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**CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY  
SPECIAL MEETING  
AGENDA**

CHAIRMAN ERIC BENAVIDEZ  
V. CHAIRMAN RONALD WHITTEMORE  
BOARD MEMBER SEAN LEE  
BOARD MEMBER ALEX BAUMAN  
BOARD MEMBER RONALD McPEAK

**APRIL 14, 2026 AT 1:00 PM**

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

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**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 Member intends 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: 226 374 830 022 674

Passcode: 2Zp3W7hs

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

Or call in (audio only)

+1 657-204-3264

Phone Conference ID: 523 196 692#

**AMERICANS WITH DISABILITIES ACT:**

In compliance with the ADA, if you need special assistance to participate in any Public 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.

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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 submitted by the Finance Department for April 8, 2026

**RECOMMENDED ACTION:** Approve the Register of Demands and authorize the appropriate City 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.*

- 6.3. Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for February 2026

**RECOMMENDED ACTION:** *Receive and file.*

- 6.4. Consideration of Resolution No. CRIA 2026-05, Confirming the Continued Existence of an Emergency Condition at the EXPO Center, and Declaring that the Public Interest and Necessity Require Certain Work to be Performed without formal Competitive Bidding Pursuant to California Public Contract Code Section 22050 and Section 3.52.110 of the City's Municipal Code

**RECOMMENDED ACTION:** *Adopt Resolution No. CRIA 2026-05.*

**7. ACTION ITEMS**

- 7.1. Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for February 28, 2026

**RECOMMENDED ACTION:** *Receive and file the report.*

- 7.2. Update on the Expo Center

**RECOMMENDED ACTION:** *Receive and file.*

8. **PUBLIC HEARINGS-NONE**
9. **CLOSED SESSION-NONE**
10. **EXECUTIVE DIRECTOR COMMUNICATIONS**
11. **AB 1234 REPORTS**
12. **BOARD MEMBER COMMUNICATIONS**
13. **PUBLIC COMMENTS**
14. Adjournment. The next regular Civic-Recreational-Industrial Authority Meeting is Wednesday, May 13, 2026, at 9:00 AM.

ITEM NO. 6.1

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
Board Meeting April 8, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
121	CRIA - CAPITAL IMPROVEMENT	1,148,956.86
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	308,315.39
TOTAL ALL FUNDS		1,457,272.25

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
WFCK	WELLS FARGO CHECKING	1,457,272.25
TOTAL ALL BANKS		1,457,272.25

APPROVED PER EXECUTIVE DIRECTOR



DATE



**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date	Payee Name			Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>					
12447	03/11/2026	CRIA-EQUESTRIAN CENTER			\$70,000.00
	Invoice	Date	Description	Amount	
	MAR-26	03/11/2026	REIMBURSEMENT FOR JANUARY 2026 OPERATING CO	\$70,000.00	
12448	03/11/2026	VALLEY VISTA SERVICES, INC			\$2,480.00
	Invoice	Date	Description	Amount	
	3494720	03/01/2026	ORGANIC BINS/LANDSCAPE MAINT - CRIA	\$1,988.55	
	3494492	03/01/2026	IH RODEO/STORAGE BOXES - MAR 2026	\$491.45	
12449	03/18/2026	INDUSTRY PUBLIC UTILITIES			\$4,803.78
	Invoice	Date	Description	Amount	
	2026-00001489	03/01/2026	12/15-2/17/26 SVC-MAIN GUARD SHACK	\$118.40	
	2026-00001490	03/01/2026	12/15-2/17/26 SVC-GRAND ARENA-E SIDE OF PARKING	\$478.31	
	2026-00001491	03/01/2026	12/15-2/17/26 SVC-GRAND ARENA-S SIDE OF PARKING	\$95.66	
	2026-00001492	03/01/2026	12/15-2/17/26 SVC-NEAR CAFE @ GRAND EXPO	\$158.67	
	2026-00001493	03/01/2026	12/15-2/17/26 SVC-PATIO CAFE	\$71.17	
	2026-00001494	03/01/2026	12/15-2/17/26 SVC-GRAND ARENA CAFE	\$344.21	
	2026-00001495	03/01/2026	12/15-2/17/26 SVC-SNACK BAR @ GRAND ARENA	\$305.11	
	2026-00001496	03/01/2026	12/15-2/27/26 SVC-BUILDING 4-E SIDE PLANTER AREA	\$244.49	
	2026-00001497	03/01/2026	12/15-2/17/26 SVC-WATER TOWER @ PAVILLION PARKI	\$1,045.54	
	2026-00001498	03/01/2026	12/15-2/17/26 SVC-ARENA NEAR BUNKHOUSE	\$214.18	
	2026-00001499	03/01/2026	12/15-2/17/26 SVC-EXPO OFFICE	\$309.44	
	2026-00001500	03/01/2026	12/15-2/17/26 SVC-BARN D	\$270.47	
	2026-00001501	03/01/2026	12/15-2/17/26 SVC-DC @ BARN D	\$124.60	
	2026-00001502	03/01/2026	12/15-2/17/26 SVC-BATHROOM @ BARN E	\$261.81	
	2026-00001503	03/01/2026	12/15-2/17/26 SVC-HORSE TRAINING AREA BEHIND BUI	\$214.18	
	2026-00001504	03/01/2026	12/15-2/17/26 SVC-1ST GUARD SHACK	\$79.83	

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	2026-00001505	03/01/2026	12/15-2/17/26 SVC-S SIDE OF BLDG BEHIND GATED ARI	\$124.60
	2026-00001506	03/01/2026	12/15-2/17/26 SVC-BARN E	\$218.51
	2026-00001507	03/01/2026	12/15-2/17/26 SVC-DC @ BARN E	\$124.60
<b>12450</b>	03/18/2026		<b>VALLEY VISTA SERVICES, INC</b>	<b>\$491.45</b>
	Invoice	Date	Description	Amount
	003494492	03/01/2026	IH RODEO/STORAGE BOXES - DEC 2025	\$491.45
<b>12451</b>	03/25/2026		<b>CRIA-EQUESTRIAN CENTER</b>	<b>\$70,000.00</b>
	Invoice	Date	Description	Amount
	MAR26	03/24/2026	REIMBURSEMENT FOR FEBRUARY 2026 OPERATING C	\$70,000.00
<b>12452</b>	04/08/2026		<b>ACTUM-E, LLC</b>	<b>\$6,000.00</b>
	Invoice	Date	Description	Amount
	202602-0218	02/28/2026	PROFESSIONAL SVC-FEB 2026	\$6,000.00
<b>12453</b>	04/08/2026		<b>BEI CONSTRUCTION, INC.</b>	<b>\$59,540.30</b>
	Invoice	Date	Description	Amount
	#1-EXPO-2144	04/08/2026	SECURITY CAMERA INSTALLATION @EXPO CNTR	\$59,540.30
<b>12454</b>	04/08/2026		<b>BLAKE AIR CONDITIONING COMPANY</b>	<b>\$1,089.00</b>
	Invoice	Date	Description	Amount
	M66230	03/15/2026	2026 FIRST QUARTER MO MAINT SVC-EXPO	\$1,089.00
<b>12455</b>	04/08/2026		<b>CITY OF INDUSTRY</b>	<b>\$824.08</b>
	Invoice	Date	Description	Amount
	2026-00001633	02/28/2026	FEB 2026 FUEL COSTS	\$824.08

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
<b>12456</b>	<b>04/08/2026</b>		<b>CNC ENGINEERING</b>	<b>\$108,052.50</b>
	Invoice	Date	Description	Amount
	514729	03/26/2026	PAVILION UPGRADES	\$45,631.25
	514730	03/26/2026	EXPO CENTER ALARM SYSTEM UPGRADES	\$9,905.00
	514731	03/26/2026	EXPO CENTER AUDIO/VIDEO UPGRADES	\$14,160.00
	514732	03/26/2026	EXPO CENTER OFFICE IMPROVEMENTS	\$2,880.00
	514733	03/26/2026	MISCELLANEOUS TRAILS LIGHTING IMPROVEMENTS A	\$3,947.50
	514734	03/26/2026	SECURITY CAMERA INSTALLATION AT EXPO CENTER	\$1,782.50
	514742	03/26/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN,	\$29,596.25
	514743	03/26/2026	EXPO CENTER SECURITY ACCESS CONTROL SYSTEM	\$150.00
<b>12457</b>	<b>04/08/2026</b>		<b>CRIA-PAYROLL ACCOUNT</b>	<b>\$5,000.00</b>
	Invoice	Date	Description	Amount
	MAR-26	03/10/2026	REPLENISH PAYROLL ACCT FOR MARCH 2026	\$5,000.00
<b>12458</b>	<b>04/08/2026</b>		<b>ESPY'S ELECTRICAL SERVICES INC.</b>	<b>\$9,500.00</b>
	Invoice	Date	Description	Amount
	1857	03/03/2026	ELECTRICAL MIANT SVC- CRIA	\$2,500.00
	1873	03/23/2026	ELECTRICAL SVC-VARIOUS LIGHTING REPAIRS WASH	\$7,000.00
<b>12459</b>	<b>04/08/2026</b>		<b>FEC FUTURE CONTRACTORS AND ENI</b>	<b>\$778,618.16</b>
	Invoice	Date	Description	Amount
	#7-EXPO-2139	04/08/2026	EXPO CNTR PAVILION BLDG UPGRADES	\$819,598.10
<b>12460</b>	<b>04/08/2026</b>		<b>FEC FUTURE CONTRACTORS AND ENI</b>	<b>\$229,269.15</b>
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	RET#7-EXPO-2139	04/01/2026	RET-EXPO CENTER PAVILION BLDG UPGRADES	\$229,269.15
<b>12461</b>	04/08/2026		<b>FRAZER, LLP</b>	<b>\$2,760.00</b>
	Invoice	Date	Description	Amount
	197871	02/28/2026	PROFESSIONAL SVC-FEB 2026	\$2,760.00
<b>12462</b>	04/08/2026		<b>GARCIA'S FENCE CORP</b>	<b>\$675.00</b>
	Invoice	Date	Description	Amount
	032632	03/27/2026	FENCE MAINT SVC-CRIA	\$675.00
<b>12463</b>	04/08/2026		<b>INDUSTRY SECURITY SERVICES</b>	<b>\$38,258.18</b>
	Invoice	Date	Description	Amount
	SG-ECGP-2083	03/20/2026	3/13-3/19/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2082	03/13/2026	3/6-3/12/26SECURITY SVC-EXPO CNTR	\$12,702.02
	SG-ECGP-2081	03/06/2026	2/27-3/5/26 SECURITY SVC-EXPO CNTR	\$12,778.08
<b>12464</b>	04/08/2026		<b>IRRI-CARE PLUMBING &amp; BACKFLOW T</b>	<b>\$23,431.43</b>
	Invoice	Date	Description	Amount
	18663	02/26/2026	REPLACE TEST CUSTOM BACKFLOW DEVICE NEAR B/	\$13,148.15
	18650	02/24/2026	REPLACE BACKFLOW DEVICE IN FRONT OF TRAINING	\$4,867.93
	18738	03/23/2026	REPLACE BACKFLOW DEVICE @ EXPO SNACK SHOP	\$4,867.93
	18750	03/26/2026	BACKFLOW MAINT SVC-CRIA	\$547.42
<b>12465</b>	04/08/2026		<b>JANUS PEST MANAGEMENT</b>	<b>\$185.00</b>
	Invoice	Date	Description	Amount
	293727	03/10/2026	MONTHLY PEST SVC-CONDOS @ EXPO	\$185.00

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
12466	04/08/2026		<b>MORTISE &amp; TENON BUILDING CORP</b>	\$15,084.69
	Invoice	Date	Description	Amount
	490	03/02/2026	HANDYMAN MAINT SVC-CRIA	\$584.69
	482	02/18/2026	INTERIOR REPAIRS @ BARN D -EXPO	\$14,500.00
12467	04/08/2026		<b>PACIFIC UTILITY INSTALLATION</b>	\$8,716.50
	Invoice	Date	Description	Amount
	PS-INV104148	02/28/2026	ELECTRICAL DISTRIBUTION & STREET LIGHT SYSTEM	\$8,716.50
12468	04/08/2026		<b>SAN GABRIEL VALLEY CONSERVATIO</b>	\$6,696.00
	Invoice	Date	Description	Amount
	20260306CRIA	03/06/2026	LANDSCAPE & MAINT SVC-CRIA	\$6,696.00
12469	04/08/2026		<b>SAN GABRIEL VALLEY NEWSPAPER G</b>	\$3,294.60
	Invoice	Date	Description	Amount
	0011778305	02/11/2026	ACCT#5007735-NOTICE OF INVITING BIDS-CRIA	\$3,294.60
12470	04/08/2026		<b>THE BIG NORWEGIAN</b>	\$6,677.07
	Invoice	Date	Description	Amount
	58005	03/11/2026	VEHICLE MAINT SVC-CRIA	\$2,475.52
	57999	03/03/2026	VEHICLE MAINT SVC-CRIA	\$2,110.94
	57998	03/03/2026	VEHICLE MAINT SVC-CRIA	\$2,090.61
12471	04/08/2026		<b>VENEKLASSEN ASSOCIATES, INC.</b>	\$4,113.00
	Invoice	Date	Description	Amount
	80447	03/11/2026	DESIGN SVC-EXPO CNTR GRAND ARENA-AV UPGRADE	\$1,048.00
	80448	03/11/2026	DESIGN SVC-EXPO CNTR GRAND ARENA-AV UPGRADE	\$1,200.00

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**April 8, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
80440	03/10/2026		MASTER PLAN CAMPUS SECURITY @ EXPO	\$890.00
80521	03/22/2026		DESIGN SVC-EXPO CNTR GRAND ARENA-AV UPGRADE	\$975.00
<b>12472</b>	<b>04/08/2026</b>		<b>VORTEX INDUSTRIES, INC.</b>	<b>\$1,712.36</b>
	Invoice	Date	Description	Amount
	04-2241736	03/19/2026	GATE MAINT SVC- CRIA	\$1,712.36

Checks	Status	Count	Transaction Amount
	Total	26	\$1,457,272.25

ITEM NO. 6.2

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 1:31 p.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**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: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member  
Sean Lee, Board Member  
Ronald McPeak, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; 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 OCTOBER 7, 2025**

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

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR AUGUST 2025**

*RECOMMENDED ACTION:* *Approve the Register of Demands.*

**6.3 CONSIDERATION OF RESOLUTION NO. CRIA 2025-05, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2025-05.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR AUGUST 31, 2025**

*RECOMMENDED ACTION:* *Receive and file the report.*

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
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Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for August 31, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER LEE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

## **7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:*

*Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER LEE, AND SECOND BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
OCTOBER 7, 2025  
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**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Board Member McPeak reported that he attended a Walnut Valley meeting, where Assistant City Manager Bing Hyun was a guest speaker and delivered an excellent presentation. He also noted that the Rodeo will take place this weekend, with the Saturday dance event sold out, and expressed that he is looking forward to another successful Rodeo.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 1:45 p.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR  
MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 12, 2025  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Board Member McPeak.

**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: Eric Benavidez, Chairman  
Sean Lee, Board Member  
Ronald McPeak, Board Member

ABSENT: Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

Chair Benavidez asked for a staff report on consent item No. 6.4.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR NOVEMBER 12, 2025**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR  
MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
NOVEMBER 12, 2025  
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*RECOMMENDED ACTION:* *Approve the Register of Demands and authorize the appropriate personnel to pay the bills.*

**6.2. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR INDUSTRY HILLS EXPO CENTER FOR SEPTEMBER 2025**

*RECOMMENDED ACTION:* *Receive and file.*

Expo Facility Operations Manager Cory Moss noted a correction to register check No. 19440, clarifying that it is a refund and not a security deposit refund.

**6.3 CONSIDERATION OF RESOLUTION NO. CRIA 2025-06, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2025-06.*

**6.4 CONSIDERATION OF AUTHORIZATION TO ADVERTISE FOR PUBLIC BIDS FOR CONTRACT NO. EXPO-2145, AUDIO, VIDEO AND LIGHTING UPGRADES AT GRAND ARENA, FOR AN ESTIMATED COST OF \$9,266,425.00 (MP 01-34 #33)**

*RECOMMENDED ACTION:* *Approve the plans and specifications and authorize the solicitation of public bids.*

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

Board Member McPeak inquired whether there are any plans to expand seating at the arena.

Expo Facility Operations Manager Cory Moss responded that staff have explored ideas to add additional seating on both the east and west sides of the arena.

Executive Director Joshua Nelson clarified that the current project is focused on audio, video, and lighting improvements; however, staff will also consider potential seating expansion opportunities.

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Chair Benavidez inquired about the project timeline and how it would be coordinated with scheduled events at the arena.

Expo Facility Operations Manager Cory Moss responded that staff will coordinate closely with contractors and schedule the work around existing and planned events at the arena.

Chair Benavidez inquired whether additional lighting is needed in the hallways.

Contract Electric Utility Director Dev Birla of CNC Engineering responded that staff will evaluate the need for additional lighting.

Executive Director Joshua Nelson added that staff should also review areas where 30- to 40-foot extension cords are currently being used.

