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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
DECEMBER 10, 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 Whittmore, 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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Julie Gutierrez-Robles, Secretary



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Eric Benavidez, Chairman