
CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 12, 2025
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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 Vice Chair Tim Seal at 10:30 a.m., in the City of Industry Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Vice Chair Tim Seal.

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

ABSENT: Ken Calvo, Chair

STAFF PRESENT: Bing Hyun, Assistant Executive Director; Mat Hudson, Engineering Manager; Jamie M. Casso, General Counsel; and Julie Gutierrez Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS FOR MARCH 12, 2025

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

Board Member Cook questioned check # 200789, on Item No. 6.1, of the Register of Demands.

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Field Operation Project Manager, Justin Aguilar, with CNC Engineering stated it was from a leaking toilet that required a new seal. The leak went unnoticed for a week and required new flooring. There was no mold found.

6.2 ANNUAL FINANCIAL REPORTS FOR THE CITY OF INDUSTRY/INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY YEAR ENDING JUNE 30, 2024

RECOMMENDED ACTION: *Receive and file the annual financial reports for the year ending June 30, 2024.*

6.3 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 11, 2024 REGULAR MEETING, OCTOBER 9, 2024 REGULAR MEETING, AND THE NOVEMBER 13, 2024 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

There were no public comments.

MOTION BY BOARD MEMBER O'GORMAN, AND SECOND BY BOARD MEMBER COOK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

ACTION ITEMS - NONE

PUBLIC HEARINGS- NONE

CLOSED SESSION

There were none.

EXECUTIVE DIRECTOR REPORTS

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Assistant Executive Director Bing Hyun had no updates and said Executive Director Josh Nelson was out of town in Washington DC.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Vice Chair Seal stated he will not be at the next meeting.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Industry Property and Housing Management Authority adjourned at 10:34 a.m.



Ken Calvo
Chair



Julie Gutierrez-Robles
Secretary