Executive Director Joshua Nelson reported that he and Expo Facility Operations Manager Cory Moss will be attending an Olympic planning meeting. He explained that discussions will include the concept of “live sites,” which would allow the public to view Olympic games or events in real time at designated locations if they are unable to get tickets.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

**MOTION BY BOARD MEMBER LEE, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:**

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN, VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

## **ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY’S FINANCIAL REPORT FOR SEPTEMBER 30, 2025.**

*RECOMMENDED ACTION:*

*Receive and file the report.*

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Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for October 31, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN, VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

## **7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER LEE, AND SECOND BOARD MEMBER MCPEAK TO RECEIVE AND FILE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN, VC/WHITTEMORE
ABSTAIN:	BOARD MEMBERS:	NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

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**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Board Member Lee wanted to invite everyone to the Toy Drive November 22, 2025, at the EXPO Center.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:25 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 1:31 p.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**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: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member  
Sean Lee, Board Member  
Ronald McPeak, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

Chair Benavidez asked for a staff report on items Nos 6.5 and 6.8.

**6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR DECEMBER 10, 2025**

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

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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR OCTOBER 2025**

*RECOMMENDED ACTION:*

*Receive and file.*

**6.3 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 11, 2024 REGULAR MEETING, JANUARY 15, 2025 SPECIAL MEETING, AUGUST 13, 2025 REGULAR MEETING, AND THE SEPTEMBER 10, 2025 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

**6.4. CONSIDERATION OF RESOLUTION NO. CRIA 2025-07, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:*

*Adopt Resolution No. CRIA 2025-07.*

**6.5 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE PROJECT INC., TO PROVIDE BUILDING COMMISSIONING SERVICES FOR THE NEW BANQUET FACILITY AT THE EXPO CENTER, EXTENDING THE TERM THROUGH DECEMBER 31, 2028 (MP 01-34 #35)**

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

*RECOMMENDED ACTION:*

*Approve the Amendment.*

**6.6 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE PROJECT INC., FOR BUILDING COMMISSIONING SERVICES, FOR THE PAVILION BUILDING AT THE EXPO CENTER, EXTENDING THE TERM THROUGH DECEMBER 31, 2028 (MP 01-34 #24)**

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*RECOMMENDED ACTION:*

*Approve the Amendment.*

**6.7 CONSIDERATION OF AMENDMENT NO. 7 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MELZER DECKERT & RUDER ARCHITECTS, INC., FOR DESIGN SERVICES FOR THE PAVILION BUILDING UPGRADES AT THE INDUSTRY HILLS EXPO CENTER, EXTENDING THE TERM THROUGH JUNE 30, 2028, REVISING THE SCOPE OF SERVICES, AND INCREASING COMPENSATION BY \$131,320 (MP 01-34 #24)**

*RECOMMENDED ACTION:*

*Approve the Amendment.*

**6.8 CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT FOR TREE MAINTENANCE SERVICES WITH NORTH STAR LAND CARE, IN AN AMOUNT NOT TO EXCEED \$2,000,000.00 THROUGH DECEMBER 31, 2028**

*RECOMMENDED ACTION:*

*Approve the Agreement.*

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

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIR WHITTIERMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

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**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR OCTOBER 31, 2025**

*RECOMMENDED ACTION:* *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for October 31, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER LEE, AND SECOND BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: BOARD MEMBERS: BAUMAN, LEE, MCPEAK, VC/WHITTEMORE,  
C/BENAVIDEZ  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Joshua Nelson announced that, due to the holiday schedule, the January 2026 CRIA meeting will be rescheduled to January 14, 2026, at 9:00 a.m. He explained that although the regular meeting date would fall on January 7, 2026, City Hall will be closed through January 4, 2026, and staff would have insufficient time to prepare and distribute meeting agendas in advance of the January 7 meeting and the City Council meeting on January 8.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Vice Chair Whittemore commented that the IBC Christmas Luncheon was held and shared a positive feedback.

Board Member Lee expressed appreciation for the Toy Drive participation and acknowledged the support provided by the EXPO.

Chair Benavidez wished everyone happy holidays and extended a belated birthday greeting to Cory.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

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There being no further business, the Civic-Recreational-Industrial Authority adjourned at 2:00 p.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**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: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member  
Ronald McPeak, Board Member

ABSENT: Sean Lee, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; 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 JANUARY 14, 2026**

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

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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR NOCEMBER AND DECEMBER 2025**

*RECOMMENDED ACTION:* *Receive and file.*

**6.3 CONSIDERATION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH VENEKLASSEN ASSOCIATES, INC., TO PROVIDE DESIGN SERVICES FOR THE GRAND ARENA AUDIO VISUAL AND LIGHTING UPGRADES PROJECT, EXTENDING TERM THROUGH JUNE 30, 2028, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$100,000.00 (MP 01-34 #33)**

*RECOMMENDED ACTION:* *Approve the Amendment.*

**6.4. CONSIDERATION OF RESOLUTION NO. CRIA 2026-01, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2026-01.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

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

AYES:	BOARD MEMBERS:	BAUMAN, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

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**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR NOVEMBER 30, 2025**

*RECOMMENDED ACTION:* *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for November 30, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY VICE CHAIR WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

**7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: BOARD MEMBERS: BAUMAN, MCPEAK, VC/WHITTEMORE,  
C/BENAVIDEZ  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: LEE  
ABSTAIN: BOARD MEMBERS: NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:08 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**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: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Sean Lee, Board Member  
Alex Bauman, Board Member  
Ronald McPeak, Board Member

STAFF PRESENT: Bing Hyun, Assistant Executive Director; Mathew Hudson, Director of Public Works; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; 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 FEBRUARY 11, 2026**

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

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**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR NOCEMBER AND JANUARY 2026**

*RECOMMENDED ACTION:* *Receive and file.*

**6.3 ANNUAL FINANCIAL REPORTS FOR THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY FOR YEAR ENDING JUNE 30, 2025**

*RECOMMENDED ACTION:* *Receive and file the following annual financial reports for the year ending June 30, 2025, and instruct staff to present a summary of the year ending June 30, 2025, Annual Financial Reports to the Chair and Board Members.*

Finance Director Yamini Pathak provided a staff report and was available to answer any questions.

**6.4. CONSIDERATION OF RESOLUTION NO. CRIA 2026-02, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2026-02.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIR WHITTIERMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

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**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR DECEMBER 31, 2025**

*RECOMMENDED ACTION:* *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for December 31, 2025. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY VICE CHAIR WHITTEMORE, AND SECOND BY CHAIR BENAVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

**7.2 UPDATE ON THE EXPO CENTER**

*RECOMMENDED ACTION:* *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER LEE, AND SECOND BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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AYES: BOARD MEMBERS: BAUMAN, LEE, MCPEAK, VC/WHITTEMORE,  
C/BENAVIDEZ  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

Chair Benavidez expressed appreciation for Board Member Lee's efforts in organizing and supporting the toy drive.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:15 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

ITEM NO. 6.3

CRIA CHECK REGISTER  
FEBRUARY

2026

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
02/11/2026	1143	AR-020626 RENEE MORENO	\$400.00	SEC. DEPOSITS REFUND
02/11/2026	1144	INDUSTRY HILLS ROTARY CLUB	\$500.00	SPONSORSHIP AD-BWC FUNDRAISER
02/19/2026	1145	AT&T	\$254.88	MONTHLY WIRELESS PHONE CHARGES
02/19/2026	1146	BRADY INDUSTRIES	\$688.00	PAPER AND CLEANING SUPPLIES
02/19/2026	1147	CAPITAL PROTECTION INC.	\$8,907.00	EVENT SECURITY SERVICES
02/19/2026	1148	VOID CHECK	\$0.00	DATA ENTRY ERROR
02/19/2026	1149	CNC EQUESTRIAN MANAGEMENT	\$1,943.31	REIMBURSE FOR CC PMT-ALCOHOL VENDOR INV.
02/19/2026	1150	EL MONTE ICE CO.	\$1,020.00	ICE FOR ARENA EVENTS
02/19/2026	1151	FED EX	\$161.75	POSTAGE EXPENSE
02/19/2026	1152	FIRETEAM ONE INC.	\$3,950.00	ANNUAL FIRE EXTINGUISHER INSPECTION
02/19/2026	1153	FRONTIER COMMUNICATIONS	\$200.48	MONTHLY WIRELESS PHONE CHARGES
02/19/2026	1154	HOME DEPOT	\$103.82	PROPERTY MAINT. EXPENSE
02/19/2026	1155	JANUS PEST MANAGEMENT, INC.	\$1,768.00	PEST CONTROL
02/19/2026	1156	JUAN LOPEZ	\$3,796.25	MONTHLY IT CONSULTING AND SUPPORT
02/19/2026	1157	LOCKS PLUS	\$1,565.80	REPLACE LOCKS-ARENA /REKEY LOCKS-AVALON
02/19/2026	1158	OFFICE DEPOT	\$28.20	OFFICE SUPPLIES EXPENSE
02/19/2026	1159	OS4 LABOR	\$7,033.93	CONTRACT LABOR PR W/E 01/26,02/01 &02/08/26
02/19/2026	1160	SO CAL GAS	\$8.38	MONTHLY UTILITY EXPENSE
02/19/2026	1161	SOCAL INDUSTRIES	\$1,635.28	PORTABLE RR RENTAL-ARENA EVENTS
02/19/2026	1162	SUNBELT RENTALS	\$1,251.83	PORTABLE LIGHT TOWERS-ARENA EVENTS
02/19/2026	1163	TBS CLEANING SERVICE	\$5,938.00	MNTLY CLEAN JAN. /FERIA DEL CABALLOS EVENT
02/19/2026	1164	VALLEY VISTA SERVICES	\$14,549.54	ROLLOFF, DUMP FEES, ORGANICS PROGRAM
02/19/2026	1165	XEROX BUSINESS SOLUTIONS	\$396.81	QRTLY COLOR COPIES EXPENSE
02/19/2026	1166	XEROX FINANCIAL SERVICES	\$911.21	MONTHLY LEASE PMT
02/13/2026	1167	AR-013026 Hannah Rojas	\$400.00	SEC. DEPOSITS REFUND
02/19/2026	1169	CNC EQUESTRIAN MANAGEMENT	\$15,450.00	MONTHLY MANAGEMENT FEE
02/19/2026	1170	CNC EQUESTRIAN MANAGEMENT	\$38,400.00	MONTHLY SALARIES EXPENSE
02/23/2026	1171	AR-022226 DONNA SULLIVAN	\$400.00	SEC. DEPOSITS REFUND
02/24/2026	1172	AR-022226 DONNA SULLIVAN	\$1,299.00	SEC. DEPOSITS REFUND
02/26/2026	1173	California Dept. of Tax and Fee Admin.	\$2,692.00	SALES TAX PAYMENT
02/26/2026	1174	CNC EQUESTRIAN MANAGEMENT	\$39,392.71	CONTRACT LABOR-MONTHLY MAINTENANCE
02/26/2026	1175	FRONTIER COMMUNICATIONS	\$776.77	MONTHLY PHONE SERVICES-OFFICE
02/26/2026	1176	JANUS PEST MANAGEMENT, INC.	\$768.00	PEST CONTROL
02/26/2026	1177	ROGERS, CLEM & CO.	\$2,200.00	MONTHLY ACCT'G & CONSULTING EXP.

