



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

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

MAY 13, 2026 AT 10:30 AM

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

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

Public Comments (Non-Agenda Items): Public Comments (Non-Agenda Items): Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted 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 by the City Clerk and prior to the individual being heard by the Authority.

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

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 232 574 186 364 135

Passcode: uM39bx2w

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

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 674 153 231#

AMERICANS WITH DISABILITIES ACT:

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

AGENDAS AND OTHER WRITINGS:

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

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

6. CONSENT CALENDAR

- 6.1. Consideration of the Register of Demands for May 13, 2026

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

7. ACTION ITEMS-NONE

8. PUBLIC HEARINGS - NONE

9. CLOSED SESSION

- 9.1.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: 14063 Proctor Avenue also known as Assessor's Parcel Number 8206-012-900

Agency Negotiators: James M. Casso, General Counsel, Joshua Nelson, Executive Director

Negotiating Parties: Industry Public Utilities (Water)

Under Negotiation: Price and terms of payment

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular Industry Property and Housing Management Authority Meeting is Wednesday, May 13, 2026, at 9:00 AM.

ITEM NO. 6.1

INDUSTRY PROPERTY & HOUSING MANAGEMENT AUTHORITY

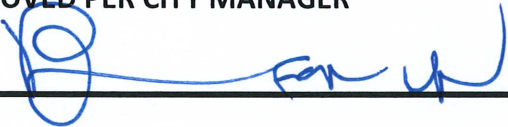
AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting May 13, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
124	IPHMA - CAPITAL IMPROVEMENT	27,130.62
160	INDUSTRY PROPERTY & HOUSING	68,666.83
TOTAL ALL FUNDS		95,797.45

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
IPHMA.WF.CHK	WELLS FARGO CHECKING	95,797.45
TOTAL ALL BANKS		95,797.45

APPROVED PER CITY MANAGER



**Industry Property and Housing Management Authority
Board Meeting
May 13, 2026**

Check	Date		Payee Name	Check Amount
IPHMA.WF.CHK - IPHMA Wells Fargo Checking				
200999	04/15/2026		ROWLAND WATER DISTRICT	\$507.67
	Invoice	Date	Description	Amount
	2026-00001702	04/01/2026	2/22-3/23/26 SVC-17217 & 17229 CHESTNUT - IRR	\$191.31
	2026-00001703	04/01/2026	2/22-3/23/26 SVC-17217 CHESTNUT ST	\$171.95
	2026-00001704	04/01/2026	2/22-3/23/26 SVC-17229 CHESTNUT ST	\$144.41
201000	04/15/2026		SOCALGAS	\$33.63
	Invoice	Date	Description	Amount
	2026-00001705	04/07/2026	3/5-4/3/26 SVC-16200 TEMPLE APT 202	\$33.63
201001	04/22/2026		WALNUT VALLEY WATER DISTRICT	\$104.30
	Invoice	Date	Description	Amount
	5635064	04/09/2026	3/3-4/1/26 SVC-20137 WALNUT DR	\$46.00
	5630620	04/08/2026	3/1-3/31/26 SVC-22002 VALLEY BLVD	\$58.30
201002	04/29/2026		SOUTHERN CALIFORNIA EDISON	\$38.01
	Invoice	Date	Description	Amount
	2026-00001755	04/15/2026	3/16-4/14/26 SVC-20137 WALNUT DR S	\$38.01
201003	05/06/2026		CITY OF INDUSTRY	\$1,646.14
	Invoice	Date	Description	Amount
	2026-00001787	04/27/2026	REIMBURSE CITY FOR RING CAMERAS	\$1,646.14
201004	05/13/2026		CELCO CONSTRUCTION SERVICES INC	\$2,327.63
	Invoice	Date	Description	Amount
	17286	03/13/2026	WATER MITIGATION SVC	\$1,737.63
	17253	03/11/2026	INSPECT & REPAIR PINHOLE LEAK TO WATERLINE IN I	\$590.00

