda Items): Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.

At the time of publication, no Board 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: 211 756 406 899 68

Passcode: Tz94Ae9g

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

Or call in (audio only)

+1 657-204-3264

Phone Conference ID: 637 977 549#

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- CRIA Milestone Recognition

6. CONSENT CALENDAR

- 6.1. Consideration of the Register of Demands submitted by the Finance Department for March 11, 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 February 2026

RECOMMENDED ACTION: Receive and file.

- 6.3. Presentation of the FY 2025-2026 Mid-Year Budget Report, and Consideration of Resolution No. CRIA 2026-03, adopting the FY 2025-2026 Proposed Mid-Year Budget Amendments for the Civic-Recreational-Industrial Authority, and the FY 2025-2026 Proposed Mid-Year Budget Amendments for the Capital Improvement Program Budget

RECOMMENDED ACTION: Adopt Resolution No. CRIA 2026-03.

- 6.4. Consideration of Resolution No. CRIA 2026-04, 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 2026-04.

- 6.5. Consideration of Amendment No. 2 to the Professional Services Agreement with KDM Meridian, for professional land survey services at the Expo Center and Industry Hills, extending the term through December 31, 2027, revising the scope of services, revising the rate schedule, and increasing compensation by \$33,500.00

RECOMMENDED ACTION: Approve the Amendment.

7. ACTION ITEMS

7.1. Presentation and discussion regarding the Civic Recreational Industrial Authority's Financial Report for January 31, 2026.

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. PUBLIC COMMENTS

14. Adjournment. The next regular Civic-Recreational-Industrial Authority Meeting is Wednesday, April 8, 2026, at 9:00 AM.

ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting March 11, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	611,394.53
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	167,376.11
TOTAL ALL FUNDS		778,770.64

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	778,770.64
TOTAL ALL BANKS		778,770.64

APPROVED PER EXECUTIVE DIRECTOR



DATE



Civic-Recreational-Industrial Authority
Voided Checks
March 11, 2026

Check	Date	Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking			
12406	03/05/2026	03/05/2026	\$0.00
		CKS #12406-12423 SPOILED-CK PRINT ERROR	
12407	03/05/2026	03/05/2026	\$0.00
12408	03/05/2026	03/05/2026	\$0.00
12409	03/05/2026	03/05/2026	\$0.00
12410	03/05/2026	03/05/2026	\$0.00
12411	03/05/2026	03/05/2026	\$0.00
12412	03/05/2026	03/05/2026	\$0.00
12413	03/05/2026	03/05/2026	\$0.00
12414	03/05/2026	03/05/2026	\$0.00
12415	03/05/2026	03/05/2026	\$0.00
12416	03/05/2026	03/05/2026	\$0.00
12417	03/05/2026	03/05/2026	\$0.00
12418	03/05/2026	03/05/2026	\$0.00

Civic-Recreational-Industrial Authority
Voided Checks
March 11, 2026

Check	Date	Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking			
12419	03/05/2026	03/05/2026	\$0.00
12420	03/05/2026	03/05/2026	\$0.00
12421	03/05/2026	03/05/2026	\$0.00
12422	03/05/2026	03/05/2026	\$0.00
12423	03/05/2026	03/05/2026	\$0.00

Checks	Status	Count	Transaction Amount
	Total	18	\$0.00

Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12403	02/11/2026		VALLEY VISTA SERVICES, INC	\$1,988.55
	Invoice	Date	Description	Amount
	3425572	02/01/2026	ORGANIC BINS/LANDSCAPE MAINT - CRIA	\$1,988.55
12404	02/26/2026		THE BIG NORWEGIAN	\$4,745.71
	Invoice	Date	Description	Amount
	2/26/2026	02/26/2026	URGENT REPAIRS JOHN DEERE TRACTOR @EXPO CN	\$4,745.71
12405	03/04/2026		VALLEY VISTA SERVICES, INC	\$1,712.76
	Invoice	Date	Description	Amount
	3425756	02/01/2026	TRASH MAINT BINS/AVALON RM-CRIA	\$1,712.76
12406	03/05/2026			\$0.00
12407	03/05/2026			\$0.00
12408	03/05/2026			\$0.00
12409	03/05/2026			\$0.00
12410	03/05/2026			\$0.00
12411	03/05/2026			\$0.00
12412	03/05/2026			\$0.00
12413	03/05/2026			\$0.00

**Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026**

Check	Date	Payee Name	Check Amount	
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12414	03/05/2026	03/05/2026	\$0.00	
12415	03/05/2026	03/05/2026	\$0.00	
12416	03/05/2026	03/05/2026	\$0.00	
12417	03/05/2026	03/05/2026	\$0.00	
12418	03/05/2026	03/05/2026	\$0.00	
12419	03/05/2026	03/05/2026	\$0.00	
12420	03/05/2026	03/05/2026	\$0.00	
12421	03/05/2026	03/05/2026	\$0.00	
12422	03/05/2026	03/05/2026	\$0.00	
12423	03/05/2026	03/05/2026	\$0.00	
12424	03/11/2026	ACTUM-E, LLC	\$6,000.00	
	Invoice	Date	Description	Amount
	202601-0196	01/30/2026	PUBLIC RELATIONS CONSULTING SVC-EXPO JAN 2026	\$6,000.00
12425	03/11/2026	CASSO & SPARKS, LLP	\$8,979.30	
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	21194	02/17/2026	FY 25/26 LEGAL SVC-CRIA	\$8,979.30
12426	03/11/2026		CELCO CONSTRUCTION SERVICES IN	\$3,150.00
	Invoice	Date	Description	Amount
	17031	02/16/2026	REPLACE FAILED BACKFLOW DEVICE NEAR SHAVING:	\$3,150.00
12427	03/11/2026		CINTAS CORPORATION LOC 693	\$297.68
	Invoice	Date	Description	Amount
	9357605199	01/31/2026	LEASE FEE AED MACHINE EXPO CNTR-JAN 2026	\$148.84
	9361667307	02/28/2026	LEASE FEE AED MACHINE EXPO CNTR-FEB 2026	\$148.84
12428	03/11/2026		CITY OF INDUSTRY	\$814.15
	Invoice	Date	Description	Amount
	2026-00001402	01/31/2026	JAN 2026 FUEL COSTS	\$814.15
12429	03/11/2026		CNC ENGINEERING	\$169,041.25
	Invoice	Date	Description	Amount
	514517	02/26/2026	PAVILION UPGRADES	\$62,355.00
	514518	02/26/2026	PAVILION UPGRADES	\$630.00
	514519	02/26/2026	EXPO CENTER ALARM SYSTEM UPGRADES	\$17,597.50
	514520	02/26/2026	EXPO CENTER AUDIO/VIDEO UPGRADES	\$57,270.00
	514521	02/26/2026	EXPO CENTER OFFICE IMPROVEMENTS	\$300.00
	514522	02/26/2026	MISCELLANEOUS TRAILS LIGHTING IMPROVEMENTS /	\$4,820.00
	514523	02/26/2026	SECURITY CAMERA INSTALLATION AT EXPO CENTER	\$2,057.50
	514530	02/26/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN.	\$22,791.25
	514531	02/26/2026	EXPO CENTER SECURITY ACCESS CONTROL SYSTEM	\$1,220.00

**Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12430	03/11/2026		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	FEB-26	02/10/2026	REPLENISH PAYROLL ACCT FOR FEBRUARY 2026	\$5,000.00
12431	03/11/2026		ESPY'S ELECTRICAL SERVICES INC.	\$850.00
	Invoice	Date	Description	Amount
	1856	02/23/2026	ELECTRICAL MAINT SVC-CRIA	\$850.00
12432	03/11/2026		FEC FUTURE CONTRACTORS AND EN	\$403,182.50
	Invoice	Date	Description	Amount
	#6-EXPO-2139	03/11/2026	EXPO CNTR PAVILION BLDG UPGRADES	\$424,402.65
12433	03/11/2026		FRAZER, LLP	\$4,282.00
	Invoice	Date	Description	Amount
	197495	01/31/2026	PROFESSIONAL SVC-JAN 2026	\$4,282.00
12434	03/11/2026		GARCIA'S FENCE CORP	\$7,570.00
	Invoice	Date	Description	Amount
	022627	02/27/2026	REPAIR 10 FT CHAIN FENCE ALONG EXPO-SAN JOSE I	\$7,570.00
12435	03/11/2026		IDS GROUP, INC.	\$5,821.00
	Invoice	Date	Description	Amount
	24X80.00-10	01/23/2026	ELECTRICAL ENGINEERING SVC	\$1,909.00
	24X80.00-11	02/24/2026	ELECTRICAL ENGINEERING SVC	\$3,912.00
12436	03/11/2026		INDUSTRY SECURITY SERVICES	\$64,803.36
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	SG-ECGP-2076	01/30/2026	1/23-1/29/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2077	02/06/2026	1/30-2/5/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2078	02/13/2026	2/6-2/12/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2079	02/20/2026	2/13-2/19/26 SECURITY SVC-EXPO CNTR	\$13,691.04
	SG-ECGP-2080	02/27/2026	2/20-2/26/26 SECURITY SVC-EXPO CNTR	\$12,778.08
12437	03/11/2026		IRRI-CARE PLUMBING & BACKFLOW	\$65.00
	Invoice	Date	Description	Amount
	18623	02/13/2026	BACKFLOW MAINT SVC-CRIA	\$65.00
12438	03/11/2026		JANUS PEST MANAGEMENT	\$185.00
	Invoice	Date	Description	Amount
	292773	02/10/2026	MONTHLY PEST SVC-CONDO'S @ EXPO	\$185.00
12439	03/11/2026		KC REFRIGERATION	\$709.50
	Invoice	Date	Description	Amount
	251230-008	12/30/2025	ISTALL DOOR CLOSURE ON POLAR KING COOLER @E	\$709.50
12440	03/11/2026		KLINE'S PLUMBING, INC.	\$3,225.00
	Invoice	Date	Description	Amount
	14664	02/10/2026	JET SPRAY MAIN SEWER LINE FOR EXPO PAVILLION/C	\$1,800.00
	14645	01/28/2026	PLUMBING MAINT SVC-CRIA	\$750.00
	14702	03/02/2026	PLUMBING MAINT SVC-CRIA	\$675.00
12441	03/11/2026		MORTISE & TENON BUILDING CORP	\$14,950.00
	Invoice	Date	Description	Amount
	472	01/28/2026	HANDYMAN MAINT SVC-EXPO	\$450.00

**Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026**

Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	485	02/27/2026	VARIOUS EXTERIOR UPGRADES @ EXPO AVALON RM	\$14,500.00
12442	03/11/2026		PORTOLA SYSTEMS, INC	\$56,651.53
	Invoice	Date	Description	Amount
	18995-B	01/09/2026	PROVIDE 9 SECURITY CAMERAS FOR EXPO CNTR	\$56,651.53
12443	03/11/2026		RAMOS AND SONS PLUMBING	\$579.00
	Invoice	Date	Description	Amount
	4631	02/09/2026	PLUMBING MAINT SVC-CRIA	\$579.00
12444	03/11/2026		ROGERS, ANDERSON, MALODY & SC	\$1,040.00
	Invoice	Date	Description	Amount
	79679	01/31/2026	CRIA AUDITING SVC-FY 24/25	\$1,040.00
12445	03/11/2026		SAN GABRIEL VALLEY CONSERVATIC	\$7,068.00
	Invoice	Date	Description	Amount
	20260124CRIA	01/27/2026	MAINT SVC AGREEMENT FOR ALL ON CALL MAINT-CR	\$7,068.00
12446	03/11/2026		THE BIG NORWEGIAN	\$6,059.35
	Invoice	Date	Description	Amount
	57962	01/29/2026	VEHICLE MAINT SVC-CRIA	\$1,106.51
	57979	03/02/2026	REPAIR ISUZU WATER TRUCK @ EXPO	\$4,952.84

Checks	Status	Count	Transaction Amount
--------	--------	-------	--------------------

Civic-Recreational-Industrial Authority
Board Meeting
March 11, 2026

Check	Date	Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking			
		Total	44 \$778,770.64

ITEM NO. 6.2

Backup Material will be distributed prior to Meeting

ITEM NO. 6.3



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Yamini Pathak, Finance Director

DATE: March 11, 2026

SUBJECT: Presentation of the FY 2025-2026 Mid-Year Budget Report, and Consideration of Resolution No. CRIA 2026-03, adopting the FY 2025-2026 Proposed Mid-Year Budget Amendments for the Civic-Recreational-Industrial Authority, and the FY 2025-2026 Proposed Mid-Year Budget Amendments for the Capital Improvement Program Budget

Background:

On June 25, 2025, the Civic-Recreational-Industrial Authority (“CRIA”) adopted the FY 2025-2026 (“FY 26”) Operating Budget. Throughout the fiscal year, unanticipated revenues and expenditures arise that potentially impact the approved budget, and therefore require budget amendments.

Discussion:

On June 25, 2025, CRIA adopted a budget that included total revenues for CRIA Administration in the amount of \$5,000; \$2,715,000 in expenditures; and transfers from the City’s General Fund to cover any shortfalls. CRIA adopted a budget for the Expo Center that showed \$1,817,000 in revenues, and \$2,726,000 in expenditures, the shortfall to be subsidized by the City’s General Fund.

The FY 26 Mid-Year Budget Update discusses changes to revenue and expenditures through the halfway point of the year, and provides an overview of the FY 25- 26 Proposed Budget Amendments.

- **CRIA-Administration** – The proposed mid-year budget reflects a \$223,000 net decrease primarily due to lower landscape expenses for the year.

CRIA – Expo Center – Due to ongoing capital improvement projects, a decrease of \$182,000 to CRIA Expo Center’s revenue budget is proposed, accompanied by a decrease in expenses of \$286,000.

Fiscal Impact:

Transfers In/Out for CRIA will decrease by a net \$327,000 from the City’s General Fund.