CRIA CHECK REGISTER  
FEBRUARY

2026

02/26/2026	1178	BRADY INDUSTRIES	\$287.74	PAPER AND CLEANING SUPPLIES
02/26/2026	1179	California Dept. of Tax and Fee Admin.	\$1,043.00	SALES TAX PAYMENT
02/26/2026	1180	CAPITAL PROTECTION INC.	\$2,087.60	EVENT SECURITY SERVICES
02/26/2026	1181	CNC EQUESTRIAN MANAGEMENT	\$4,645.86	REIMBURSE FOR CC PURCHASES
02/26/2026	1182	FED EX	\$90.49	POSTAGE EXPENSE
02/26/2026	1183	HOME DEPOT	\$339.03	PROPERTY MAINT. EXPENSE
02/26/2026	1184	JANUS PEST MANAGEMENT, INC.	\$645.00	PEST CONTROL
02/26/2026	1185	OFFICE DEPOT	\$25.35	OFFICE SUPPLIES EXPENSE
02/26/2026	1186	SATSUMA LANDSCAPE	\$8,674.00	MONTHLY LANDSCAPE EXPENSE
02/26/2026	1187	SYSCO	\$5,211.17	BEVERAGE ORDER-ALCOHOL INVENTORY
02/26/2026	1188	TBS CLEANING SERVICE	\$3,770.00	MNTLY CLEANING-FEBRUARY
02/26/2026	1189	CAPITAL PROTECTION INC.	\$400.00	EVENT SECURITY SERVICES
02/27/2026	1190	DELHAVEN COMMUNITY CENTER	\$500.00	SPONSORSHIP AD-ROTARY FUNDRAISER
02/26/2026	19625	VOID CHECK	\$0.00	PRINTER FEED ERROR
02/26/2026	19682	INDUSTRY HILLS EXPO CENTER	\$60,000.00	TRANSFER FUNDS-CLOSED ACCT
02/26/2026	19683	INDUSTRY HILLS EXPO CENTER	\$10,566.96	TRANSFER FUNDS -CLOSED ACCT
<hr/> <b>TOTAL</b> <hr/>			<b>257,077.15</b>	

ITEM NO. 6.4



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

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

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Mathew Hudson, Director of Public Works  
Dev Birla, Contract Electric Utility Director  
James Cramsie, Sr. Director of Engineering

**DATE:** April 14, 2026

**SUBJECT:** Consideration of Resolution No. CRIA 2026-05, Confirming the Continued Existence of an Emergency Condition at the EXPO Center, and Declaring that the Public Interest and Necessity Require Certain Work to be Performed without formal Competitive Bidding Pursuant to California Public Contract Code Section 22050 and Section 3.52.110 of the City's Municipal Code

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### **Background:**

On September 10, 2025, the CRIA Board adopted Resolution No. CRIA 2025-04, declaring an emergency condition at the Expo Center, and making the findings needed pursuant to the California Public Contract Code Section 22050 to allow the Executive Director to immediately retain the services necessary to complete the trail lighting restoration and security camera installation work. Additionally, a notice of exemption was adopted for the project. The trail lighting project was awarded to Fullerton Electric, in an amount of \$244,310.00 and the security camera installation project was awarded to Portola Systems for the equipment and licensing and BEI Construction for the installation, in an amount of \$164,990.42.

On subsequent meetings, CRIA Board adopted continuing resolutions declaring the continued existence of the emergency as the trail lighting restoration and security camera projects were ongoing. Recently, the trail lighting project with Fullerton Electric included:

- The work for the trail lighting, including change orders, was nearly complete, four light replacements were to be installed.

The work completed for the security cameras installation project with Portola Systems and BEI

Construction included:

- Site investigations for all camera locations.
- Researched and investigated utility as-built plans and DigAlert markings
- The excavations for the foundations began.
- Pouring of the foundations for the poles and pole setting for the solar and cellular set up were set to begin

### **Discussion:**

Pursuant to California Public Contracts Code Section 22050, the CRIA Board must find that an emergency still exists, and that the emergency action is necessary to address the issue. Further, the Board will be provided project updates at every regularly scheduled Board meeting until the projects are completed. The emergency work has been ongoing.

The trail lighting project with Fullerton Electric is completed, and during construction, the following unforeseen conditions were encountered in the field and the following change orders were necessary to make the trail lights operational:

### **Change Order No. 1**

- Replace ground vault near light #124
- Replace missing conduit between Lights #168 and #169
- Cost \$2,803.35

### **Change Order No. 2**

- Troubleshoot and found 4 pole failed contactors, ordered, and replaced.
- Cost \$2,981.67

### **Change Order No. 3**

- Order 4 new LED light fixtures to replace 4 failed light fixtures (#68, #104, #149, and #166).
- Cost \$8,518.30

As of January 20, 2026, the Director of Public Works has reviewed the change order for completeness and accuracy as to the materials and labor included. The total for Change Order Nos. 1, 2 and 3 is \$14,303.32.

The latest work completed for the security cameras installation project with Portola Systems and BEI Construction includes:

- All 8 poles have been installed
- All cameras and devices have been installed to all the poles

- All Solar equipment has been installed
- Currently undergoing testing and troubleshooting
- Coordinating for upcoming training session with EXPO key staff

Further project updates will be provided at the next CRIA meeting. Further project updates will be provided at the next CRIA meeting. As of March 27, 2026, Staff have determined that all contract work and extra work has been satisfactorily completed and trail lights are 100% operational.

**Fiscal Impact:**

The original fiscal impact for the trail lighting project is \$244,310.00 (Account No. 121-713-5205, MP 01-34 #51) and \$194,000.00 for the security camera installation project (Account No. 121-713-5205, MP 01-34 #52).

For the trail lighting project:

Contract Amount	\$244,310.00
Change Order No. 1	\$2,803.35
Change Order No. 2	\$2,981.67
Change Order No. 3	\$8,518.30
<b>Revised Project Cost</b>	<b>\$258,613.32</b>

The revised contract amount for Fullerton Electric, including Change Order Nos. 1, 2, and 3, totals \$258,613.32. In the adopted Fiscal Year 2025/2026 Capital Improvement Project budget, \$260,000.00 is approved for this project (Account No. 121-713-5205/MP 01-34 #51). Change orders total \$14,303.32, which represents 5.9 percent of the contract amount.

**Recommendation:**

1. Staff recommends that the Board adopt Resolution No. CRIA 2026-05; and
2. Approve and execute Change Order Nos. 1, 2, and 3 in the amount of \$14,303.32; and
3. Accept the work performed by Fullerton Electric Co. in the amount of \$258,613.32
4. Authorize the Chair or his designee to execute the Notice of Completion attached hereto as Exhibit D; and
5. Authorize the Secretary to file the Notice of Completion for the trail lighting project.

