

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 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 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  
James Bickel, Board Member  
Timothy O’Gorman, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel; and Julie Gutierrez Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

Chair Calvo asked to be recused from Item No. 6.3, due to the appearance of conflict.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR SEPTEMBER 10, 2025**

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

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 2

---

**6.2 CONSIDERATION OF THE MINUTES OF THE JUNE 12, 2024 REGULAR MEETING, JUNE 25, 2025 SPECIAL MEETING AND THE JULY 9, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

**6.3 CONSIDERATION OF THE STATEMENT OF INVESTMENT POLICY**

*RECOMMENDED ACTION:*  
*Policy.*

*Approve the Investment*

Chair Calvo 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 CHAIR SEAL AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR WITH CHAIR CALVO RECUSING HIMSELF FROM ITEM NO. 6.3. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS - NONE**

**PUBLIC HEARINGS- NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR REPORTS**

Executive Director Josh Nelson spoke of the announcement from the Olympic Committee stating that they have made an agreement with the Pacific Palms Hotel to have the Mountain Bike Events in and around the golf course and will be using our parking lots for two days of events, one for men and one for women. The IPHMA may

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2025  
PAGE 3

---

be involved in helping. Chair Calvo stated this will be a great event to showcase the City of Industry.

**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 10:36 a.m.



---

Ken Calvo  
Chair



---

Julie Gutierrez-Robles  
Secretary