

# REGULAR MEETING

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## **SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY**

A regional joint powers authority dedicated to the reuse of Norton Air Force Base  
for the economic benefit of the East Valley

**WEDNESDAY  
FEBRUARY 14, 2007  
3:00 P.M.**

Loma Linda City Hall  
Council Chambers  
25541 Barton Road  
Loma Linda, California

### **AGENDA**

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **ITEMS TO BE ADDED OR DELETED**
- D. **CONFLICT OF INTEREST DISCLOSURE/INFORMATIONAL ITEMS**
  - 1. Note agenda item contracts and subcontractors which may require member abstentions due to possible conflicts of interest
  - 2. Informational Items

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For additional information, please call the SBIAA office at (909) 382-4100

E. **COMMISSION CONSENT ITEMS**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time unless the Commission directs that an item be held for further discussion under **DEFERRED ITEMS G.**

3. Receive Register of Demands
4. Receive and File Treasurer's Report for December 31, 2006, for the San Bernardino International Airport Authority (SBIAA)
5. Receive and File Mid-Year Financial Report (July 1, 2006 – December 31, 2006) for the San Bernardino International Airport Authority (SBIAA)
6. Authorize Staff to Issue a Request for Qualifications (RFQ) for Insurance Broker/Insurance Coverage Services
7. Approve Meeting Minutes: January 10, 2007

**ACTION ON CONSENT CALENDAR**

F. **COMMISSION DISCUSSION ITEMS**

8. Approve Submission of the Airport Capital Improvement Plan (ACIP) to the U.S. Department of Transportation Federal Aviation Administration (FAA)
9. Concur with Change in Allocation of \$896,500 in Funds Previously Granted by the Inland Valley Development Agency (IVDA) to the San Bernardino International Airport Authority (SBIAA) during the 2005-06 Budget Process; and Appropriate \$896,500 to the SBIAA Airport Terminal Development Project
10. Approve Purchase Order with Diaz Yourman & Associates in an Amount Not to Exceed \$32,300 for Proposed Terminal Building Concourse Geotechnical Study; and Appropriate \$3,200 for a Contingency Budget

11. Approve Purchase Order with David Evans & Associates, Inc. in an Amount Not to Exceed \$15,750 for a Topographic Survey at Building No. 673 and Adjacent Areas; and Appropriate a Contingency Budget of \$1,500
12. Approve Award of Contracts to D M Electric for Services in Hangar 763 as Follows: (1) Bay 2 Lighting in an Amount Not to Exceed \$42,900; (2) Bay 2 Electric in an Amount Not to Exceed \$63,200; and (3) Bay 2B Lighting and Electric in an Amount Not to Exceed \$39,125; and Appropriate a Contingency Budget of \$14,500
13. Approve Purchase of High Intensity Discharge (HID) Metal Halide Lights for Installation in Hangar 763 Bay 2 and Bay 2B from Wide-Lite for an Amount Not to Exceed \$70,345; and Appropriate a Contingency Budget of \$7,000
14. Approve Contract with GKK Works in an Amount Not to Exceed \$209,815 for Pre-Construction Services for the Terminal Building Redesign Project and Concourse Addition; Approve Contract with GKK Works in an Amount Not to Exceed \$638,705 for Airport Terminal and Concourse Design; Ratify a Purchase Order for \$24,900 with GKK Works for Terminal Building Engineering and Design Services; and Appropriate a Contingency Budget of \$84,000
15. Adopt Resolution No. 2007-01 of the San Bernardino International Airport Authority (SBIAA) Authorizing Lease of Certain Portions of Building 747 to Stater Bros. Markets, Subject to Approval by the U.S. Department of Transportation Federal Aviation Administration (FAA)
16. Adopt Resolution No. 2007-02 of the San Bernardino International Airport Authority (SBIAA) Authorizing Lease of Vacant Land Known as Parcel B to Stater Bros. Markets, Subject to Approval by the U.S. Department of Transportation Federal Aviation Administration (FAA)

G. ADDED AND DEFERRED ITEMS

H. PUBLIC COMMENT

I. CLOSED SESSION

- I. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: San Bernardino International Airport

Negotiating Parties: Dexter Cochnauer on behalf of the **United States Air Force**  
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning price and terms of payment for acquisition of all or portions of available areas at the San Bernardino International Airport

- II. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Approximately 25 acres of Airport property south of Third Street and east of ARFF training center

Negotiating Parties: Todd Platt on behalf of **Hillwood Strategic Services**  
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of a Development Agreement

- III. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Palm Meadows Golf Course (PMGC)  
1964 E. Palm Meadows Drive, San Bernardino, CA

Negotiating Parties: Todd Platt on behalf of **Hillwood Strategic Services**  
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under Negotiations: Instruction will be given to the IVDA negotiator concerning acquisition of an interest in the above referenced property

IV. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Approximately three (3) acres of property located on the northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **SBD Properties, LLC**  
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of a Lease Agreement

V. Conference with Legal Counsel – Anticipated Litigation. There is significant exposure to litigation pursuant to Government Code Section 54956.9(b) - one case.

J. **ADJOURN MEETING**

*San Bernardino International Airport Authority (SBIAA) Commission meetings are aired on City of San Bernardino Access Channel 3 at 6:00 p.m. on the Monday following the Commission meeting and at 2:00 p.m. on the Wednesday following the Commission meeting. Copies of the reports or other written documentation relating to each agenda item described in Section E. and Section F. above will be provided at the meeting and are on file in the office of the Assistant Secretary of the Commission, 294 S. Leland Norton Way, Suite 1, San Bernardino, California. They are available for public inspection during regular office hours which are 8:00 a.m. to 5:00 p.m., Monday through Friday. This agenda was posted in accordance with applicable State law. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the San Bernardino International Airport Authority office at (909) 382-4100. Notification 48 hours prior to the meeting will enable SBIAA staff to make reasonable arrangements to ensure accessibility to this meeting.*