**Exhibits:**

1. Resolution No. CRIA 2026-05
2. Change Order No. 1 invoice
3. Change Order No. 2 invoice
4. Change Order No. 3 invoice
5. Notice of Completion

**RESOLUTION NO. CRIA 2026-05**

**RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

**WHEREAS**, in June of 2019, the Industry Trail Lighting Improvements project was completed and the public has utilized the trails with adequate lighting for safety outside of daylight hours within and around the Expo Center and Industry Hills areas; and

**WHEREAS**, cities and utilities have faced incidents of copper wire thefts recently. Over the past few months, approximately 90 percent of the copper wiring for the trail lighting has been stolen, and most of the 169 trail lights are currently out of service. Additionally, several locations have been identified where the thieves have entered the property at the Expo Center; and

**WHEREAS**, due to shorter daylight periods as a result of the upcoming ending of daylight savings, an emergency declaration for public safety is needed in order to complete two identified projects that will address public safety issues expediently; and

**WHEREAS**, Staff have identified two essential projects to respond to the emergency which involve the restoration of the trail lighting system and installation of security cameras in Expo Center where thieves have been identified entering the property; and

**WHEREAS**, the City has adopted the Uniform Public Construction Cost Accounting Act ("Act"), and under the provisions of the Act (California Public Contract Code Section 22035(b)), and Section 3.52.110 of the City's Code, in the event of an emergency, upon a four-fifths vote by the Civic Recreational Industrial Authority ("CRIA") Board of Directors, CRIA may procure any necessary equipment, services and supplies for the emergency without engaging in the competitive bidding process. Further, pursuant to Public Contract Code Section 22050(a)(1), the Board may take any directly related and immediate action required by that emergency. In accordance with the provisions of Section 22050(a)(2) of the Public Contract Code, it is necessary for the Board to make a finding that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

**WHEREAS**, due to the public safety issues created by a lack of lighting along the trail, the emergency will not permit a delay resulting from a competitive solicitation for bids, and immediate action is necessary to respond to the emergency.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CIVIC RECREATIONAL-INDUSTRIAL AUTHORITY DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by reference.

**Section 2.** The emergency work is necessary for public safety throughout Expo Center and the Industry Hills trails.

**Section 3.** Based on the foregoing, pursuant to California Public Contract Code Section 22050 and Section 3.52.110 of the City's Municipal Code, the Board of Directors hereby finds that an emergency situation exists, and also existed on October 7, 2025, November 12, 2025, December 10, 2025 and January 14, 2026 and February 11, 2026, and March 11, 2026 and declares that the public interest and necessity demand the immediate expenditure of public money for such repair work to safeguard life, health, and property without complying with the competitive bidding requirements of the California Public Contract Code. The emergency will not permit a delay resulting from a competitive solicitation for bids, and the action is necessary to respond to the emergency. The Board of Directors hereby waives competitive bidding under Public Contract Code 22050, and Section 3.52.110 of the City's Municipal Code.

**Section 4.** In accordance with Public Contract Code Section 22050(a)(1), the Board of Directors hereby confirms the agreement between the CRIA and Fullerton Electric to perform the required emergency services for the trail lighting restoration project, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the Industry Hills trail lighting restoration project.

**Section 5.** In accordance with Public Contract Code Section 22050(a)(1), the Board of Directors hereby confirms the agreement between the CRIA and Portola Systems and BEI Construction, to perform the required emergency services for the security camera installation safety project, and authorizes the Executive Director to execute all necessary contracts and documents with a qualified contractor(s) or vendor(s) in addition to the aforementioned agreement, for the security cameras installation safety project.

**Section 6.** The Board of Directors shall review the emergency action at every regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action.

**Section 7.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**Section 8.** The Board Secretary shall certify to the passage and adoption of this resolution and the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Board of Directors of the Civic-Recreational-Industrial Authority at a regular meeting held on April 8, 2026, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

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Eric Benavidez, Chairman

**ATTEST:**

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Julie Gutierrez-Robles, Secretary

**CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY**

**CHANGE ORDER**

15651 Mayor Dave Way  
City of Industry, CA 91744  
(626)333-2211

Change Order No. 1

**Project** Miscellaneous Trail Lighting Improvements **Contract No.** EXPO-2143/  
Along Temple Avenue and Azusa Avenue MP 01-34#51 **Date** 4/14/2026

**Type**  
**Project** Emergency Lighting Work **Contractor** Fullerton Electric Co.

**Location** Trail along Temple Avenue and Azusa Avenue, City of Industry

**Explanation:**

Replaced ground vault and conduit between two lights.

Extra Work by: Contract Items Negotiated X  
T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Vault, Conduit, Mateirals and Labor	1	\$ 2,803.35	\$ 2,803.35	
<b>TOTAL COST</b>				<b>\$ 2,803.35</b>	

**T & M SUMMARY**

*Labor Cost	Total Labor per Day
*Equipment Cost (See attached breakdown)	Total Equipment per Day
*Material Cost	<b>Sub-Total</b> \$ -
(*Attach breakdown of labor, equipment and materials)	
<b>CHANGE ORDER SUMMARY</b>	% of Contract Amount
Original Contract Amount \$ 244,310.00	Other Additive (Profit & Bond Fee)
Total Previous Change Orders \$ - 0.00%	<b>Total T &amp; M</b> \$ -
Total Change Orders \$ 2,803.35 1.15%	<b>Pay This CHANGE ORDER</b> \$2,803.35 1.15%

Authorized by \_\_\_\_\_ Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Donald F. Holly 04/03/2026  
Contractor Representative Date

Mathew Hudson, Director of Public Works Date

Joshua Nelson, Executive Director Date  
Joshua Nelson 04/06/2026

Ricardo Sanchez, Director of Construction Management Date



**Donald F. Holly & Son, Inc.**  
**DBA Fullerton Electric Co.**

**209 S. Richman Ave.**  
**Fullerton, CA 92832**  
**Phone 714-526-2010**  
**Accounting@FullertonElectric.net**

# Invoice

Date	Invoice #
1/21/2026	38033

**Fed. I.D. 95-3625468**  
**State Lic. 814223**

Bill To		Project	
<b>City of Industry</b> <b>15625 Mayor Dave Way</b> <b>Industry, CA 91744</b> <b>(626) 893-8221</b>	P.O. No.	Terms	<b>Ground Vault &amp; Conduit Replacement</b>
	W.O. No.	<b>Net 30</b>	
	12091-1451225		

Qty	Description	Unit Cost	Amount
	Donald F. Holly and Son, Inc. DBA Fullerton Electric Company has performed the following work:  Replace ground vault near light #124.  Replace missing conduit between lights #168 & #169.	0.00	0.00
8	Labor	165.00	1,320.00
8	Labor - ET	95.00	760.00
1	Materials	656.10	656.10T

<b>It's been a pleasure working with you!</b>  <small>The title and right of possession to any and all materials furnished by DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company remains so until full payment in cash is received. All work was performed in a satisfactory manner; and should the purchaser become insolvent or in default, DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company shall have the right to declare the whole amount immediately due and payable. In the event of litigation over any of the terms of this contract, the prevailing party shall be entitled to reasonable legal fees and costs, including attorney fees, as determined by a court competent jurisdiction.</small>	<b>Subtotal</b>	\$2,736.10
	<b>Sales Tax (10.25%)</b>	\$67.25
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	<b>\$2,803.35</b>

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**

**CHANGE ORDER**

15651 Mayor Dave Way  
 City of Industry, CA 91744  
 (626)333-2211

Change Order No. 2

**Project** Miscellaneous Trail Lighting Improvements  
Along Temple Avenue and Azusa Avenue **Contract No.** EXPO-2143/  
MP 01-34#51 **Date** 4/14/2026

**Type**  
**Project** Emergency Lighting Work **Contractor** Fullerton Electric Co.

**Location** Trail along Temple Avenue and Azusa Avenue, City of Industry

**Explanation:**

Replaced failed 4 pole contractor.

