
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 9, 2025
PAGE 1

The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Board Member Cook at 10:30 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Board Member Cook.

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: James Bickel, Board Member
Phil Cook, Board Member
Timothy O'Gorman, Board Member

ABSENT: Ken Calvo, Chair
Tim Seal, Vice Chair

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Jamie 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 APRIL 9, 2025**

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

Board Member Cook questioned check # 200791, on Item No. 6.1, of the Register of Demands for emergency HVAC Unit replacement at 16227 Temple.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 9, 2025
PAGE 2

Field Operation Project Manager, Justin Aguilar, with CNC Engineering stated it was a complete replacement of the AC/Heater during the heavy rain season, replacing a 20-year-old unit.

6.2 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH I.R.C. TECHNOLOGIES, INC., DBA INDEPENDENT ROOFING CONSULTANTS, TO PROVIDE INSPECTION, DESIGN, AND CONSTRUCTION SUPPORT SERVICES FOR ROOF REPLACEMENTS OF RESIDENTIAL HOMES, EXTENDING THE TERM THROUGH MAY 10, 2028, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$7,200.00

RECOMMENDED ACTION:

Approve the Amendment.

There were no public comments.

MOTION BY BOARD MEMBER BICKEL, AND SECOND BY BOARD MEMBER O'GORMAN TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BICKEL, COOK, O'GORMAN
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	VC/SEAL, C/CALVO
ABSTAIN	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1 CONSIDERATION OF A LICENSE AGREEMENT WITH VALLEY VISTA SERVICES, INC., FOR ACCESS TO ASSESSOR'S PARCEL NUMBER 8563-002-901 LOCATED AT 145 VINELAND AVENUE TO BE USED AS A SURPLUS EQUIPMENT STORAGE LOT

RECOMMENDED ACTION:
Agreement.

Approve the License

Executive Director Josh Nelson asked the Agency to hold Item No. 7.1, until after Closed Session, as these are related. There were no objections.

PUBLIC HEARINGS- NONE

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 9, 2025
PAGE 3

CLOSED SESSION

City Clerk Gutierrez-Robles announced there was a need for Closed Session as follows:

9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property:	145 Vineland Ave., 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

There were no public comments.

Board Member Cook recessed the meeting into Closed Session at 10:35 a.m.

Board Member Cook reconvened the meeting at 10:50 a.m.

General Counsel James M. Casso reported out of Closed Session. All members of the Authority were present except Chair Calvo and Vice Chair Seal.

With regard to Closed Session Item No. 9.1, direction was given to the Agency Negotiators, no final action taken.

Nothing further to report at this time.

ACTION ITEMS

7.1 CONSIDERATION OF A LICENSE AGREEMENT WITH VALLEY VISTA SERVICES, INC., FOR ACCESS TO ASSESSOR'S PARCEL NUMBER 8563-002-901 LOCATED AT 145 VINELAND AVENUE TO BE USED AS A SURPLUS EQUIPMENT STORAGE LOT

RECOMMENDED ACTION:
Agreement.

Approve the License

There were no public comments.

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 9, 2025
PAGE 4

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER BICKEL TO APPROVE THE LICENSE AGREEMENT AT .18 CENTS PER SQUARE FOOT PER MONTH. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BICKEL, COOK, O'GORMAN
NOES:	BOARD MEMBERS:	NONE
ABSENT	BOARD MEMBERS:	VC/SEAL, C/CALVO
ABSTAIN	BOARD MEMBERS:	NONE

EXECUTIVE DIRECTOR REPORTS

Executive Director Josh Nelson mentioned to the Authority that the next monthly meeting in May will be earlier than usual. The meeting is scheduled for Wednesday, May 7th.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

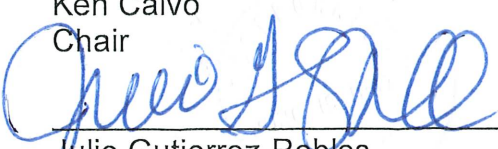
There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:53 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary