

# 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  
AUGUST 8, 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. Approve Meeting Minutes: July 18, 2007
5. Receive and File Cash Report for June 30, 2007, for the Inland Valley Development Agency (IVDA)
6. Authorize Staff to Advertise for Bids for the Construction of Central Avenue from Valley View Avenue to Mountain View Avenue

**ACTION ON CONSENT CALENDAR**

F. **BOARD DISCUSSION ITEMS**

7. Consider and Approve a Certain Agreement among 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
8. Approve Resolution No. 2007-05 of the Inland Valley Development Agency (IVDA) Amending Resolution 2007-01 and Designating Additional Signatories on Construction Loan Related Documents and Approving a Certain Fund Control Agreement among California Fund Control, Inc., Norton Development Company, LLC., NBI General Contractors, and the Inland Valley Development Agency (IVDA)
9. Consider and Approve a Resolution or other Authorization of the Inland Valley Development Agency (IVDA) Adopting a Policy for the Funding of Local Projects and Approving Certain Identified Projects for IVDA Funding
10. Approve a Professional Services Agreement with Connective Issue for Preparation of Design Work for the Santa Ana River Trail Project

11. Approve Change Order No. 6 with GLE Group in an Amount Not to Exceed \$8,015 for Additional Asbestos Sampling of Buildings 747 and 763 East Annex
12. Approve Award of Contract to Vanir Construction Management, Inc., in an Amount Not to Exceed \$633,460 for the Preparation of Demolition Plans and Specifications and Construction Management Services for the Abatement and Demolition of Building Nos. 666, 671 and 672; Hangar Improvements Including Roof, Doors, Electrical, Office and Fire Suppression; and Appropriate \$63,000 for a Contingency Budget

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: Philip H. Mook, Jr. 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: 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

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

Property: Approximately 16.34 acres north of Third Street and west of Sterling Avenue, San Bernardino, California  
APNs: 0279-221-04 thru 07; 0279-222-01 thru 05  
0279-212-02; 0279-212-05

Negotiating Parties: Cheng-Ho Hou on behalf of **Sterling Norton Investment Co.**  
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under negotiations: Instruction will be given to the IVDA negotiator concerning terms and conditions for the acquisition of the above referenced property

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

Property: 1333 S. Tippecanoe Avenue, San Bernardino, California  
APN: 0281-101-12-0-000 (Approximately 19.0 acres)

Negotiating Parties: Robert W. Frost on behalf of **Loma Linda University**  
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under negotiations: Instruction will be given to the IVDA negotiator concerning terms and conditions for the acquisition of the above referenced property

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**

*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.*