Extra Work by: Contract Items X Negotiated T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	4 Pole Contractor, Mateirals and Labor	1	\$ 2,981.67	\$ 2,981.67	
<b>TOTAL COST</b>				<b>\$ 2,981.67</b>	

**T & M SUMMARY**

*Labor Cost		Total Labor per Day	
*Equipment Cost (See attached breakdown)		Total Equipment per Day	
*Material Cost		<b>Sub-Total</b>	<b>\$ -</b>
(*Attach breakdown of labor, equipment and materials)			
<b>CHANGE ORDER SUMMARY</b>	% of Contract Amount	Other Additive (Profit & Bond Fee)	
Original Contract Amount \$ 244,310.00		<b>Total T &amp; M</b>	<b>\$ -</b>
Total Previous Change Orders \$ 2,803.35 1.15%			
Total Change Orders \$ 5,785.02 2.37%		<b>Pay This CHANGE ORDER</b>	<b>\$2,981.67</b> 1.22%

Authorized by \_\_\_\_\_ Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Donald F. Holly 04/03/2026  
 Contractor Representative Date

Mathew Hudson, Director of Public Works Date

Joshua Nelson, Executive Director Date  
Ricardo Sanchez 04/06/2026

Ricardo Sanchez, Director of Construction Management Date



**Donald F. Holly & Son, Inc.  
DBA Fullerton Electric Co.**

**209 S. Richman Ave.  
Fullerton, CA 92832  
Phone 714-526-2010  
Accounting@FullertonElectric.net**

# Invoice

Date	Invoice #
1/21/2026	38032

**Fed. I.D. 95-3625468  
State Lic. 814223**

Bill To		Project	
<b>City of Industry 15625 Mayor Dave Way Industry, CA 91744 (626) 893-8221</b>	P.O. No.	Terms	<b>Lighting Contactor Replacement 1/12/26</b>
	W.O. No.	<b>Net 30</b>	
	12091-640126		

Qty	Description	Unit Cost	Amount
	Donald F. Holly and Son, Inc. DBA Fullerton Electric Company has performed the following work:  Spend time troubleshooting loss of power to circuits 2 & 4 on Asuza Ave.  Found failed 4 pole contactor.  Ordered and replaced 4 pole contactor.  Energize and test - all is functional.	0.00	0.00
6	Labor	165.00	990.00
6	Labor - ET	95.00	570.00
1	4 Pole Contactor	1,275.00	1,275.00T
1	Misc. Cleaning & Electrical Supply	14.50	14.50T

<b>It's been a pleasure working with you!</b>  <small>The title and right of possession to any and all materials furnished by DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company remains so until full payment in cash is received. All work was performed in a satisfactory manner; and should the purchaser become insolvent or in default, DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company shall have the right to declare the whole amount immediately due and payable. In the event of litigation over any of the terms of this contract, the prevailing party shall be entitled to reasonable legal fees and costs, including attorney fees, as determined by a court competent jurisdiction.</small>	<b>Subtotal</b>	\$2,849.50
	<b>Sales Tax (10.25%)</b>	\$132.17
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	<b>\$2,981.67</b>

**CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY**

**CHANGE ORDER**

15651 Mayor Dave Way  
City of Industry, CA 91744  
(626)333-2211

Change Order No. 3

**Project** Miscellaneous Trail Lighting Improvements  
Along Temple Avenue and Azusa Avenue **Contract No.** EXPO-2143/  
MP 01-34#51 **Date** 4/14/2026

**Type**  
**Project** Emergency Lighting Work **Contractor** Fullerton Electric Co.

**Location** Trail along Temple Avenue and Azusa Avenue, City of Industry

**Explanation:**

Replaced 4 failed LED Fixtures.

Extra Work by: Contract Items Negotiated X  
T & M

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	4 LED Fixtures (Labor and Materials)	1	\$ 8,518.30	\$ 8,518.30	
<b>TOTAL COST</b>				<b>\$ 8,518.30</b>	

**T & M SUMMARY**

*Labor Cost		Total Labor per Day	
*Equipment Cost (See attached breakdown)		Total Equipment per Day	
*Material Cost		<b>Sub-Total</b>	<b>\$ -</b>
(*Attach breakdown of labor, equipment and materials)			
<b>CHANGE ORDER SUMMARY</b>	% of Contract Amount	Other Additive (Profit & Bond Fee)	
Original Contract Amount \$ 244,310.00		<b>Total T &amp; M</b>	<b>\$ -</b>
Total Previous Change Orders \$ 5,785.02 2.37%			
Total Change Orders \$ 14,303.32 5.85%		<b>Pay This CHANGE ORDER</b>	<b>\$8,518.30 3.49%</b>

Authorized by \_\_\_\_\_ Additional Contract Days 0

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Donald F. Holly 04/03/2026  
Contractor Representative Date

Mathew Hudson, Director of Public Works Date

Joshua Nelson, Executive Director Date  
Ricardo Sanchez 04/06/2026

Ricardo Sanchez, Director of Construction Management Date



**Donald F. Holly & Son, Inc.**  
**DBA Fullerton Electric Co.**

**209 S. Richman Ave.**  
**Fullerton, CA 92832**  
**Phone 714-526-2010**  
**Accounting@FullertonElectric.net**

# Invoice

Date	Invoice #
3/26/2026	38364

**Fed. I.D. 95-3625468**  
**State Lic. 814223**

Bill To		Project	
<b>City of Industry</b> <b>15625 Mayor Dave Way</b> <b>Industry, CA 91744</b> <b>(626) 893-8221</b>	P.O. No.	Terms	<b>Expo Center</b> <b>Trail Lighting Replacement</b>
	W.O. No.	<b>Net 30</b>	
	12091-700326		

Qty	Description	Unit Cost	Amount
	Donald F. Holly and Son, Inc. DBA Fullerton Electric Company has performed the following work:	0.00	0.00
	Replace (4) failed LED fixtures per Proposal #FEXX0126.		
1	Contract price includes all labor and materials.	8,518.30	8,518.30

<b>It's been a pleasure working with you!</b>  <small>The title and right of possession to any and all materials furnished by DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company remains so until full payment in cash is received. All work was performed in a satisfactory manner; and should the purchaser become insolvent or in default, DONALD F. HOLLY &amp; SON, INC. DBA Fullerton Electric Company shall have the right to declare the whole amount immediately due and payable. In the event of litigation over any of the terms of this contract, the prevailing party shall be entitled to reasonable legal fees and costs, including attorney fees, as determined by a court competent jurisdiction.</small>	<b>Subtotal</b>	\$8,518.30
	<b>Sales Tax (10.25%)</b>	\$0.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	<b>\$8,518.30</b>



# CITY OF INDUSTRY

- Civic-Recreational-Industrial Authority
- Industry Public Utilities Commission
- Industry Property and Housing Management Authority
- Successor Agency to the Industry Urban-Development Agency  
15625 Mayor Dave Way, City of Industry, CA 91744

## Notification of Construction Completion

**Miscellaneous Trail Lighting Improvements**

**Project: Along Temple Avenue and Azusa Avenue**

**Date: April 14, 2026**

**Contract**

**Contract No.: EXPO-2143**

**Contractor: Donald F. Holly and Sons, Inc. DBA Fullerton Electric.**

As a result of an inspection conducted on 03/27/2026 the contractor's construction work has been completed in accordance with the contract documents, with the exception of the items noted below:

Acceptance of completed construction work shall not relieve the contractor from other requirements of the contract documents.

Accepted by

Contractor	<b>don holly</b> Printed Name	<i>Donald F. Holly</i> Signature	<b>President</b> Title	<b>04/03/2026</b> Date
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Recommended by Project Engineer	<b>James Cramsie</b> Printed Name	<i>James Cramsie</i> Signature	<b>Project Engineer</b> Title	<b>04/06/2026</b> Date
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Recommended by Project Inspector	<b>Justin Aguilar</b> Printed Name	<i>Justin Aguilar</i> Signature	<b>Field Operations Project Manager</b> Title	<b>04/06/2026</b> Date
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Recommended by Project Manager	<b>Ricardo Sanchez</b> Printed Name	<i>Ricardo Sanchez</i> Signature	<b>Director of Construction Management</b> Title	<b>04/06/2026</b> Date
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Recommend by Public Agency	<b>Mathew Hudson</b> Printed Name	Signature	<b>Director of Public Works</b> Title	Date
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Approved by Public Agency	<b>Joshua Nelson</b> Printed Name	Signature	<b>Executive Director</b> Title	Date
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ITEM NO. 7.1



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance  
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: April 14, 2026

SUBJECT: Civic-Recreational-Industrial Authority February 28, 2026 Financial Report

### **Executive Summary:**

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

### **Expo Center:**

The Pavilion is temporarily closed for renovations, and no events were held during this period. For the month ended February 28, 2026, the Expo Center generated revenues of \$121,112 and expenses of \$210,433 resulting in a net operating loss of \$89,321.

Year-to-date revenues amounted to \$1,104,127, which represents approximately 68% of the budgeted revenues of \$1,635,000 for the year ended June 30, 2026.

Year-to-date operating expenses through February 28, 2026 amounted to \$1,710,256, which represents approximately 70% of budgeted expenses of \$2,440,000 for the year ended June 30, 2026.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year-to-date net transfers of \$485,000 from the Capital Project fund through February 28, 2026.

**Capital Projects Fund:**

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2026 amount to \$2,492,000. The Fund has incurred \$978,764 of year-to-date expenditures through February 28, 2026 which represents approximately 39% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$1,721,000 of which \$485,000 was transferred to the Expo Center, resulting in net transfers of \$1,236,000 retained in the fund.

**Capital Improvement Fund:**

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2026. The budget is \$8,855,000. For the month ended February 28, 2026, expenditures for capital improvements amounted to \$1,172,302 with the year-to-date expenditures of \$5,064,006. This represents 57% of total budgeted expenditures for the year ended June 30, 2026.

