
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
AUGUST 13, 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
Phil Cook, Board Member
James Bickel, Board Member
Timothy O’Gorman, Board Member

ABSENT: Tim Seal, Vice Chair

STAFF PRESENT: Sam Pedroza, Assistant Executive Director; Jamie M. Casso, General Counsel; Mathew Hudson, Engineering Manager; and Julie Gutierrez Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 13, 2025

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

Board Member Cook asked about check # 200866 regarding the high cost for replacing a back door.

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Field Operation Project Manager, Justin Aguilar, with CNC Engineering reported on this item by describing the condition and the process of repairing this special door. He stated that the cost would be three times more to repair, therefore it was replaced.

There were no public comments.

6.2 CONSIDERATION OF AWARD OF CONTRACT NO. IPHMA-006R, VARIOUS ROOF REPLACEMENTS AND REPAIRS, TO SOLAR ROOFING AND ENERGY STORAGE, IN AN AMOUNT NOT TO EXCEED \$326,793.00, AND ADOPT NOTICE OF EXEMPTION REGARDING SAME (MP 12-06 #27)

RECOMMENDED ACTION: Award the contract to Solar Roofing and Energy Storage, in the amount of \$326,793.

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

There were no public comments.

MOTION BY BOARD MEMBER COOK, AND SECOND BY BOARD MEMBER O'GORMAN TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS - NONE

PUBLIC HEARINGS- NONE

ADMINISTRATION OF OATH OF OFFICE

City Clerk Julie Gutierrez-Robles administered the Oath of Office to re-appoint Timothy O'Gorman as Board Member for four more years. The oath will be presented to Tim Seal at the next meeting.

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CLOSED SESSION

There were none.

EXECUTIVE DIRECTOR REPORTS

There were none.

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 10:40 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary