
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JULY 9, 2025
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Calvo at 10:30 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Calvo.

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: Ken Calvo, Chair
Tim Seal, Vice Chair
Phil Cook, Board Member

ABSENT: James Bickel, Board Member
Timothy O’Gorman, Board Member

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 FOR JULY 9, 2025

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

Board Member Cook asked about check # 200845 regarding the high cost for ceiling fans and check # 200849 regarding paint at 16220 Temple.

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Engineering Manager Mat Hudson reported on both of these issues. He stated that the fans included a quantity of four, to include the cost of wiring and labor. The paint at Temple was for the entire exterior and to replace rotten wood.

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY CHAIR CALVO TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS - NONE

PUBLIC HEARINGS- NONE

CLOSED SESSION

There were none.

EXECUTIVE DIRECTOR REPORTS

Executive Director Josh Nelson stated that the bid protest on our agenda from a few meetings ago, Contract No. EXPO-2139, has been rejected and sent out for rebid. There was a job walk with 15-20 contractors and the award will be brought back in August.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

There were none.


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PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:37 a.m.



Ken Galvo
Chair



Julie Gutierrez-Robles
Secretary