**Description of Reports:**

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at February 28, 2026.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# **EXHIBIT A**

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

February 28, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

February 28, 2026

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
February 28, 2026

**Expo Center Operations**

During the month ended February 28, 2026, the Facilities and the Grand Arena generated total revenues of \$120,627. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were two events held in the Avalon Room, resulting in Facilities revenues of \$7,999. Additionally, three events were held in the Grand Arena, generating \$112,628 in revenues.

At February 28, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Year To Date</u> <u>2/28/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>	<u>Month Ended</u> <u>02/28/2025</u>	<u>Year To Date</u> <u>02/28/2025</u>
Total revenues	\$ 121,112	\$ 1,104,127	\$ 1,635,000	68%	\$ 129,582	\$ 1,306,437
Expenses:						
Direct Expo Center expenses	95,128	759,127	922,000	82%	70,478	766,447
General and administrative expenses	115,305	951,129	1,518,000	63%	95,068	960,666
Total direct Expo Center expenses	210,433	1,710,256	2,440,000	70%	165,546	1,727,113
Net (loss) income from operations	(89,321)	(606,129)	(805,000)	75%	(35,964)	(420,676)
Net (loss) income	\$ (89,321)	\$ (606,129)	\$ (805,000)	75%	\$ (35,964)	\$ (420,676)

Summarized financial information by department for the month ending February 28, 2026 and 2025:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Month Ended</u> <u>2/28/2026</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 7,999	\$ 112,628	\$ 485	\$ 121,112
Expenses:				
Direct Expo Center expenses	35,503	59,625	-	95,128
General and administrative expenses	-	-	115,305	115,305
Total direct Expo Center expenses	35,503	59,625	115,305	210,433
Net (loss) income from operations	(27,504)	53,003	(114,820)	(89,321)
Net (loss) income for the month ended	\$ (27,504)	\$ 53,003	\$ (114,820)	\$ (89,321)

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>2/28/2025</u>	<u>Month Ended</u> <u>2/28/2025</u>	<u>Month Ended</u> <u>2/28/2025</u>	<u>Month Ended</u> <u>2/28/2025</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 32,069	\$ 97,513	\$ -	\$ 129,582
Expenses:				
Direct Expo Center expenses	33,039	37,439	-	70,478
General and administrative expenses	-	-	95,068	95,068
Total direct Expo Center expenses	33,039	37,439	95,068	165,546
Net (loss) income from operations	(970)	60,074	(95,068)	(35,964)
Net (loss) income for the month ended	\$ (970)	\$ 60,074	\$ (95,068)	\$ (35,964)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
February 28, 2026

Summarized financial information by department year to date period ending February 28, 2026 and 2025:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	2/28/2026	2/28/2026	2/28/2026	2/28/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 288,423	\$ 815,178	\$ 526	\$ 1,104,127
Expenses:				
Direct Expo Center expenses	349,449	409,678	-	759,127
General and administrative expenses	-	-	951,129	951,129
Total direct Expo Center expenses	349,449	409,678	951,129	1,710,256
Net (loss) income from operations	(61,026)	405,500	(950,603)	(606,129)
Net (loss) income year to date	\$ (61,026)	\$ 405,500	\$ (950,603)	\$ (606,129)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	2/28/2025	2/28/2025	2/28/2025	2/28/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 449,826	\$ 855,366	\$ 1,245	\$ 1,306,437
Expenses:				
Direct Expo Center expenses	377,244	389,203	-	766,447
General and administrative expenses	-	-	960,666	960,666
Total direct Expo Center expenses	377,244	389,203	960,666	1,727,113
Net (loss) income from operations	72,582	466,163	(959,421)	(420,676)
Net (loss) income year to date	\$ 72,582	\$ 466,163	\$ (959,421)	\$ (420,676)

**CRIA Capital Assets**

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at February 28, 2026 amounted to \$16,232,187 with \$2,495,954 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended February 28, 2026. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
February 28, 2026

**Capital Projects**

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

At February 28, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Year To Date</u> <u>2/28/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Total revenues	\$ -	\$ 2,025	\$ 5,000	41%
Expenditures:				
General and administrative expenses	122,042	978,764	2,492,000	39%
Total expenses	122,042	978,764	2,492,000	39%
Excess of expenditures over revenues	\$ (122,042)	\$ (976,739)	\$ (2,487,000)	39%

**Capital Improvements Fund**

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

**Capital Improvement Program (CRIA)**

#	Project Name	FY 25-26 Amended Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,000,000
3	Expo Center Patio Café Improvements	5,000
4	Expo Center Fire Alarm System	1,400,000
5	Expo Center A/V upgrades to the Grand Arena	1,645,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	37,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
11	Miscellaneous Trails Lighting Improvements along Temple Avenue and Azusa Avenue	313,000
12	Security Camera Installation at Expo Center	200,000
13	Expo Center Lighting Improvements	105,000
	<b>Total</b>	<b>\$8,855,000</b>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
February 28, 2026

At February 28, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>2/28/2026</u>	<u>Year To Date</u> <u>2/28/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 92,542	\$ 694,862	\$ 1,199,000	58%
Construction Costs	1,076,607	4,325,887	7,600,000	57%
Small Equipment & Supplies	3,153	43,257	56,000	77%
Total expenditures	<u>1,172,302</u>	<u>5,064,006</u>	<u>8,855,000</u>	57%
Excess of expenditures over revenues	\$ <u>1,172,302</u>	\$ <u>5,064,006</u>	\$ <u>8,855,000</u>	57%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF FEBRUARY 28, 2026

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
<b>ASSETS</b>			
<b>CURRENT ASSETS:</b>			
Cash and cash equivalents	\$ 191,042	\$ 139,897	\$ -
Investments	95,699	-	-
Accounts receivable, net	-	16,910	-
Inventories	-	60,962	-
Deposits	-	3,000	-
Total current assets	<u>286,741</u>	<u>220,769</u>	<u>-</u>
<b>CAPITAL ASSETS, net</b>	<u>-</u>	<u>16,232,187</u>	<u>-</u>
<b>Total assets</b>	<u>\$ 286,741</u>	<u>\$ 16,452,956</u>	<u>\$ -</u>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>CURRENT LIABILITIES:</b>			
Accounts payable	\$ 28,863	\$ 44,300	\$ 195,575
Sales tax payable	-	7,488	-
Due to other funds	-	-	566
Advance rental payments	-	73,285	-
Security deposits	-	27,000	-
Total current liabilities	<u>28,863</u>	<u>152,073</u>	<u>196,141</u>
<b>FUND BALANCE:</b>			
Fund balance	<u>257,878</u>	<u>16,300,883</u>	<u>(196,141)</u>
Total liabilities and fund balance	<u>\$ 286,741</u>	<u>\$ 16,452,956</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED FEBRUARY 28, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 2/28/2026	YEAR TO DATE 2/28/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 2/28/2026	YEAR TO DATE 2/28/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 2/28/2026	YEAR TO DATE 2/28/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 121,112	\$ 1,104,127	\$ 1,635,000	68%	\$ -	\$ -	\$ -	0%
Other revenues	-	2,025	5,000	41%	-	-	-	0%	-	-	-	0%
Total revenues	-	2,025	5,000	41%	121,112	1,104,127	1,635,000	68%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	95,128	759,127	922,000	82%	1,172,302	5,064,006	8,855,000	57%
General and administrative expenses	122,042	978,764	2,492,000	39%	115,305	951,129	1,518,000	63%	-	-	-	0%
Total expenses	122,042	978,764	2,492,000	39%	210,433	1,710,256	2,440,000	70%	1,172,302	5,064,006	8,855,000	57%
EXCESS OF EXPENDITURES OVER REVENUES	(122,042)	(976,739)	(2,487,000)	39%	(89,321)	(606,129)	(805,000)	75%	(1,172,302)	(5,064,006)	(8,855,000)	57%
OTHER FINANCING SOURCES, NET	243,000	1,236,000	2,442,400	51%	-	485,000	805,000	60%	1,130,697	5,053,702	8,855,000	57%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	120,958	259,261	<u>\$ (44,600)</u>	-581%	(89,321)	(121,129)	<u>\$ -</u>	0%	(41,605)	(10,304)	<u>\$ -</u>	0%
Fund balance, beginning	136,920	(1,383)			16,390,204	16,422,012			(154,536)	(185,837)		
Fund balance, ending	<u>\$ 257,878</u>	<u>\$ 257,878</u>			<u>\$ 16,300,883</u>	<u>\$ 16,300,883</u>			<u>(196,141)</u>	<u>\$ (196,141)</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER  
 STATEMENT OF CASH FLOWS  
FOR THE YEAR TO DATE ENDED FEBRUARY 28, 2026