Recommendation:

Staff recommends that the Civic Recreational Industrial Authority receive and file the FY 25-26 Mid-Year Budget Report, and adopt Resolution No. CRIA 2026-03, approving the Proposed FY 26 Mid-Year Budget Amendments.

Exhibits:

1. COI CRIA Resolution Mid-Year Budget Update FY 2025-2026
2. Proposed CRIA Mid-Year Budget Adjustments FY 25-26

RESOLUTION NO. CRIA 2026-03

A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY ADOPTING THE FY 2025-2026 PROPOSED MID-YEAR BUDGET AMENDMENTS, AND THE FY 2025-2026 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM BUDGET

WHEREAS, on June 25, 2025, CRIA adopted its FY 2025-2026 (“FY 26”) Budget;
and

WHEREAS, throughout a fiscal year, unanticipated revenues and expenditures may arise that could potentially impact the adopted budget and require budget amendments; and

WHEREAS, on March 11, 2026, the FY 26 Mid-Year Budget Report was presented to CRIA, which provided an update on CRIA’s fiscal performance through the mid-point of the fiscal year, from July 1, 2025, through December 31, 2025, comparing all revenues and expenditures to the same period in the prior fiscal year and against adopted budget levels; and

WHEREAS, the FY 26 Mid-Year Budget Report also presented an overview of the FY 26 Mid-Year Budget Amendments for the Board’s consideration to approve and amend the FY 26 Adopted Budget.

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. CRIA received a presentation on the FY 2025-26 Mid-Year Budget Report and hereby receives and files same.

Section 3. The CRIA Board hereby approves the FY 26 Mid-Year Budget Amendments, attached hereto as Exhibit A, and incorporated herein by reference, subject to any necessary allocations by the City of Industry City Council.

Section 4. The CRIA Board hereby authorizes the Executive Director, or his designee, to make the appropriate changes and budget amendments in CRIA’s Financial System.

Section 5. 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 6. The Board Secretary shall certify to the adoption of this Resolution, and that 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 March 11, 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

CITY OF INDUSTRY
REVENUE/EXPENSES DETAIL
MID-YEAR BUDGET UPDATE
FISCAL YEAR 2025-2026

Exhibit D

Account	Account Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
Fund 360 - CRIA						
	Department 800 - CRIA Administration City					
5068	Landscape Maintenance	950,000.00	-	950,000.00	(250,000.00)	700,000.00
5695.03	Property Maintenance	-	-	-	27,000.00	27,000.00
	Department 800 - CRIA Administration City Total	950,000.00	-	950,000.00	(223,000.00)	727,000.00
Fund 360 - CRIA Total						
EXPENSE Total		950,000.00	-	950,000.00	(223,000.00)	727,000.00
Fund 361 - CRIA EXPO Center						
	Department 814 - Banquet Revenue					
4440	Miscellaneous Income	6,000.00	-	6,000.00	3,000.00	9,000.00
8141	Banquet Rentals	243,000.00	-	243,000.00	(130,000.00)	113,000.00
8142	Bar Sales	224,000.00	-	224,000.00	(120,000.00)	104,000.00
8164	Security Revenue	59,000.00	-	59,000.00	(32,000.00)	27,000.00
8165	Concession Sales	2,000.00	-	2,000.00	(2,000.00)	-
8168	Equipment Rental - Banquet	10,000.00	-	10,000.00	(9,000.00)	1,000.00
8189	Banquet Tulip Ins	11,000.00	-	11,000.00	(10,000.00)	1,000.00
	Department 815 - Grand Arena Revenue					
8035	Show Barn Stall Rental	58,000.00	-	58,000.00	(3,000.00)	55,000.00
8042	Lighting	30,000.00	-	30,000.00	(5,000.00)	25,000.00
8044	Audio/Video Tech Support	5,000.00	-	5,000.00	1,000.00	6,000.00
8045	RV Parking	68,000.00	-	68,000.00	(5,000.00)	63,000.00
8046	Ground Prep Fee	2,000.00	-	2,000.00	(1,000.00)	1,000.00
8142	Bar Sales	391,000.00	-	391,000.00	94,000.00	485,000.00
8151	Arena Rentals	187,000.00	-	187,000.00	(1,000.00)	186,000.00
8153	Shavings Sales	5,000.00	-	5,000.00	2,000.00	7,000.00
8155	Clean Up & Tear Down Fees	49,000.00	-	49,000.00	(1,000.00)	48,000.00
8156	Vendor Fee	42,000.00	-	42,000.00	(2,000.00)	40,000.00
8157	Parking Fees	277,000.00	-	277,000.00	29,000.00	306,000.00
8158	Outdoor Arena	7,000.00	-	7,000.00	(3,000.00)	4,000.00
8164	Security Revenue	106,000.00	-	106,000.00	7,000.00	113,000.00
8168	Equipment Rental - Banquet	15,000.00	-	15,000.00	6,000.00	21,000.00
8225	Stand by outside services for Arena	7,000.00	-	7,000.00	(3,000.00)	4,000.00
4440	Miscellaneous Income	1,000.00	-	1,000.00	3,000.00	4,000.00
	Department 800s - Revenue Total	1,805,000.00	-	1,805,000.00	(182,000.00)	1,623,000.00

