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CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 11, 2026  
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The Regular Meeting of the Industry Property and Housing Management Authority of the City of Industry, California, was called to order by Chair Calvo at 10:30 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chair Calvo.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Ken Calvo, Chair  
Tim Seal, Vice Chair  
Phil Cook, Board Member  
James Bickel, Board Member  
Timothy O’Gorman, Board Member

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

**PRESENTATIONS**

There were none.

**CONSENT CALENDAR**

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

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

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

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

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

MOTION BY BOARD MEMBER COOK AND SECOND BY BOARD MEMBER O’GORMAN TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**ACTION ITEMS - NONE**

**PUBLIC HEARINGS- NONE**

**CLOSED SESSION**

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

Secretary Gutierrez-Robles announced there was a need for Closed Session as follows:

**9.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**Pursuant to Government Code Section 54956.8:**

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

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

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

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

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

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

Nothing further to report.

**EXECUTIVE DIRECTOR REPORTS**

There were none.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

There being no further business, the Industry Property and Housing Management Authority adjourned at 11:03 a.m.

  
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Ken Calvo  
Chair

  
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Julie Gutierrez-Robles  
Secretary