



---

**INDUSTRY PROPERTY AND  
HOUSING MANAGEMENT  
AUTHORITY  
SPECIAL MEETING  
AGENDA**

CHAIR KEN CALVO  
VICE CHAIR TIM SEAL  
BOARD MEMBER JIM BICKEL  
BOARD MEMBER PHIL COOK  
BOARD MEMBER TIMOTHY O'GORMAN

**APRIL 13, 2026 AT 1:00 PM**

---

**LOCATION:** City Council Chambers, 15651 Mayor Dave Way  
City of Industry, California

---

**Agenda Items:** Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.

**Public Comments (Agenda Items Only):** During oral communications, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.

At the time of publication, no Board Members intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

[www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 255 529 457 138 373

Passcode: kL2tx6Rm

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 369 438 938#

**AMERICANS WITH DISABILITIES ACT:**

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

**AGENDAS AND OTHER WRITINGS:**

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR**

- 6.1. Consideration of the Register of Demands for April 8, 2026

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

- 6.2. Consideration of the minutes of the October 7, 2025 special meeting, November 12, 2025 regular meeting, December 10, 2025 regular meeting, January 14, 2026 special meeting, and February 11, 2026 regular meeting

*RECOMMENDED ACTION: Approve as submitted.*

7. **ACTION ITEMS**

- 7.1. Consideration of Amendment No. 1 to the 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: Approve Amendment No. 1.*

8. **PUBLIC HEARINGS-NONE**

9. **CLOSED SESSION-NONE**

10. **EXECUTIVE DIRECTOR COMMUNICATIONS**

11. **AB 1234 REPORTS**

12. **BOARD MEMBER COMMUNICATIONS**

13. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, May 13, 2026, at 10:30 AM.

ITEM NO. 6.1

**INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
Board Meeting April 8, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
124	IPHMA - CAPITAL IMPROVEMENT	176,684.84
160	INDUSTRY PROPERTY & HOUSING	64,743.31
TOTAL ALL FUNDS		241,428.15

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPHMA.WF.CHK	WELLS FARGO CHECKING	241,428.15
TOTAL ALL BANKS		241,428.15

APPROVED PER EXECUTIVE DIRECTOR

  
\_\_\_\_\_

DATE

4/2/26  
\_\_\_\_\_

**Industry Property and Housing Management Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date	Payee Name		Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
<b>200979</b>	03/11/2026	<b>INDUSTRY PUBLIC UTILITIES</b>		<b>\$344.50</b>
	Invoice	Date	Description	Amount
	2026-00001418	03/01/2026	12/15-2/17/26 SVC-HANDORF LOOP-IRRIGATION	\$142.34
	2026-00001419	03/01/2026	12/15-2/17/26 SVC-HANDORF LOOP-IRRIGATION BSTR :	\$202.16
<b>200980</b>	03/18/2026	<b>INDUSTRY PUBLIC UTILITIES</b>		<b>\$2,772.25</b>
	Invoice	Date	Description	Amount
	2026-00001508	03/01/2026	12/15-2/17/26 SVC-14063 PROCTOR	\$145.02
	2026-00001509	03/01/2026	12/15-2/17/26 SVC-16200 TEMPLE CONDOS A & B	\$486.17
	2026-00001510	03/01/2026	12/15-2/17/26 SVC-16200 TEMPLE CONDOS C & D	\$475.67
	2026-00001511	03/01/2026	12/15-2/17/26 SVC-16212 TEMPLE	\$318.60
	2026-00001512	03/01/2026	12/15-2/17/26 SVC-16217 TEMPLE	\$140.58
	2026-00001513	03/01/2026	12/15-2/17/26 SVC-16218 TEMPLE	\$152.43
	2026-00001514	03/01/2026	12/15-2/27/16 SVC-16220 TEMPLE	\$140.58
	2026-00001515	03/01/2026	12/15-2/17/26 SVC-16224 TEMPLE	\$145.87
	2026-00001516	03/01/2026	12/15-2/17/26 SVC-16227 TEMPLE	\$120.83
	2026-00001517	03/01/2026	12/15-2/17/26 SVC-16229 TEMPLE	\$128.73
	2026-00001518	03/01/2026	12/15-2/17/26 SVC-16238 TEMPLE	\$130.07
	2026-00001519	03/01/2026	12/15-2/17/26 SVC-16242 TEMPLE	\$145.87
	2026-00001520	03/01/2026	12/15-2/17/26 SVC-16200 TEMPLE - BUNKHOUSE	\$241.83
<b>200981</b>	03/18/2026	<b>LA PUENTE VALLEY COUNTY WATER</b>		<b>\$1,286.82</b>
	Invoice	Date	Description	Amount
	2026-00001483	03/01/2026	12/15-2/17/26 SVC-15652 NELSON	\$334.30
	2026-00001484	03/01/2026	12/15-2/17/26 SVC-15702 NELSON	\$230.10
	2026-00001485	03/01/2026	12/15-2/17/26 SVC-15714 NELSON	\$167.58
	2026-00001486	03/01/2026	12/15-2/17/26 SVC-15722 NELSON	\$141.53