Department 814 - Banquet Expenditures						
5560	Equipment Rental	3,000.00	-	3,000.00	(3,000.00)	-
5745	Sales Tax - Expo Center	2,000.00	-	2,000.00	(1,000.00)	1,000.00
5750	Supplies	16,000.00	-	16,000.00	(10,000.00)	6,000.00
5761	Cost of Alcohol	77,000.00	-	77,000.00	(39,000.00)	38,000.00
5790	Miscellaneous	11,000.00	-	11,000.00	(1,000.00)	10,000.00
6140	Special Security Exp	59,000.00	-	59,000.00	(29,000.00)	30,000.00
6220	Contract Labor	307,000.00	-	307,000.00	(159,000.00)	148,000.00
6225	Outside Service	37,000.00	-	37,000.00	(17,000.00)	20,000.00
8510	Property Maintenance	3,000.00	-	3,000.00	(3,000.00)	-
9010	Furniture, Equipment & Fixtures	37,000.00	-	37,000.00	(37,000.00)	-
Department 815 - Grand Arena Expenditures						
5560	Equipment Rental	30,000.00	-	30,000.00	(4,000.00)	26,000.00
5750	Supplies	36,000.00	-	36,000.00	-	36,000.00
5754	Bar Supplies	7,000.00	-	7,000.00	3,000.00	10,000.00
5757	Promotional Expenses	10,000.00	-	10,000.00	(4,000.00)	6,000.00
5761	Cost of Alcohol	110,000.00	-	110,000.00	17,000.00	127,000.00
5762	Cost of Shavings	4,000.00	-	4,000.00	1,000.00	5,000.00
5790	Miscellaneous	2,000.00	-	2,000.00	(1,000.00)	1,000.00
6140	Special Security Exp	115,000.00	-	115,000.00	11,000.00	126,000.00
5780	Bad Debt Expense	-	-	-	4,000.00	4,000.00
6220	Contract Labor	197,000.00	-	197,000.00	28,000.00	225,000.00
6225	Outside Service	86,000.00	-	86,000.00	(3,000.00)	83,000.00
8510	Property Maintenance	14,000.00	-	14,000.00	(5,000.00)	9,000.00
9010	Furniture, Equipment & Fixtures	18,000.00	-	18,000.00	(8,000.00)	10,000.00
Department 816 - Administrative Expenditures						
5120	Outside Services	103,000.00	-	103,000.00	(14,000.00)	89,000.00
5530	Computer Software & Supplies	18,000.00	-	18,000.00	(5,000.00)	13,000.00
5560	Equipment Rental	11,000.00	-	11,000.00	(1,000.00)	10,000.00
5690	Dues, Subscriptions, Books, Etc	17,000.00	-	17,000.00	1,000.00	18,000.00
5731	Postage	3,000.00	-	3,000.00	(1,000.00)	2,000.00
5750	Supplies	26,000.00	-	26,000.00	2,000.00	28,000.00
5770	Bank Fees	34,000.00	-	34,000.00	(3,000.00)	31,000.00
5790	Miscellaneous	5,000.00	-	5,000.00	(2,000.00)	3,000.00
6220	Contract Labor	224,000.00	-	224,000.00	5,000.00	229,000.00
9010	Furniture, Equipment & Fixtures	4,000.00	-	4,000.00	(2,000.00)	2,000.00
Department 817 - General Expenditures						
5120	Outside Services	251,000.00	-	251,000.00	42,000.00	293,000.00
5550	Repair and Maintenance Equipment	4,000.00	-	4,000.00	(2,000.00)	2,000.00
5620	Vehicle Expenses	30,000.00	-	30,000.00	(2,000.00)	28,000.00
5750	Supplies	16,000.00	-	16,000.00	2,000.00	18,000.00
6220	Contract Labor	301,000.00	-	301,000.00	17,000.00	318,000.00
8040	Utilities	297,000.00	-	297,000.00	(48,000.00)	249,000.00
8510	Property Maintenance	166,000.00	-	166,000.00	(15,000.00)	151,000.00
Department 800s - Expenditures Total		2,691,000.00	-	2,691,000.00	(286,000.00)	2,405,000.00
Fund 361 - CRIA EXPO Center Total						
REVENUE Total		1,805,000.00	-	1,805,000.00	(182,000.00)	1,623,000.00
EXPENSE Total		2,691,000.00	-	2,691,000.00	(286,000.00)	2,405,000.00

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET
FISCAL YEAR 2025-2026**

**Exhibit E
MID-YEAR BUDGET
AMENDMENTS**

	<u>FUND</u>	<u>TRANSFERS IN</u>	<u>TRANSFERS OUT</u>	
1)	CRIA - EXPO CENTER	361	909,000	(104,000)
	CRIA- CAPITAL PROJECTS	360		104,000
2)	CRIA- CAPITAL PROJECTS	360	3,574,400	(327,000)
	CITY GENERAL FUND	100	(3,574,400)	327,000
3)	CITY- IPHMA	160	634,000	
	CITY GENERAL FUND	100	(634,000)	
4)	CITY- IPHMA	160	800,000	
	CITY - CAPITAL IMPROVEMENT:	120	(800,000)	
	IPHMA - CAPITAL IMPROVEMENTS	124	800,000	
	CITY- IPHMA	160	(800,000)	
5)	CRIA- CAPITAL PROJECTS	360	8,855,000	
	CITY - CAPITAL IMPROVEMENT:	120	(8,855,000)	
	CRIA - CAPITAL IMPROVEMENTS	121	8,855,000	
	CRIA- CAPITAL PROJECTS	360	(8,855,000)	
6)	ELECTRIC CAPITAL IMPROVEMENT	122	4,070,000	
	CITY ELECTRIC	161	(4,070,000)	
7)	WATER CAPITAL IMPROVEMENT	123	1,795,000	
	CITY WATER	560	(1,795,000)	
8)	CITY DEBT SERVICE	140	35,619,000	
	CITY GENERAL FUND	100	(35,619,000)	
	CITY GENERAL FUND	100	8,561,000	
	CITY DEBT SERVICE	140	(8,561,000)	
9)	PUBLIC FACILITIES AUTHORITY	440	8,000	
	CITY GENERAL FUND	100	(8,000)	
		<u>74,480,400</u>	<u>(74,480,400)</u>	<u>-</u>

**CITY OF INDUSTRY
CAPITAL IMPROVEMENT BUDGET
MID-YEAR BUDGET UPDATE
FISCAL YEAR 2025-2026**

CITY FUNDED BY CIP	Exhibit F				
Project Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
GRADE SEPARATION PROJECTS	825,000.00	3,816,000.00	4,641,000.00	2,010,000.00	6,651,000.00
STREET WIDENING, RECONSTRUCTION, RESURFACING AND SLURRY SEAL	22,310,000.00	(4,081,000.00)	18,229,000.00	455,000.00	18,684,000.00
STORM DRAIN IMPROVEMENTS	1,330,000.00	-	1,330,000.00	-	1,330,000.00
TRAFFIC SIGNAL IMPROVEMENTS	4,675,000.00	-	4,675,000.00	(2,530,000.00)	2,145,000.00
BRIDGE WIDENING, SEISMIC RETROFIT AND MAINTENANCE IMPROVEMENTS	375,000.00	-	375,000.00	545,000.00	920,000.00
HOMESTEAD MUSEUM	545,000.00	-	545,000.00	-	545,000.00
INDUSTRY HILLS GOLF & CONVENTION FACILITIES	190,000.00	-	190,000.00	35,000.00	225,000.00
EL ENCANTO C.I.P.	500,000.00	-	500,000.00	100,000.00	600,000.00
OPEN SPACES/ TONNER CANYON/TRES HERMANOS	1,190,000.00	-	1,190,000.00	(885,000.00)	305,000.00
TRES HERMANOS RANCH PROPERTY	-	-	-	-	-
PROPERTY REDEVELOPMENT & DEMO	25,000.00	-	25,000.00	-	25,000.00
Bridge Widening, Seismic Retrofit, and Preventative Maintenance (City)	525,000.00	-	525,000.00	280,000.00	805,000.00
CIVIC CENTER FACILITIES	2,700,000.00	-	2,700,000.00	(635,000.00)	2,065,000.00
FACILITIES IMPROVEMENTS	3,540,000.00	265,000.00	3,805,000.00	625,000.00	4,430,000.00
Total CITY funded by CIP	38,730,000.00	-	38,730,000.00	-	38,730,000.00
CITY FUNDED BY MEASURE W					
Project Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
STORM DRAIN IMPROVEMENTS	4,405,000.00	-	4,405,000.00	-	4,405,000.00
Total CITY funded by CIP	4,405,000.00	-	4,405,000.00	-	4,405,000.00
Total CITY	43,135,000.00	-	43,135,000.00	-	43,135,000.00
CRIA FUNDED BY CIP					
Project Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
EXPO CENTER AT INDUSTRY HILLS	8,855,000.00	-	8,855,000.00	-	8,855,000.00
Total CRIA funded by CIP	8,855,000.00	-	8,855,000.00	-	8,855,000.00
IPUC FUNDED BY CIP					
Project Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
IPUC - WATER UTILITY (IPU)	1,795,000	-	1,795,000.00	-	1,795,000.00
IPUC - ELECTRIC UTILITY (IPU)	4,070,000	-	4,070,000.00	-	4,070,000.00
Total IPUC funded by CIP	5,865,000.00	-	5,865,000.00	-	5,865,000.00
IPHMA FUNDED BY CIP					
Project Description	ADOPTED BUDGET FY 25-26	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 25-26
IPHMA Capital Improvements	800,000.00	-	800,000.00	-	800,000.00
Total IPHMA funded by CIP	800,000.00	-	800,000.00	-	800,000.00
Total CIP	58,655,000.00	-	58,655,000.00	-	58,655,000.00

