

# REGULAR MEETING

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## INLAND VALLEY DEVELOPMENT AGENCY

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

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**WEDNESDAY  
MAY 23, 2007  
3:00 P.M.**

**(The IVDA Meeting is anticipated to  
start no earlier than 3:30 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 contractors and subcontractors which may require member abstentions due to possible conflicts of interest.
  - 2. Informational Items

**E. BOARD CONSENT ITEMS**

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

3. Receive Register of Demands
4. Receive and File Cash Report for March 31, 2007, for the Inland Valley Development Agency (IVDA)
5. Receive and File Cash Report for April 30, 2007, for the Inland Valley Development Agency (IVDA)
6. Approve Meeting Minutes: April 25, 2007, Special Meeting
7. Approve Meeting Minutes: April 25, 2007, Regular Meeting

**ACTION ON CONSENT CALENDAR****F. BOARD DISCUSSION ITEMS**

8. Approve an Agreement between the City of Highland, City of San Bernardino, the Inland Valley Development Agency (IVDA), and the San Bernardino International Airport Authority (SBIAA) for the Design and Construction of Portions of Third Street and Fifth Street, as a Part of the Inland Empire Goods Movement Gateway Project [Continued from April 25, 2007 meeting.]
9. Approve a Contract with HDR Engineering, Inc. in an Amount Not to Exceed \$149,513 to Prepare Preliminary Engineering for the Construction of Fifth Street between Tippecanoe Avenue and Highway 30; and Approve Phase I of Preliminary Engineering for Third Street from Tippecanoe Avenue to Alabama in an Amount Not to Exceed \$132,092 [Continued from April 25, 2007 meeting.]
10. Adopt Resolution No. 2007-01 of the Inland Valley Development Agency (IVDA) Pursuant to Health & Safety Code Section 33445; and Authorize the Deposit of Funds in an Amount Not to Exceed \$20,000,000 for a Certain Loan Guaranty in Furtherance of the Construction of Certain Airport Capital Improvements

11. Introduce for First Reading an Ordinance of the Inland Valley Development Agency (IVDA) Describing the Eminent Domain Program for the IVDA Redevelopment Project Area in Compliance with the Community Redevelopment Law
12. Approve Purchase of 15' Hydraulic Mower from Kelly Equipment in an Amount Not to Exceed \$31,759
13. Approve the Design for the Reconstruction of Tippecanoe Avenue between Harry Sheppard Boulevard and the Santa Ana River; Adopt Negative Declaration Mitigation Monitoring and Reporting Program (MMRP); and Authorize the Filing of a Notice of Determination

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: Norton Air Force Base (excluding Airport areas)

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

Under negotiations: Instruction will be given to the IVDA negotiator concerning price and terms of payment for acquisition of all or portions of available areas on Norton Air Force Base

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

Property: Norton Air Force Base (excluding Airport areas)

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 price and terms of payment for acquisition of all or portions of available areas on Norton Air Force Base

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

J. **ADJOURN MEETING**

*Inland Valley Development Agency (IVDA) Board meetings are aired on City of San Bernardino Access Channel 3 at 6:00 p.m. on the Monday following the Board meeting and at 2:00 p.m. on the Wednesday following the Board 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 Clerk of the Board, 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 Inland Valley Development Agency office at (909) 382-4100. Notification 48 hours prior to the meeting will enable IVDA staff to make reasonable arrangements to ensure accessibility to this meeting.*