

REGULAR MEETING

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
JUNE 27, 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. Approve Meeting Minutes: June 13, 2007
5. Receive and File Treasurer's Report for May 31, 2007 for the San Bernardino International Airport Authority (SBIAA)

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

6. Approve the San Bernardino International Airport Authority (SBIAA) Fiscal Year 2007-2008 Budget
7. Approve Agreements for Various Consultant Services for Fiscal Year 2007-2008
8. Approve a Contract with Precision Air Conditioning and Mechanical, Inc. in an Amount Not to Exceed \$20,100 for Maintenance of Heating Ventilation and Air Conditioning (HVAC) Systems on Buildings Located at the San Bernardino International Airport
9. (A) Authorize Acceptance and Execution of the Quitclaim Deed from the United States Air Force to the San Bernardino International Airport Authority (SBIAA) for the A-IWL Parcel; and Authorize Acceptance Thereof;
(B) Approve the Form of and Authorize Execution of the Land Use Covenant (LUC) with the Department of Toxic Substances Control (DTSC) of the State of California for Environmental Site 19; and

- 9. (continued)
 - (C) Approve the Form of and Authorize Execution of the Escrow Agreement by and Among the San Bernardino International Airport Authority (SBIAA), the United States Air Force, and First American Title Company as Escrow Holder for the Acceptance and Recordation of the Quitclaim Deed for the A-IWL Parcel

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: Terminal Building (Building 673)
105 N. Leland Norton Way, San Bernardino, CA,
and approximately 66,000 square feet of property
located on the Northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **Norton Development Company, 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

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.