**CITY OF INDUSTRY
CAPITAL IMPROVEMENT BUDGET- NEW PROJECTS ADDED
MID-YEAR BUDGET UPDATE
FISCAL YEAR 2025-2026**

**Exhibit G
FY 25-26
Proposed Budget**

Project Name	FY 25-26 Proposed Budget
Street Widening, Reconstruction, Resurfacing, and Slurry Seal (City)	
2026-2027 Citywide Signing & Striping Improvements	\$ 50,000
Citywide Sign Replacement Phase II	\$ 75,000
Stoner Creek Road Improvements from Colima Road to Gale Avenue	\$ 75,000
Avocado Heights/San Jose Hills - Valley Blvd. (Co-Op project with LA County)	\$ 10,000
Streetlight Improvements at Rowland Street and Ajax Avenue	\$ 120,000
R-60 at Azusa Avenue Beautification	TBD
Azusa Way Bike Path Improvements	TBD
Traffic Signal and Traffic Related Improvements (City)	
Azusa Avenue Improvements at Gemini Street (Co-Op project with LA County)	\$ 70,000
Bridge Widening, Seismic Retrofit, and Preventative Maintenance (City)	
Bridge Widening - Anaheim-Puente Road Bridge over San Jose Creek	\$ 530,000
Expo Center at Industry Hills (CRIA)	
Expo Center Lighting Improvements	\$ 105,000
IPU - Water Utility (IPU)	
Oranut Lane Waterline Improvements	\$ 55,000
San Fidel Well Field Site	\$ 60,000
Civic Center Improvements (City)	
City Hall Exterior Improvements	\$ 20,000

**New projects proposed for the Capital Improvement Budget.
The proposed funds for the new projects have been shifted from some of the existing projects.**

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: March 11, 2026

SUBJECT: Consideration of Resolution No. CRIA 2026-04, 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. The work required for the restoration of the trail lighting system consists of the items noted below:

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

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

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

On September 10, 2025, the CRIA Board adopted Resolution No. 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 preconstruction meeting was held on September 18, and the project materials were to be ordered by the contractor. The security camera project updates included 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 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
- Preconstruction 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
- Preconstruction meeting to be determined and subsequent start date for installation work

On January 14, 2026, the CRIA Board adopted Resolution No. CRIA 2026-01, confirming the continued existence of the emergency condition at Expo Center. The work was to be completed for the trail lighting project with Fullerton Electric around mid January due to the rain events causing project delays.

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

- Preconstruction meeting was held January 8, 2026
- Contractor began work the week of January 12, 2026

On February 11, 2026, the CRIA Board adopted Resolution No. CRIA 2026-02, confirming the continued existence of the emergency condition at Expo Center. The work for the trail lighting project with Fullerton Electric is nearly complete, with a few outstanding light fixtures to be installed. The work completed for the security cameras installation project with Portola Systems and BEI Construction included a preconstruction meeting held January 9, 2026 and a field walk with the contractor the week of January 26, 2026.

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:

- The work for the trail lighting, including change orders, is nearly complete, four light

replacements are to be installed.

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

- Site investigations for all camera locations.
- Research and investigate utility as-built plans and DigAlert markings
- The excavations for the foundations began.
- Begin pouring of the foundations for the poles and pole setting for the solar and cellular set up.

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 2026-04

Exhibits:

1. CRIA Resolution No. CRIA 2026-04

RESOLUTION NO. CRIA 2026-04

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, December 10, 2025 and January 14, 2026 and February 11, 2026, 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 March 11, 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. 6.5



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
Teddy Ohana, Director of Survey

DATE: March 11, 2026

SUBJECT: Consideration of Amendment No. 2 to the Professional Services Agreement with KDM Meridian, for professional land survey services at the Expo Center and Industry Hills, extending the term through December 31, 2027, revising the scope of services, revising the rate schedule, and increasing compensation by \$33,500.00

Background:

In an effort to analyze and reconfigure the parcel lines throughout Industry Hills and the Expo Center, establishing a record of survey is required. On March 13, 2024, the Board approved a Professional Services Agreement ("Agreement") with KDM Meridian ("KDM") to provide a record of survey at the Expo Center and Industry Hills in an amount not to exceed \$75,000.00 through June 30, 2025. KDM has been providing professional land survey services for the preparation of a record of survey to re-establish the boundary of the City-owned parcels that comprise of the Expo Center and Industry Hills sites. The scope of work includes reviewing preliminary title reports, performing research on the intended external boundaries, including discussions with Staff prior to beginning field reconnaissance, and completing the boundary survey, preparation of and recordation of a record of survey. On June 25, 2025, the Board approved Amendment No. 1 to extend the term through June 30, 2026, for KDM to continue providing these services as the project is still ongoing.

Discussion:

The Record of Survey prepared by KDM has been completed and formally submitted to the County of Los Angeles, where it is currently under review by the County's Survey Department. At this stage, the Record of Survey is considered complete, pending the County's review and

recordation. The next step in the process is the preparation of a final Parcel Map, the purpose of which is to reconfigure existing parcel lines and create new parcel lines throughout the lands comprising Industry Hills and the Expo Center. The final Parcel Map will move forward as a separate but related process and will proceed independently of the Record of Survey review. Once prepared, it will be submitted to and recorded with the County of Los Angeles.

The Agreement expires on June 30, 2026, and Staff recommends approving Amendment No. 2 to extend the term through December 31, 2027, for KDM to continue providing these services as the project is still ongoing. Additionally, it is necessary to revise the scope of services to include the preparation of the final Parcel Map, along with revising the rate schedule to reflect KDM's current rates. Amendment No. 2 includes a companion increase in compensation of \$33,500.00 for the additional work.

Fiscal Impact:

Table 1 - Summary of Costs

Contract Amount	\$75,000.00
Amendment No. 2	\$33,500.00
Revised Project Cost	\$108,500.00

The fiscal impact is \$108,500.00. In the adopted fiscal year 2025-2026 General Fund budget, \$335,000.00 is approved for this work (Account No. 360-800-5120.01) (MP 01-34).

Recommendation:

Staff recommends the Board approve Amendment No. 2 to the Agreement with KDM Meridian.