**Industry Property and Housing Management Authority  
Board Meeting  
April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
	2026-00001487	03/01/2026	12/15-2/17/26 SVC-15730 NELSON	\$188.42
	2026-00001488	03/01/2026	12/15-2/17/26 SVC-15736 NELSON	\$224.89
<b>200982</b>	03/18/2026		<b>ROWLAND WATER DISTRICT</b>	<b>\$645.37</b>
	Invoice	Date	Description	Amount
	2026-00001480	03/04/2026	1/20-2/22/26 SVC-17217 & 17229 CHESTNUT-IRR	\$329.01
	2026-00001481	03/04/2026	1/20-2/22/26 SVC-17217 CHESTNUT ST	\$171.95
	2026-00001482	03/04/2026	1/20-2/22/26 SVC-17229 CHESTNUT ST	\$144.41
<b>200983</b>	03/25/2026		<b>SOCALGAS</b>	<b>\$47.29</b>
	Invoice	Date	Description	Amount
	2026-00001563	03/09/2026	2/3-3/5/26 SVC-16200 TEMPLE APT 202	\$47.29
<b>200984</b>	03/25/2026		<b>SOUTHERN CALIFORNIA EDISON</b>	<b>\$41.66</b>
	Invoice	Date	Description	Amount
	2026-00001613	03/16/2026	2/12-3/15/26 SVC-20137 E WALNUT DR S	\$41.66
<b>200985</b>	03/25/2026		<b>WALNUT VALLEY WATER DISTRICT</b>	<b>\$115.40</b>
	Invoice	Date	Description	Amount
	5607398	03/12/2026	2/3-3/2/26 SVC-20137 WALNUT DR	\$41.98
	5602956	03/12/2026	2/3-3/2/26 SVC-22002 VALLEY BLVD	\$73.42
<b>200986</b>	04/08/2026		<b>ALLIANCE JANITORIAL</b>	<b>\$1,050.00</b>
	Invoice	Date	Description	Amount
	508	03/09/2026	CARPET CLEANING SVC-15714 NELSON AVE	\$1,050.00
<b>200987</b>	04/08/2026		<b>CNC ENGINEERING</b>	<b>\$15,121.25</b>

