
CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 25, 2025
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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Eric Benavidez, Chairman
Alex Bauman, Board Member
Sean Lee, Board Member
Ronald McPeak, Board Member

ABSENT: Ronald Whittmore, Vice Chairman

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR JUNE 11, 2025

RECOMMENDED ACTION:
for June 11, 2025.

Ratify the Register of Demands

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6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR APRIL 2025

RECOMMENDED ACTION:

Receive and file.

6.3. CONSIDERATION OF THE MINUTES OF THE DECEMBER 11, 2024 REGULAR MEETING, FEBRUARY 12, 2025 REGULAR MEETING, MARCH 12, 2025 REGULAR MEETING, APRIL 9, 2025 REGULAR MEETING, AND MAY 7, 2025 REGULAR MEETING

RECOMMENDED ACTION:

Approve as submitted.

6.4 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ROGERS, ANDERSON, MALODY & SCOTT, LLP, FOR AUDITING SERVICES EXTENDING THE TERM THROUGH JUNE 30, 2028, INCREASING COMPENSATION BY \$36,610.00, AND UPDATING THE RATE SCHEDULE

RECOMMENDED ACTION:

Approve Amendment No. 2.

6.5 CONSIDERATION OF RESOLUTION NO. CRIA 2025-02 – A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY (“CRIA”) ADOPTING THE FY 2025-2026 CRIA BUDGET

RECOMMENDED ACTION:
02.

Adopt Resolution No. CRIA 2025-

Financial Analyst II, Mila Milivoievici, provided a staff report and was available to answer any questions.

6.6 CONSIDERATION OF RESOLUTION NO. CRIA 2025-03, A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, APPROVING BLANKET PURCHASE ORDERS (“BPOS”) FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2025-2026

RECOMMENDED ACTION:
03.

Adopt Resolution No. CRIA 2025-

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6.7 CONSIDERATION OF BID PROTEST AND AWARD OF CONTRACT NO. EXPO-2139 , EXPO CENTER PAVILION BUILDING UPGRADES TO FEC FUTURE CONTRACTORS AND ENGINEERS, INC IN AN AMOUNT NOT TO EXCEED \$5,631,100.25 AND ADOPT NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: *Reject the bid protest and award the bid to FEC Future Contractors and Engineers, Inc.*

Senior Director of Engineering James Cramsie, from CNC Engineering provided a staff report and background on the bid protest and recommended that the Board reject the bid protest. FEC Future Contractors and Engineers, Inc. has submitted the lowest responsive bid and the relevant experience, qualifications and licensing necessary to complete this project. Staff are recommending that the CRIA Board adopt a Notice of Exemption for this project. James Cramsie was available to answer any questions.

6.8 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KDM MERIDIAN, TO PROVIDE RECORD OF SURVEY AT THE EXPO CENTER AND INDUSTRY HILLS, EXTENDING THE TERM THROUGH JUNE 30, 2026

RECOMMENDED ACTION: *Approve the Amendment.*

6.9 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IDS GROUP, INC., FOR DESIGN SERVICES FOR THE STANDBY GENERATOR AND OTHER RELATED SERVICES FOR PAVILION UPGRADES, EXTENDING THE TERM THROUGH JUNE 30, 2027, REVISING THE SCOPE OF SERVICES, REVISING RATE SCHEDULE, AND INCREASING COMPENSATION BY \$90,000.00 (MP 01-34 # 24)

RECOMMENDED ACTION: *Approve the Amendment.*

6.10 CONSIDERATION OF AMENDMENT NO. 8 TO THE PROFESSIONAL SERVICES AGREEMENT WITH IDS GROUP, INC., FOR ARCHITECTURAL SERVICES FOR THE NEW BANQUET FACILITY PROJECT, EXTENDING THE TERM THROUGH JUNE 30, 2027 (CIP-EXPO-18-017 B/MP 01-34 #35)

RECOMMENDED ACTION: *Approve the Amendment.*

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Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

There were no comments from the public.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1 CONSIDERATION OF APPOINTMENT FOR ONE (1) UPCOMING VACANT SEAT ON THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

RECOMMENDED ACTION: *Discuss and make appointment to the Industry Property and Housing Management Authority and/or provide additional direction to Staff.*

City Manager Josh Nelson provided a staff report regarding the appointment for one (1) upcoming vacant seat on the Industry Property and Housing Management Authority.

There were no comments from the public.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE TO APPOINT TIMOTHY O’GORMAN TO THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY BOARD. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

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7.2 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR APRIL 30, 2025

RECOMMENDED ACTION: *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for April 30, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

There were no comments from the public.

MOTION BY BOARD MEMBER LEE, AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

7.3 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION: *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and was available to answer any questions.

There were no public comments.

Board Member McPeak asked if there has been any impact on the attendance due to the ICE Raid Operations. Cory Moss said nothing at this point, and she is in close contact with the Sheriff's Department and our Security regarding the proper protocol.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY CHAIR BENAVIDEZ TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: BOARD MEMBERS: BAUMAN, LEE, MCPEAK,
C/BENAVIDEZ
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: VC/WHITTEMORE
ABSTAIN: BOARD MEMBERS: NONE

PUBLIC HEARINGS-NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

There were none.

AB 1234 REPORTS


There were none.

BOARD MEMBER COMMUNICATIONS

Board Member Bauman spoke about the Bar-B-Que on Saturday. It was a great event. Also, July 3rd from 4:00 to 9:00 is the fireworks show in La Puente.

ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:28 a.m.


Julie Gutierrez-Robles, Secretary


Eric Benavidez, Chairman