Exhibits:

1. Amendment No. 2 to the Professional Services Agreement with KDM Meridian dated March 11, 2026
2. Professional Services Agreement - KDM

**AMENDMENT NO. 2
TO PROFESSIONAL SERVICES AGREEMENT WITH
KDM MERIDIAN**

This Amendment No. 2 to the Professional Services Agreement (“Agreement”) is made and entered into this 11th day of March 2026, (“Effective Date”) between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and KDM Meridian, a California corporation (“Consultant”). CRIA and Consultant are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, on or about March 13, 2024, the Agreement was entered into and executed between CRIA and Consultant to provide record of survey at the Expo Center and Industry Hills, in an amount not-to-exceed \$75,000 with a term through June 30, 2025; and

WHEREAS, on or about June 25, 2025, Amendment No. 1 was approved to extend the term through June 30, 2026; and

WHEREAS, the work is ongoing, and Amendment No. 2 is necessary to extend the term through December 31, 2027, revise scope of services to include the preparation of a parcel map, revise the rate schedule to reflect Consultant’s current rates, and increase compensation by \$33,500.00, to allow for the work to be completed; and

WHEREAS, for the reasons set forth herein, CRIA and Consultant desire to enter into this Amendment No. 2, 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 Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than December 31, 2027, 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 One Hundred Eight Thousand Five Hundred Dollars (\$108,500.00) 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. 2 to the Agreement as of the Effective Date.

“CRIA”
Civic Recreational Industrial Authority

“CONSULTANT”
KDM Meridian

By: _____
Joshua Nelson, Executive Director

By: _____
Richard Maher, President

Attest:

By: _____
Julie Gutierrez-Robles, Secretary, CMC

APPROVED AS TO FORM

By: _____
James M. Casso, General Counsel

ATTACHMENT 2

EXHIBIT B

RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>HOURLY RATE</u>
• Principal	\$250.00
• Project Manager	\$235.00
• Project Surveyor	\$220.00
• Senior Survey Technician	\$185.00
• Survey Technician	\$150.00
• Clerical / Administration / Technical Aide	\$100.00
• Expert Witness	\$525.00
• Survey Crew (1-person)	\$240.00
• Survey Crew (2 persons)	\$320.00
• Survey Crew (3 persons)	\$400.00

EXHIBIT A TO AMENDMENT NO. 2
PROFESSIONAL SERVICES AGREEMENT WITH KDM MERIDIAN DATED
MARCH 13, 2024

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is made and effective as of March 13, 2024 (“Effective Date”), between the Civic-Recreational-Industrial Authority, a public body (“CRIA”), and KDM Meridian, 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 June 30, 2025, 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 land survey services, serving a public body.

(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 Executive Director 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 Seventy Five Thousand Dollars (\$75,000.00) 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 other than for 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 subconsultants 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 B 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 Consultant. 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 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: CRIA
15625 Mayor Dave Way
City of Industry, CA 91744

Attention: Executive Director

With a Copy To: James M. Casso, General Counsel
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

To Consultant: KDM Meridian
1340 Reynolds Avenue, Suite 110
Irvine, CA 92614

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: 
Joshua Nelson, Executive Director

“CONSULTANT”

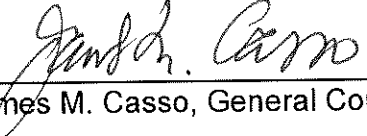
KDM Meridian

By: 
Richard Maher, President

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 B
RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>HOURLY RATE</u>
• Principal	\$240.00
• Project Manager	\$225.00
• Project Surveyor (Survey Map/Document Review Supervision)	\$210.00
• Survey Technician (Survey Map/Document Review)	\$170.00
• Clerical / Administration / Technical Aide	\$ 95.00
• Expert Witness (4 Hour Minimum)	\$500.00
• Survey Crew (1-person)	\$200.00
• Survey Crew (2 persons)	\$280.00
• Survey Crew (3 persons)	\$360.00

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, subconsultants, 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, subconsultants, 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. 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: March 11, 2026

SUBJECT: Civic-Recreational-Industrial Authority January 31, 2026 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 January 31, 2026, the Expo Center generated revenues of \$23,702 and expenses of \$156,863 resulting in a net operating loss of \$133,161.

Year-to-date revenues amounted to \$983,015, which represents approximately 54% of the budgeted revenues of \$1,817,000 for the year ended June 30, 2026.

Year-to-date operating expenses through January 31, 2026 amounted to \$1,499,823, which represents approximately 55% 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 \$485,000 from the Capital Project fund through January 31, 2026.

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 \$856,722 of year-to-date expenditures through January 31, 2026 which represents approximately 32% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$1,478,000 of which \$485,000 was transferred to the Expo Center, resulting in net transfers of \$993,000 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 January 31, 2026, expenditures for capital improvements amounted to \$132,934 with the year-to-date expenditures of \$3,891,704. This represents 44% 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 January 31, 2026.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

January 31, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

January 31, 2026

TABLE OF CONTENTS

	<u>Pages</u>
Executive Summary	1 – 4
Balance Sheet as of January 31, 2026	5
Statement of Operations for the month and year to date ended January 31, 2026	6
Industry Hills Expo Center – Statement of Cash Flows for the year to date ended January 31, 2026	7
Industry Hills Expo Center – Schedule of Revenues and Expenses for the month and year to date ended January 31, 2026 and 2025 – Schedule 1	8
Capital Projects Fund – Schedule of Revenues and Expenditures for the month and year to date ended January 31, 2026 – Schedule 2	9
Capital Improvements Fund – Schedule of Expenditures for the month and year to date ended January 31, 2026 – 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
January 31, 2026

Expo Center Operations

During the month ended January 31, 2026, the Facilities and the Grand Arena generated total revenues of \$23,702. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were four events held in the Avalon Room, resulting in Facilities revenues of \$8,527. Additionally, three events were held in the Grand Arena, generating \$15,175 in revenues.

At January 31, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>1/31/2026</u>	<u>Year To Date</u> <u>1/31/2026</u>	<u>Annual Budget</u> <u>2025-2026</u>	<u>% of Annual</u> <u>Budget</u>	<u>Month Ended</u> <u>01/31/2025</u>	<u>Year To Date</u> <u>01/31/2025</u>
Total revenues	\$ 23,702	\$ 983,015	\$ 1,817,000	54%	\$ 125,337	\$ 1,176,855
Expenses:						
Direct Expo Center expenses	48,552	663,999	1,182,000	56%	66,503	695,969
General and administrative expenses	108,311	835,824	1,544,000	54%	90,564	865,593
Total direct Expo Center expenses	156,863	1,499,823	2,726,000	55%	157,067	1,561,562
Net (loss) income from operations	(133,161)	(516,808)	(909,000)	57%	(31,730)	(384,707)
Net (loss) income	\$ (133,161)	\$ (516,808)	\$ (909,000)	57%	\$ (31,730)	\$ (384,707)