**Industry Property and Housing Management Authority  
Board Meeting  
April 8, 2026**

Check	Date	Payee Name	Check Amount
-------	------	------------	--------------

**IPHMA.WF.CHK - IPHMA Wells Fargo Checking**

Invoice	Date	Description	Amount
514756	03/26/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$300.00
514757	03/26/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$7,011.25
514744	03/26/2026	GENERAL ENGINEERING-17217 CHESTNUT ST.	\$102.50
514745	03/26/2026	GENERAL ENGINEERING-15714 NELSON AVE	\$1,845.00
514746	03/26/2026	GENERAL ENGINEERING-16229 E. TEMPLE AVE	\$150.00
514747	03/26/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, BUNKHO	\$512.50
514748	03/26/2026	GENERAL ENGINEERING-15652 NELSON AVE	\$457.50
514749	03/26/2026	GENERAL ENGINEERING-15730 NELSON AVE	\$292.50
514750	03/26/2026	GENERAL ENGINEERING-14063 PROCTOR AVE	\$642.50
514751	03/26/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$418.75
514752	03/26/2026	GENERAL ENGINEERING-22036 E. VALLEY BLVD.	\$238.75
514753	03/26/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$512.50
514754	03/26/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT D	\$820.00
514755	03/26/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$1,817.50

<b>200988</b>	04/08/2026		<b>GARCIA'S FENCE CORP</b>	<b>\$3,776.00</b>
---------------	------------	--	----------------------------	-------------------

Invoice	Date	Description	Amount
032609	03/06/2026	REPAIR 6FT CHAIN LINK FENCE @ 22036 VALLEY BLVD	\$3,776.00

<b>200989</b>	04/08/2026		<b>GOODSERVICE APPLIANCE REPAIR</b>	<b>\$333.74</b>
---------------	------------	--	-------------------------------------	-----------------

Invoice	Date	Description	Amount
20530140	03/27/2026	APPLIANCE MAINT SVC-17229 CHESTNUT ST	\$333.74

<b>200990</b>	04/08/2026		<b>IPHMA - PAYROLL ACCOUNT</b>	<b>\$4,000.00</b>
---------------	------------	--	--------------------------------	-------------------

Invoice	Date	Description	Amount
MAR-26	03/24/2026	REPLENISH PAYROLL ACCT FOR MARCH 2026	\$4,000.00

**Industry Property and Housing Management Authority  
Board Meeting  
April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>IPHMA.WF.CHK - IPHMA Wells Fargo Checking</b>				
200991	04/08/2026		JANUS PEST MANAGEMENT	\$1,765.00
	Invoice	Date	Description	Amount
	294066	03/10/2026	MONTHLY RESIDENTIAL PEST REMEDIATION	\$1,765.00
200992	04/08/2026		KLINE'S PLUMBING, INC.	\$350.00
	Invoice	Date	Description	Amount
	14691	02/25/2026	PLUMBING MAINT SVC-22036 VALLEY	\$350.00
200993	04/08/2026		LOWE'S/SYNCHRONY BANK	\$1,894.71
	Invoice	Date	Description	Amount
	988559-QDRHGR	03/02/2026	GAS DR-16200 TEMPLE CONDO A / CONV OVEN -16000	\$1,894.71
200994	04/08/2026		MERRITT'S ACE HARDWARE	\$198.42
	Invoice	Date	Description	Amount
	151223	03/07/2026	NEW LOCKS/KEYS-BUNKHOUSE	\$198.42
200995	04/08/2026		MORTISE & TENON BUILDING CORP	\$9,206.75
	Invoice	Date	Description	Amount
	504	03/16/2026	HANDYMAN MAINT SVC-TURNBULL CYN PROPERTIES	\$850.35
	488	02/25/2026	HANDYMAN MAINT SVC-15652 NELSON	\$458.35
	498	03/05/2026	EXTERIOR HOME REPAIRS @ 16242 TEMPLE	\$5,836.45
	502	03/10/2026	HANDYMAN MAINT SVC-16000 CONDO D	\$2,061.60
200996	04/08/2026		SATSUMA LANDSCAPE & MAINT.	\$28,436.40
	Invoice	Date	Description	Amount
	0326EHNHCS	03/12/2026	2/9-3/8/26-LANDSCAPE MAINT SVC	\$28,436.40

