



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

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

MARCH 11, 2026 AT 10:30 AM

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

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

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

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

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

Meeting ID: 293 177 029 107 81

Passcode: Kt2bh95P

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 957 863 591#

AMERICANS WITH DISABILITIES ACT:

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

AGENDAS AND OTHER WRITINGS:

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

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR**

- 6.1. Consideration of the Register of Demands for March 11, 2026

RECOMMENDED ACTION:

Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

7. **ACTION ITEMS-NONE**

8. **PUBLIC HEARINGS - NONE**

9. **CLOSED SESSION**

- 9.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 22036 Valley Blvd., City of Industry
Agency Negotiators: Joshua Nelson, Executive Director
James M. Casso, General Counsel
Negotiating Parties: Valley Vista Services, Inc.
Under Negotiation: Price and terms of payment

10. **EXECUTIVE DIRECTOR COMMUNICATIONS**

11. **AB 1234 REPORTS**

12. **BOARD MEMBER COMMUNICATIONS**

13. **PUBLIC COMMENTS**

14. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, April 8, 2026, at 10:30 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting March 11, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	24,925.63
160	INDUSTRY PROPERTY & HOUSING	98,496.53
TOTAL ALL FUNDS		123,422.16

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	123,422.16
TOTAL ALL BANKS		123,422.16

APPROVED PER EXECUTIVE DIRECTOR



DATE

3/5/2026

**Industry Property and Housing Management Authority
Board Meeting
March 11, 2026**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200961	02/18/2026		SOCALGAS	\$32.20
	Invoice	Date	Description	Amount
	2026-00001284	02/05/2026	1/6-2/3/26 SVC-16200 TEMPLE APT 202	\$32.20
200962	02/25/2026		ROWLAND WATER DISTRICT	\$594.71
	Invoice	Date	Description	Amount
	2026-00001347	02/06/2026	12/21-1/20/26 SVC-17217 & 17229 CHESTNUT - IRR	\$278.35
	2026-00001348	02/06/2026	12/21-1/20/26 SVC-17217 CHESTNUT ST	\$167.36
	2026-00001349	02/06/2026	12/21-1/20/26 SVC-17229 CHESTNUT ST	\$149.00
200963	02/25/2026		SOUTHERN CALIFORNIA EDISON	\$39.80
	Invoice	Date	Description	Amount
	2026-00001350	02/12/2026	1/13-2/11/26 SVC-20137 E WALNUT DR S	\$39.80
200964	02/25/2026		WALNUT VALLEY WATER DISTRICT	\$63.34
	Invoice	Date	Description	Amount
	5575239	02/11/2026	1/1-1/31/26 SVC-22002 VALLEY BLVD	\$63.34
200965	03/04/2026		WALNUT VALLEY WATER DISTRICT	\$41.98
	Invoice	Date	Description	Amount
	5579711	02/12/2026	1/6-2/2/26 SCV-20137 WALNUT DR	\$41.98
200966	03/11/2026		CASSO & SPARKS, LLP	\$589.05
	Invoice	Date	Description	Amount
	21198	02/17/2026	FY 25/26 LEGAL SVC-IPHMA	\$589.05
200967	03/11/2026		CELCO CONSTRUCTION SERVICES IN	\$8,680.19

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	16878	01/28/2026	REMEDATION/CONSTRUCTION SVC-16000 TEMPLE A\	\$3,250.00
	17033	02/16/2026	REPAIR LEAKINGCOPPER PIPE IN BATHROOM @ 1621.	\$5,430.19
200968	03/11/2026		CNC ENGINEERING	\$19,232.50
	Invoice	Date	Description	Amount
	514545	02/26/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$725.00
	514546	02/26/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$4,723.75
	514532	02/26/2026	GENERAL ENGINEERING-16218 E. TEMPLE AVE	\$4,647.50
	514533	02/26/2026	GENERAL ENGINEERING-14063 PROCTOR AVE	\$512.50
	514534	02/26/2026	GENERAL ENGINEERING-16217 E. TEMPLE AVE	\$162.50
	514535	02/26/2026	GENERAL ENGINEERING-15702 NELSON AVE	\$435.00
	514536	02/26/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT C	\$521.25
	514537	02/26/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$888.75
	514538	02/26/2026	GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$707.50
	514539	02/26/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$213.75
	514540	02/26/2026	GENERAL ENGINEERING-16224 E. TEMPLE AVE	\$205.00
	514541	02/26/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT A	\$615.00
	514542	02/26/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT D	\$461.25
	514543	02/26/2026	GENERAL ENGINEERING-16238 E. TEMPLE AVE	\$512.50
	514544	02/26/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$3,901.25
200969	03/11/2026		GOODSERVICE APPLIANCE REPAIR	\$345.12
	Invoice	Date	Description	Amount
	20530070	02/04/2026	APPLIANCE MAINT SVC-16224 TEMPLE	\$345.12
200970	03/11/2026		IPHMA - PAYROLL ACCOUNT	\$5,000.00

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	02/24/26	02/24/2026	REPLENISH PAYROLL ACCT FOR FEBRUARY 2026	\$5,000.00
200971	03/11/2026		JANUS PEST MANAGEMENT	\$2,750.00
	Invoice	Date	Description	Amount
	293130	02/10/2026	MONTHLY RESIDENTIAL PEST REMEDIATION	\$2,750.00
200972	03/11/2026		KLINE'S PLUMBING, INC.	\$2,030.00
	Invoice	Date	Description	Amount
	14656	02/05/2026	PLUMBING MAINT SVC-16218 TEMPLE	\$480.00
	14666	02/10/2026	REPAIR BATHROOM FAUCET/INSTALL ACCESS PANEL	\$1,550.00
200973	03/11/2026		LOWE'S/SYNCHRONY BANK	\$2,841.75
	Invoice	Date	Description	Amount
	995194-QBJTYD	02/02/2026	REFRIGERATOR-16224 TEMPLE AVE /GAS DRYER-1620	\$2,841.75
200974	03/11/2026		MORTISE & TENON BUILDING CORP	\$23,270.23
	Invoice	Date	Description	Amount
	#3 IPHMA-0015	03/01/2026	MISC IMPROVEMENTS @16238 TEMPLE	\$19,476.88
	474	01/30/2026	HANDYMAN MAINT SVC-16000 CONDO A	\$1,293.35
	480	02/11/2026	RECONSTRUCTION OF DRYWALL @ 16218 TEMPLE	\$2,500.00
200975	03/11/2026		MUKAI CONSTRUCTION	\$11,950.00
	Invoice	Date	Description	Amount
	2182601	02/18/2026	VARIOUS MISC REPAIRS TO 17229 CHESTNUT	\$11,950.00
200976	03/11/2026		SATSUMA LANDSCAPE & MAINT.	\$27,725.78

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	0226EHNHCS	02/12/2026	1/12-2/8/26-LANDSCAPE MAINT	\$27,725.78
200977	03/11/2026		SOUTHWEST MECHANICAL, INC.	\$5,485.51
	Invoice	Date	Description	Amount
	37025	02/23/2026	REPLACE A BACKFLOW DEVICE NEAR 16242 TEMPLE	\$5,485.51
200978	03/11/2026		TEMP AIR SYSTEM INC.	\$12,750.00
	Invoice	Date	Description	Amount
	23338	02/27/2026	REPLACE 4 TON SYSTEM/CONDENSER @17229 CHES	\$12,750.00

Checks	Status	Count	Transaction Amount
	Total	18	\$123,422.16