Summarized financial information by department for the month ending January 31, 2026 and 2025:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>1/31/2026</u>	<u>Month Ended</u> <u>1/31/2026</u>	<u>Month Ended</u> <u>1/31/2026</u>	<u>Month Ended</u> <u>1/31/2026</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 8,527	\$ 15,175	\$ -	\$ 23,702
Expenses:				
Direct Expo Center expenses	29,851	18,701	-	48,552
General and administrative expenses	-	-	108,311	108,311
Total direct Expo Center expenses	29,851	18,701	108,311	156,863
Net (loss) income from operations	(21,324)	(3,526)	(108,311)	(133,161)
Net (loss) income for the month ended	\$ (21,324)	\$ (3,526)	\$ (108,311)	\$ (133,161)

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>1/31/2025</u>	<u>Month Ended</u> <u>1/31/2025</u>	<u>Month Ended</u> <u>1/31/2025</u>	<u>Month Ended</u> <u>1/31/2025</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 28,680	\$ 96,657	\$ -	\$ 125,337
Expenses:				
Direct Expo Center expenses	41,737	24,766	-	66,503
General and administrative expenses	-	-	90,564	90,564
Total direct Expo Center expenses	41,737	24,766	90,564	157,067
Net (loss) income from operations	(13,057)	71,891	(90,564)	(31,730)
Net (loss) income for the month ended	\$ (13,057)	\$ 71,891	\$ (90,564)	\$ (31,730)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
January 31, 2026

Summarized financial information by department year to date period ending January 31, 2026 and 2025:

<u>Expo Center Operations</u>	Year To Date 1/31/2026	Year To Date 1/31/2026	Year To Date 1/31/2026	Year To Date 1/31/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 280,424	\$ 702,550	\$ 41	\$ 983,015
Expenses:				
Direct Expo Center expenses	313,946	350,053	-	663,999
General and administrative expenses	-	-	835,824	835,824
Total direct Expo Center expenses	313,946	350,053	835,824	1,499,823
Net (loss) income from operations	(33,522)	352,497	(835,783)	(516,808)
Net (loss) income year to date	\$ (33,522)	\$ 352,497	\$ (835,783)	\$ (516,808)

<u>Expo Center Operations</u>	Year To Date 1/31/2025	Year To Date 1/31/2025	Year To Date 1/31/2025	Year To Date 1/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 417,757	\$ 758,978	\$ 120	\$ 1,176,855
Expenses:				
Direct Expo Center expenses	344,205	351,764	-	695,969
General and administrative expenses	-	-	865,593	865,593
Total direct Expo Center expenses	344,205	351,764	865,593	1,561,562
Net (loss) income from operations	73,552	407,214	(865,473)	(384,707)
Net (loss) income year to date	\$ 73,552	\$ 407,214	\$ (865,473)	\$ (384,707)

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 January 31, 2026 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 January 31, 2026. 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
January 31, 2026

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 January 31, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	Month Ended 1/31/2026	Year To Date 1/31/2026	Annual Budget 2025-2026	% of Annual Budget
Total revenues	\$ 1,002	\$ 2,025	\$ 5,000	41%
Expenditures:				
General and administrative expenses	177,521	856,722	2,715,000	32%
Total expenses	177,521	856,722	2,715,000	32%
Excess of expenditures over revenues	\$ (176,519)	\$ (854,697)	\$ (2,710,000)	32%

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
January 31, 2026

At January 31, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended 1/31/2026</u>	<u>Year To Date 1/31/2026</u>	<u>Annual Budget 2025-2026</u>	<u>% of Annual Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 99,463	\$ 602,320	\$ 1,150,000	52%
Construction Costs	33,324	3,249,280	7,700,000	42%
Small Equipment & Supplies	147	40,104	5,000	802%
Total expenditures	<u>132,934</u>	<u>3,891,704</u>	<u>8,855,000</u>	44%
Excess of expenditures over revenues	\$ <u>132,934</u>	\$ <u>3,891,704</u>	\$ <u>8,855,000</u>	44%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF JANUARY 31, 2026

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 70,084	\$ 175,588	\$ -
Investments	95,699	-	-
Accounts receivable, net	-	20,854	-
Prepaid insurance	-	1,134	-
Inventories	-	62,161	-
Deposits	-	3,000	-
Total current assets	<u>165,783</u>	<u>262,737</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,187</u>	<u>-</u>
Total assets	<u>\$ 165,783</u>	<u>\$ 16,494,924</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 28,863	\$ 20,929	\$ 153,970
Sales tax payable	-	3,735	-
Due to other funds	-	-	566
Advance rental payments	-	53,406	-
Security deposits	-	26,650	-
Total current liabilities	<u>28,863</u>	<u>104,720</u>	<u>154,536</u>
FUND BALANCE:			
Fund balance	<u>136,920</u>	<u>16,390,204</u>	<u>(154,536)</u>
Total liabilities and fund balance	<u>\$ 165,783</u>	<u>\$ 16,494,924</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	2025-2026 ANNUAL BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 23,702	\$ 983,015	\$ 1,817,000	54%	\$ -	\$ -	\$ -	0%
Other revenues	1,002	2,025	5,000	41%	-	-	-	0%	-	-	-	0%
Total revenues	<u>1,002</u>	<u>2,025</u>	<u>5,000</u>	41%	<u>23,702</u>	<u>983,015</u>	<u>1,817,000</u>	54%	<u>-</u>	<u>-</u>	<u>-</u>	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	48,552	663,999	1,182,000	56%	132,934	3,891,704	8,855,000	44%
General and administrative expenses	177,521	856,722	2,715,000	32%	108,311	835,824	1,544,000	54%	-	-	-	0%
Total expenses	<u>177,521</u>	<u>856,722</u>	<u>2,715,000</u>	32%	<u>156,863</u>	<u>1,499,823</u>	<u>2,726,000</u>	55%	<u>132,934</u>	<u>3,891,704</u>	<u>8,855,000</u>	44%
EXCESS OF EXPENDITURES OVER REVENUES	(176,519)	(854,697)	(2,710,000)	32%	(133,161)	(516,808)	(909,000)	57%	(132,934)	(3,891,704)	(8,855,000)	44%
OTHER FINANCING SOURCES, NET	<u>162,947</u>	<u>993,000</u>	<u>2,665,400</u>	37%	<u>130,000</u>	<u>485,000</u>	<u>909,000</u>	53%	<u>132,934</u>	<u>3,923,005</u>	<u>8,855,000</u>	44%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(13,572)	138,303	\$ <u>(44,600)</u>	-310%	(3,161)	(31,808)	\$ <u>-</u>	0%	-	31,301	\$ <u>-</u>	0%
Fund balance, beginning	<u>150,492</u>	<u>(1,383)</u>			<u>16,393,365</u>	<u>16,422,012</u>			<u>(154,536)</u>	<u>(185,837)</u>		
Fund balance, ending	\$ <u>136,920</u>	\$ <u>136,920</u>			\$ <u>16,390,204</u>	\$ <u>16,390,204</u>			\$ <u>(154,536)</u>	\$ <u>(154,536)</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY
INDUSTRY HILL EXPO CENTER
STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED JANUARY 31, 2026