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

201005	05/13/2026	CNC ENGINEERING	\$16,040.00
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Invoice	Date	Description	Amount
514976	04/23/2026	MISCELLANEOUS HOUSING CAPITAL IMPROVEMENTS	\$7,762.50
514960	04/23/2026	GENERAL ENGINEERING-16212 TEMPLE AVE	\$307.50
514961	04/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT B	\$102.50
514962	04/23/2026	GENERAL ENGINEERING-16218 E. TEMPLE AVE	\$693.75
514963	04/23/2026	GENERAL ENGINEERING-16217 E. TEMPLE AVE	\$51.25
514964	04/23/2026	GENERAL ENGINEERING-16224 E. TEMPLE AVE	\$51.25
514965	04/23/2026	GENERAL ENGINEERING-16238 E. TEMPLE AVE	\$102.50
514966	04/23/2026	GENERAL ENGINEERING-17217 CHESTNUT ST.	\$410.00
514967	04/23/2026	GENERAL ENGINEERING-15714 NELSON AVE	\$400.00
514968	04/23/2026	GENERAL ENGINEERING-16229 E. TEMPLE AVE	\$256.25
514969	04/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, BUNKHO	\$102.50
514970	04/23/2026	GENERAL ENGINEERING-15652 NELSON AVE	\$418.75
514971	04/23/2026	GENERAL ENGINEERING-15730 NELSON AVE	\$1,063.75
514972	04/23/2026	GENERAL ENGINEERING-17229 CHESTNUT ST.	\$205.00
514973	04/23/2026	GENERAL ENGINEERING-16242 E. TEMPLE AVE	\$461.25
514974	04/23/2026	GENERAL ENGINEERING-16200 TEMPLE AVE, UNIT D	\$427.50
514975	04/23/2026	GENERAL ENGINEERING-GENERAL ENGINEERING	\$3,223.75

201006	05/13/2026	ESPY'S ELECTRICAL SERVICES INC.	\$2,800.00
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Invoice	Date	Description	Amount
1890	04/09/2026	INSTALL NEW WIRING & TRANSFORMERS-RING DOOR	\$1,100.00
1893	04/14/2026	INSTALL NEW WIRING & TRANSFORMERS-RING DOOR	\$850.00
1894	04/14/2026	INSTALL NEW WIRING & TRANSFORMERS-RING DOOR	\$850.00

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking					
201007	05/13/2026			GOODSERVICE APPLIANCE REPAIR	\$298.72
	Invoice	Date	Description	Amount	
	20530149	04/03/2026	INSPECT & REPLACE BROKEN ICE MAKER @16000 CO	\$298.72	
201008	05/13/2026			IPHMA - PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount	
	APR-26	04/28/2026	REPLENISH PAYROLL ACCT FOR APRIL 2026	\$5,000.00	
201009	05/13/2026			KLINE'S PLUMBING, INC.	\$360.00
	Invoice	Date	Description	Amount	
	14747	03/31/2026	URGENT SVC-BLOCKAGE MSTR BATH @15714 NELSON	\$175.00	
	14779	04/17/2026	PLUMBING MAINT SVC-15714 NELSON	\$185.00	
201010	05/13/2026			MORTISE & TENON BUILDING CORP	\$17,209.58
	Invoice	Date	Description	Amount	
	522	04/13/2026	INSTALL NEW DISHWASHER-16229 TEMPLE & HAUL AV	\$375.50	
	516	04/07/2026	DRYWALL REPAIRS & PAINT MATCH HALLWAY BATHR	\$305.25	
	514	04/06/2026	MISC REPAIRS @15652 NELSON AVE	\$2,230.60	
	506	03/24/2026	URGENT ADA ACCOMIDATIONS TO MASTER BATH@15	\$14,298.23	
201011	05/13/2026			SATSUMA LANDSCAPE & MAINT.	\$29,478.65
	Invoice	Date	Description	Amount	
	0426EHNHCS	04/09/2026	3/9-4/5/26 SVC-LANDSCAPE MAINT	\$29,478.65	
201012	05/13/2026			SOLAR ROOFING AND ENERGY STOR	\$19,368.12
	Invoice	Date	Description	Amount	
	#4-IPHMA-006R	05/01/2026	VARIOUS ROOF REPLACEMENTS & REPAIRS	\$20,387.50	

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IPHMA.WF.CHK - IPHMA Wells Fargo Checking

201013	05/13/2026		VORTEX INDUSTRIES, INC.	\$585.00
	Invoice	Date	Description	Amount
	04-2236721	03/04/2026	SERVICE GATE@17229 CHESTNUT ST	\$585.00

Checks	Status	Count	Transaction Amount
	Total	15	\$95,797.45