**Industry Property and Housing Management Authority  
Board Meeting  
April 8, 2026**

Check	Date	Payee Name	Check Amount
-------	------	------------	--------------

---

**IPHMA.WF.CHK - IPHMA Wells Fargo Checking**

200997	04/08/2026		SOLAR ROOFING AND ENERGY STOR/	\$169,373.59
	Invoice	Date	Description	Amount
	#2-IPHMA-0006R	04/08/2026	VARIOUS ROOF REPLACEMENTS & REPAIRS	\$52,822.50
	#3-IPHMA-0006R	04/08/2026	VARIOUS ROOF REPLACEMENTS & REPAIRS	\$125,465.50
<hr/>				
200998	04/08/2026		TEMP AIR SYSTEM INC.	\$669.00
	Invoice	Date	Description	Amount
	23501	03/24/2026	AC MAINT SVC-16242 TEMPLE	\$669.00

---

Checks	Status	Count	Transaction Amount
	Total	20	\$241,428.15

ITEM NO. 6.2

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
PAGE 1

---

---

The Special Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Calvo at 2:31 p.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: Bing Hyun, Assistant Executive Director; Jaime Casso, General Counsel; and Julie Gutierrez Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR OCTOBER 7, 2025**

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

Board Member Cook inquired about Check No. 200891 in the amount of \$2,857.74.

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
PAGE 2

---

---

Field Operations Project Manager Justin Aguilar from CNC Engineering clarified that the issue was caused by a toilet overflow.

**6.2 CONSIDERATION OF A LICENSE AGREEMENT WITH SHRI GURU SINGH SABHA, INC., FOR ACCESS TO ASSESSOR'S PARCEL NUMBERS 8762-002-901 AND 8762-002-902, LOCATED AT 20137 EAST WALNUT DRIVE SOUTH TO BE USED AS OVERFLOW PARKING FOR A SPECIAL EVENT**

*RECOMMENDED ACTION:* *Approve the License Agreement.*

Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER BICKEL TO APPROVE THE CONSENT CALENDAR. 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**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
PAGE 3

---

---

Vice Chair Seal reminded everyone that the Rodeo will take place this weekend.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 2:38 p.m.

---

Ken Calvo  
Chair

---

Julie Gutierrez-Robles  
Secretary

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 12, 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 10:32 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  
James Bickel, Board Member  
Timothy O’Gorman, Board Member

ABSENT: Tim Seal, Vice Chair  
Phil Cook, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Jaime Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR NOVEMBER 12, 2025**

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

Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 12, 2025  
PAGE 2

---

---

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

**ACTION ITEMS -NONE**

**PUBLIC HEARINGS- NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR REPORTS**

Executive Director Joshua Nelson wished everyone a Happy Thanksgiving.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Chair Calvo wished everyone a Happy Thanksgiving.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:35 a.m.

---

Ken Calvo  
Chair

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 12, 2025  
PAGE 3

---

---

---

Julie Gutierrez-Robles  
Secretary

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 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  
Timothy O’Gorman, Board Member

ABSENT: James Bickel, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; Mathew Hudson, Director of Public Works; Jaime Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

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

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

**6.2 CONSIDERATION OF THE MINUTES OF THE AUGUST 13, 2025 REGULAR MEETING, AND THE SEPTEMBER 10, 2025 REGULAR MEETING**

---

---

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

---

---

*RECOMMENDED ACTION:*

*Approve as submitted.*

**6.3 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT FOR TREE MAINTENANCE SERVICES WITH NORTH STAR LAND CARE, IN AN AMOUNT NOT TO EXCEED \$300,000.00 THROUGH DECEMBER 31, 2028**

*RECOMMENDED ACTION:*

*Approve the Agreement.*

Director of Public Works, Mathew Huson provided a staff report and was available to answer any questions.

Board Member Cook inquired whether all trees would be maintained annually and kept trimmed, and whether the agreement was for a one-year term.

Director Hudson responded that the contractor will work with staff to establish a maintenance schedule. He clarified that the agreement is for a three-year term, with the option to extend for up to three additional one-year periods at the Board's discretion. He also noted a correction to Exhibit A, stating that the scope of services will include providing an equipment staging and laydown yard for the contractor.