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (606,129)
Change in operating assets and liabilities:	
Accounts receivable, net	72,159
Due from other funds	85,000
Prepaid insurance	9,073
Inventories	(10,143)
Accounts payable	26,745
Sales tax payable	4,420
Advance rental payments	(47,556)
Security deposits	(12,000)
Other current liabilities	(486)
Net cash used by operating activities	<u>(478,917)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>485,000</u>
NET CHANGE IN CASH	6,083
Cash at July 1, 2025	133,814
Cash at February 28, 2026	<u>\$ 139,897</u>

**INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED FEBRUARY 28, 2026 AND 2025**

<u>Expo Center Operations</u>	MONTH ENDED 2/28/2026	YEAR TO DATE 2/28/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET	MONTH ENDED 02/28/2025	YEAR TO DATE 02/28/2025
<b>Expo revenues</b>						
Facilities rentals	\$ 2,943	\$ 125,539	\$ 114,000	110%	\$ 12,866	\$ 222,413
Facilities rentals - bar sales	3,300	119,691	104,000	115%	14,668	169,603
Facilities - security	800	28,325	27,000	105%	3,643	37,326
Facilities - food	-	-	-	0%	-	-
Facilities - insurance	-	1,500	1,000	150%	600	7,065
Facilities - other	810	12,821	9,000	142%	-	11,880
Facilities - concessions	146	547	-	0%	292	1,539
Grand Arena - special events rentals	8,500	113,700	186,000	61%	12,000	140,500
Grand Arena - outdoor arena rentals	-	-	4,000	0%	1,000	6,900
Grand Arena - show barn stall rentals	2,830	25,133	55,000	46%	2,095	31,980
Grand Arena - shaving sales	341	3,853	7,000	55%	789	4,912
Grand Arena - security	8,480	66,949	113,000	59%	5,295	61,840
Grand Arena - trailer parking	1,600	25,905	63,000	41%	1,300	59,552
Grand Arena - bar sales	71,809	334,080	485,000	69%	58,116	279,435
Grand Arena - parking	10,675	169,913	306,000	56%	11,460	171,998
Grand Arena - other	8,393	75,645	157,000	48%	5,458	98,249
Total revenues	<u>120,627</u>	<u>1,103,601</u>	<u>1,631,000</u>	68%	<u>129,582</u>	<u>1,305,192</u>
<b>Direct general and administrative revenues</b>						
G&A- Other	485	526	4,000	13%	-	1,245
<b>Expo expenses</b>						
Cost of sales	15,833	116,310	165,000	70%	19,673	137,164
Bar supplies	385	6,917	11,000	63%	470	5,400
Promotional banquet	500	1,036	-	0%	-	-
Contract labor/wages	52,748	450,745	476,000	95%	37,156	402,451
Furniture/fixtures & equipment	-	716	10,000	7%	-	35,966
Facilities - insurance	-	370	-	0%	-	-
Miscellaneous	3,357	15,264	11,000	139%	-	10,612
Promotional	500	750	6,000	13%	-	-
Property maintenance	-	1,090	9,000	12%	2,217	15,814
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	3,500	4,745	1,000	475%	-	628
Security - Grand Arena	9,795	76,655	126,000	61%	4,947	66,999
Security - Facilities	1,600	31,340	30,000	104%	2,572	37,342
Shavings	152	3,033	5,000	61%	587	3,551
Supplies	3,364	32,147	42,000	77%	2,473	36,322
Equipment rental	3,394	14,336	26,000	55%	383	13,268
Bad debt	-	3,673	4,000	92%	-	-
Total Expo expenses	<u>95,128</u>	<u>759,127</u>	<u>922,000</u>	82%	<u>70,478</u>	<u>766,447</u>
<b>Operating net (loss) income before direct G &amp; A and CRIA indirect expenses</b>	<u>25,984</u>	<u>345,000</u>	<u>713,000</u>	48%	<u>59,104</u>	<u>539,990</u>
<b>Direct general and administrative expenses</b>						
Office supplies	-	4,729	13,000	0%	-	14,927
Travel and meetings	-	230	-	0%	-	100
Dues, subscriptions, books, etc.	1,067	11,608	18,000	64%	1,019	11,116
Equipment rental/lease	911	6,628	10,000	66%	196	6,684
Furniture/fixtures & equipment	-	-	3,000	0%	220	4,170
Telephone	1,028	12,610	19,000	66%	1,903	12,217
Postage	186	1,227	2,000	61%	88	1,864
Miscellaneous	3,723	23,482	34,000	69%	3,460	23,925
Professional services	35,224	277,626	382,000	73%	23,958	230,381
Repairs and equipment	3,950	3,950	2,000	198%	3,730	3,949
Vehicle expenses	-	10,838	28,000	39%	2,116	22,262
Insurance and bonds	1,134	9,074	14,000	65%	1,125	9,253
Supplies	2,899	33,627	46,000	73%	3,056	29,245
Contract labor/administrative wages	43,006	364,970	547,000	67%	24,540	309,432
Property maintenance	9,013	81,944	151,000	54%	17,708	108,566
Utilities	13,164	108,586	249,000	44%	11,949	172,575
Total direct general and administrative expenses	<u>115,305</u>	<u>951,129</u>	<u>1,518,000</u>	63%	<u>95,068</u>	<u>960,666</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (89,321)</u>	<u>\$ (606,129)</u>	<u>\$ (805,000)</u>	75%	<u>\$ (35,964)</u>	<u>\$ (420,676)</u>

CAPITAL PROJECTS FUND  
 SCHEDULE OF REVENUES AND EXPENDITURES  
 FOR THE MONTH AND YEAR TO DATE ENDED FEBRUARY 28, 2026

REVENUES:	MONTH ENDED <u>2/28/2026</u>	YEAR TO DATE <u>2/28/2026</u>	AMENDED BUDGET <u>2025-2026</u>	% OF AMENDED BUDGET
Other revenues	\$ -	\$ 2,025	\$ 5,000	41%
<b>GENERAL AND ADMINISTRATIVE EXPENDITURES:</b>				
Salaries - board	3,950	31,595	47,000	67%
Payroll taxes	-	-	2,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	57	458	1,000	46%
PARS - ARS	148	1,185	2,000	59%
Landscaping	15,845	20,149	700,000	3%
Taxes and assessments	-	287	-	0%
Legal	-	5,623	16,000	35%
Professional services	8,408	191,493	335,000	57%
Accounting	154	1,158	2,000	58%
Small equipment and supplies	-	1,025	2,000	51%
Vehicle expenses	161	4,322	10,000	43%
Computer- Licenses	6,346	26,251	27,000	97%
General engineering	16,470	165,884	200,000	83%
Printing/photography	-	403	1,000	40%
Security	39,247	393,274	679,000	58%
Property maintenance	31,257	110,066	400,000	28%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Utilities	(1)	16,322	28,000	58%
Reclaimed water	-	-	22,000	0%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>122,042</u>	<u>978,764</u>	<u>2,492,000</u>	39%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (122,042)</u>	<u>\$ (976,739)</u>	<u>\$ (2,487,000)</u>	39%

CAPITAL IMPROVEMENT FUND  
 SCHEDULE OF EXPENDITURES  
FOR THE MONTH AND YEAR TO DATE ENDED FEBRUARY 28, 2026

EXPENDITURES	MONTH ENDED <u>2/28/2026</u>	YEAR TO DATE <u>2/28/2026</u>	AMENDED BUDGET <u>2025-2026</u>	% OF AMENDED BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 92,542	\$ 694,862	\$ 1,199,000	58%
Construction costs	1,076,607	4,325,887	7,600,000	57%
Small equipment & supplies	<u>3,153</u>	<u>43,257</u>	<u>56,000</u>	77%
Total expenditures	<u>1,172,302</u>	<u>5,064,006</u>	<u>8,855,000</u>	57%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 1,172,302</u>	 <u>\$ 5,064,006</u>	 <u>\$ 8,855,000</u>	 57%

ITEM NO. 7.2

# **Industry Hills** Expo Center

## **UPDATE ON EXPO CENTER FOR THE MONTH OF JANUARY**

In the month of January, the Pavilion was dark due to construction. In the Avalon room we hosted 4 events totaling **\$8,936.80**

Also, in January we held 3 Grand Arena events with revenues totaling **\$15,074.31**

January was a slow month for us following the holidays. We held 2 dog agility events and a memorial event.

**MA-010326 Tjarks Agility Keeshond club**

**MA-011026 Joe Jones Memorial event**

**MA-121325 Tjarks Agility Ventura KC**

Next month I will report back to the board with revenues regarding the following events in February.

**MA-020126 Tjarks Agility**

**MA-020726 Feria del Caballos Espanol**

**MA-022126 Speedway**

**MA-022226 Gumball Rally Speedway**

The construction at the Pavilion is progressing very nicely despite the significant rainfall we have had in recent weeks. The installation of the emergency generator occurred recently.

The Grand Arena Audio video upgrades project is out to bid. We are hoping to receive bids for review by the end of the month and are optimistic that the project will be awarded in April.

Cory Moss