	AMOUNT
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (516,808)
Change in operating assets and liabilities:	
Accounts receivable, net	68,215
Due from other funds	85,000
Prepaid insurance	7,939
Inventories	(11,342)
Accounts payable	3,374
Sales tax payable	667
Advance rental payments	(67,435)
Security deposits	(12,350)
Other current liabilities	(486)
Net cash used by operating activities	(443,226)
 CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	485,000
 NET CHANGE IN CASH	41,774
 Cash at July 1, 2025	133,814
Cash at January 31, 2026	\$ 175,588

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2026 AND 2025**

<u>Expo Center Operations</u>	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET 2025-2026	MONTH ENDED 01/31/2025	YEAR TO DATE 01/31/2025
Expo revenues						
Facilities rentals	\$ 1,590	\$ 122,596	\$ 253,000	48%	\$ 14,519	\$ 209,547
Facilities rentals - bar sales	5,209	116,391	224,000	52%	10,668	154,935
Facilities - security	1,100	27,525	59,000	47%	2,481	33,683
Facilities - food	-	-	2,000	0%	-	-
Facilities - insurance	100	1,500	11,000	14%	665	6,465
Facilities - other	491	12,011	6,000	200%	200	11,880
Facilities - concessions	37	401	-	0%	147	1,247
Grand Arena - special events rentals	8,000	105,200	187,000	56%	20,000	128,500
Grand Arena - outdoor arena rentals	-	-	7,000	0%	-	5,900
Grand Arena - show barn stall rentals	-	22,303	58,000	38%	520	29,885
Grand Arena - shaving sales	-	3,512	5,000	70%	-	4,123
Grand Arena - security	-	58,469	106,000	55%	12,707	56,545
Grand Arena - trailer parking	720	24,305	68,000	36%	20,302	58,252
Grand Arena - bar sales	4,896	262,271	391,000	67%	2,745	221,319
Grand Arena - parking	-	159,238	277,000	57%	28,880	160,538
Grand Arena - other	1,559	67,252	162,000	42%	10,378	92,791
Total revenues	<u>23,702</u>	<u>982,974</u>	<u>1,816,000</u>	54%	<u>124,212</u>	<u>1,175,610</u>
Direct general and administrative revenues						
G&A- Other	-	41	1,000	4%	1,125	1,245
Expo expenses						
Cost of sales	3,726	100,477	187,000	54%	4,603	117,491
Bar supplies	213	6,532	8,000	82%	216	4,930
Promotional banquet	-	536	-	0%	-	-
Contract labor/wages	41,445	397,997	627,000	63%	27,886	365,295
Furniture/fixtures & equipment	-	716	55,000	1%	14,145	35,966
Facilities - insurance	-	370	-	0%	-	-
Miscellaneous	4	11,907	13,000	92%	-	10,612
Promotional	-	250	10,000	3%	-	-
Property maintenance	-	1,090	17,000	6%	-	13,597
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	-	1,245	2,000	62%	-	628
Security - Grand Arena	-	66,860	115,000	58%	12,240	62,052
Security - Facilities	300	29,740	59,000	50%	2,480	34,770
Shavings	-	2,881	4,000	72%	-	2,964
Supplies	2,864	28,783	52,000	55%	3,442	33,849
Equipment rental	-	10,942	33,000	33%	1,491	12,885
Bad debt	-	3,673	-	0%	-	-
Total Expo expenses	<u>48,552</u>	<u>663,999</u>	<u>1,182,000</u>	56%	<u>66,503</u>	<u>695,969</u>
Operating net (loss) income before direct G & A and CRIA indirect expenses	<u>(24,850)</u>	<u>319,016</u>	<u>635,000</u>	50%	<u>58,834</u>	<u>480,886</u>
Direct general and administrative expenses						
Office supplies	-	4,729	18,000	26%	-	14,927
Travel and meetings	-	230	-	0%	-	100
Dues, subscriptions, books, etc.	1,523	10,541	17,000	62%	1,451	10,097
Equipment rental/lease	912	5,717	11,000	52%	721	6,488
Furniture/fixtures & equipment	-	-	5,000	0%	-	3,950
Telephone	1,568	11,582	19,000	61%	950	10,314
Postage	216	1,041	3,000	35%	1,056	1,776
Miscellaneous	4,110	19,759	39,000	51%	2,388	20,462
Professional services	37,098	242,402	354,000	68%	24,578	206,423
Repairs and equipment	-	-	4,000	0%	-	219
Vehicle expenses	-	10,838	30,000	36%	2,213	20,146
Insurance and bonds	1,134	7,940	14,000	57%	1,124	8,128
Supplies	4,370	30,728	42,000	73%	3,871	26,187
Contract labor/administrative wages	39,768	321,964	525,000	61%	24,187	284,892
Property maintenance	8,778	72,931	166,000	44%	12,490	90,858
Utilities	8,834	95,422	297,000	32%	15,535	160,626
Total direct general and administrative expenses	<u>108,311</u>	<u>835,824</u>	<u>1,544,000</u>	54%	<u>90,564</u>	<u>865,593</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (133,161)</u>	<u>\$ (516,808)</u>	<u>\$ (909,000)</u>	57%	<u>\$ (31,730)</u>	<u>\$ (384,707)</u>

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
 FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2026

REVENUES:	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Other revenues	\$ 1,002	\$ 2,025	\$ 5,000	41%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,949	27,645	47,000	59%
Payroll taxes	-	-	2,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	57	401	1,000	40%
PARS - ARS	149	1,037	2,000	52%
Landscaping	-	4,304	950,000	0%
Taxes and assessments	-	287	-	0%
Legal	-	5,623	16,000	35%
Professional services	10,007	183,085	335,000	55%
Accounting	123	1,004	2,000	50%
Small equipment and supplies	299	1,025	2,000	51%
Vehicle expenses	926	4,161	10,000	42%
Computer- Licenses	-	19,905	-	0%
General engineering	13,363	149,414	200,000	75%
Printing/photography	403	403	1,000	40%
Security	131,547	354,027	679,000	52%
Property maintenance	12,133	78,809	400,000	20%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Utilities	4,565	16,323	28,000	58%
Reclaimed water	-	-	22,000	0%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>177,521</u>	<u>856,722</u>	<u>2,715,000</u>	32%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (176,519)</u>	<u>\$ (854,697)</u>	<u>\$ (2,710,000)</u>	32%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2026

EXPENDITURES	MONTH ENDED 1/31/2026	YEAR TO DATE 1/31/2026	ANNUAL BUDGET 2025-2026	% OF ANNUAL BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 99,463	\$ 602,320	\$ 1,150,000	52%
Construction costs	33,324	3,249,280	7,700,000	42%
Small equipment & supplies	147	40,104	5,000	802%
Total expenditures	<u>132,934</u>	<u>3,891,704</u>	<u>8,855,000</u>	44%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 132,934</u>	 <u>\$ 3,891,704</u>	 <u>\$ 8,855,000</u>	 44%

ITEM NO. 7.2

Verbal Presentation