General Counsel Jaime Casso clarified that the staging area is limited to equipment necessary for services related to IPHMA and is not intended for general storage of the contractor's equipment. He noted this was an important consideration given the ongoing nature of the agreement.

Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

**MOTION BY BOARD MEMBER COOK AND SECOND BY CHAIR CALVO TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:**

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

---

---

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

---

---

**ACTION ITEMS**

**7.1 DISCUSSION AND DIRECTION REGARDING RENT INCREASES FOR EXISTING TENANTS**

*RECOMMENDED ACTION:* *Discuss and provide direction to Staff.*

Assistant Executive Director, Bing Hyun, provided the staff report and presented the annual Consumer Price Index (CPI) update to assist the Board in determining potential rent adjustments. He noted that in 2023, IPHMA established a maximum rent of \$0.70 per square foot, and approximately 50% of units have now reached that cap.

Assistant Executive Director Hyun explained that rent increases are regulated by state law, which limits increases to 5% plus the April CPI of the preceding year, or 10%, whichever is less. The April 2025 CPI is 3%, which would apply to any 2026 rent adjustments. He further noted that since the last rent increase occurred in August, any new increase could not take effect until August 1, 2026.

The Board has the option to increase rents, maintain current rates, or defer a decision. It was also noted that updated CPI figures will be released in April 2026; however, pursuant to state law, the April 2025 CPI must be used.

The Board discussed revisiting the item in May 2026 and acknowledged that a minimum 30-day notice to tenants would be required prior to any rent adjustment.

**7.2 CONSIDERATION OF THE APPOINTMENT OF A CHAIRPERSON AND VICE CHAIRPERSON**

*RECOMMENDED ACTION:* *Consideration nominations and make appointments.*

Board Member Cook made a motion to retain the current leadership, nominating Chair Kenny Calvo and Vice Chair Tim Seale to continue in their respective roles for the upcoming term.

Chair Calvo asked if there were any comments or questions regarding action item 7.2. There were none.

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 10, 2025  
PAGE 4

---

---

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER O’GORMAN TO CONSIDERATION NOMINATIONS AND MAKE APPOINTMENTS. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**PUBLIC HEARINGS- NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR REPORTS**

Assistant Executive Director, Bing Hyun, wished everyone a Merry Christmas and Happy New Year.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Chair Calvo wished everyone Merry Christmas.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:47 a.m.

---

Ken Calvo  
Chair

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 10, 2025  
PAGE 5

---

---

---

Julie Gutierrez-Robles  
Secretary

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 14, 2026  
PAGE 1

---

---

The Special 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  
Timothy O’Gorman, Board Member

ABSENT: James Bickel, Board Member

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

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS BY THE FINANCE DEPARTMENT FOR JANUARY 14, 2026**

*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  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 14, 2026  
PAGE 2

---

---

Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

MOTION BY VICE CHAIR SEAL AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS -NONE**

**PUBLIC HEARINGS- NONE**

**CLOSED SESSION-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 10:32 a.m.

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JANUARY 14, 2026  
PAGE 3

---

---

---

Ken Calvo  
Chair

---

Julie Gutierrez-Robles  
Secretary

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 11, 2026  
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: Bing Hyun, Assistant Executive Director; Mathew Hudson, Director of Public Works; Jaime Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR FEBRUARY 11, 2026**

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

**6.2 ANNUAL FINANCIAL REPORTS FOR THE CITY OF INDUSTRY/INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY FOR YEAR ENDING JUNE 30, 2025**

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 11, 2026  
PAGE 2

---

---

*RECOMMENDED ACTION:* *Receive and file the annual financial reports for the year ending June 30, 2025.*

Chair Calvo asked if there were any comments or questions regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER O’GORMAN TO APPROVE THE CONSENT CALENDAR. 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**

Chair Calvo asked if there were any Public Comments on closed session 9.1. There were none.

