

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 1

---

The Regular 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  
Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member  
Sean Lee, Board Member  
Ronald McPeak, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

Chairman Benavidez asked for a staff report on Item No. 6.4.

**6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR SEPTEMBER 10, 2025**

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

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 2

---

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

*RECOMMENDED ACTION:* *Approve the Register of Demands.*

**6.3 CONSIDERATION OF THE MINUTES OF THE OCTOBER 9, 2024 REGULAR MEETING, JUNE 25, 2025 SPECIAL MEETING, AND THE JULY 9, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:* *Approve as submitted.*

**6.4 CONSIDERATION OF RESOLUTION NO. CRIA 2025-04, DECLARING 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, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2025-04.*

Senior Director of Engineering James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

**6.5 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

*RECOMMENDED ACTION:* *Approve the Investment Policy.*

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 VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 3

---

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

**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JULY 31, 2025**

*RECOMMENDED ACTION: Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for July 31, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

There were no comments from the public.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY CHAIRMAN BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION: Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 4

---

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

Chairman Benavidez asked if there were any comments from the public, there were none.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Josh Nelson spoke about the announcement from the Olympic Committee stating the mountain bike event will be at Industry Hills, in and around the golf course. Many tickets for parking are expected and the CRIA board will be involved in discussions and helping with decisions at the Expo Center. Board Member McPeak asked if the existing trails were going to be used and Executive Director Josh Nelson said yes, the horse trails would be used along with a good portion of newly designed trails added.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Chairman Benavidez said to Assistant Executive Director Hyun "Glad to see you back".

---

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 5

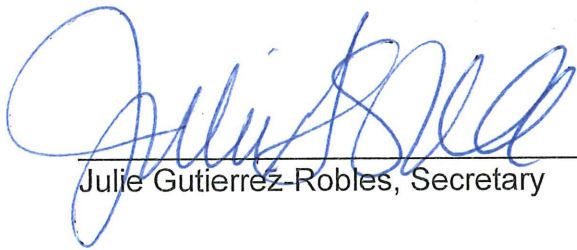
---

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:19 a.m.

  
Julie Gutierrez-Robles, Secretary

  
Eric Benavidez, Chairman