Secretary 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: 14063 Proctor Avenue also known as, Assessor Parcel Number 8206-012-900**

**Agency Negotiating Parties: James M. Casso, General Counsel  
Joshua Nelson, Executive Director**

**Negotiating Parties: Industry Public Utilities (Water)  
Under Negotiation: Price and terms of payments**

Chair Calvo recessed the meeting into Closed Session at 10:33 a.m.

---

---

CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 11, 2026  
PAGE 3

---

---

Chair Calvo reconvened the meeting at 11:02 a.m.

General Counsel Casso reported out of Closed Session.  
With regard to Closed Session Item No. 9.1 direction was given to Agency Negotiators,  
no final action was taken.

Nothing further to report.

**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 11:03 a.m.

---

Ken Calvo  
Chair

---

Julie Gutierrez-Robles  
Secretary

ITEM NO. 7.1



# INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Yvette Padilla, Management Analyst II  
Bing Hyun, Asst. City Manager

**DATE:** April 13, 2026

**SUBJECT:** Consideration of Amendment No. 1 to the 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

---

**Background:**

On April 9, 2025, the Board approved a License Agreement ("Agreement") with Valley Vista Services, Inc., ("Valley Vista") for use of the property located at 145 Vineland Avenue ("Property"), to use as a temporary surplus equipment storage lot to store containers and compactor machines.

**Discussion:**

The current Agreement allowed for month-to-month extensions up to six (6) months and the term will expire on April 10, 2026. Valley Vista requested permission to continue to utilize the Property through May 10, 2026.

**Fiscal Impact:**

IPHMA will continue to charge Valley Vista a fee of \$3,303.00 per month for use of the Property.

**Recommendation:**

Staff recommends that the Board approve Amendment No. 1.

**Exhibits:**

1. Amendment No. 1 VVS License Agreement

**AMENDMENT NO. 1  
TO THE LICENSE AGREEMENT**

This Amendment No. 1 to the License Agreement (“**Agreement**”), is made and entered into this 8th day of April 2026, by and between the Industry Property Housing Management Authority, a public body, corporate, and politic (“**Licensor/IPHMA**”) and Valley Vista Services, Inc., a California Corporation (“**Licensee**”) Licensor and Licensee are individually referred to as “**Party**” and collectively referred to as the “**Parties**”.

**RECITALS**

**WHEREAS**, on or about May 1, 2025, the License Agreement was entered into and executed between the Licensor and Licensee, to allow Licensee to use a portion of IPHMA owned property located at 145 Vineland Avenue, City of Industry, CA 91745 (APN No. 8563-002-901), (“**Premises**”); and

**WHEREAS**, the License Agreement allowed the Executive Director to grant month-to-month extension up to six (6) additional months. All the extensions allowed under the License Agreement have been used. The current License Agreement term is through April 10, 2026; and

**WHEREAS**, the Parties desire to amend the License Agreement to extend the term to May 10, 2026; and

**WHEREAS**, for the reasons set forth herein, the Parties desire to enter into this Amendment No. 1, as set forth below.

**AMENDMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

**Section 9. Term, Termination and Remedies.**

The first sentence of Section 9 is hereby revised to read in its entirety as follows:

The License shall commence on April 10, 2025, and shall automatically terminate on May 10, 2026.

The person or persons executing this Agreement on behalf of Licensee represents and warrants that he/she has the authority to execute this Agreement on behalf of the Licensee and has the authority to bind Licensee to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 1 to the Agreement as of the Effective Date.

**“LICENSOR”  
IPHMA**

**“LICENSEE”  
VALLEY VISTA SERVICES, INC.**

By: \_\_\_\_\_  
Joshua Nelson, Executive Director

By: \_\_\_\_\_  
David Perez, President

ATTEST:

\_\_\_\_\_  
Julie Gutierrez-Robles, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
James M. Casso, General Counsel