

# 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  
SEPTEMBER 12, 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: August 8, 2007
5. Approve Meeting Minutes: August 22, 2007

**ACTION ON CONSENT CALENDAR**

F. **BOARD DISCUSSION ITEMS**

6. Approve Change Order No. 1 with Associated Engineers in an Amount Not to Exceed \$160,00 for Construction Management Services for the Construction of Certain Infrastructure Improvements Along Harry Sheppard Boulevard and Leland Norton Way
7. Approve Change Order No. 1 with Matich Corporation in an Amount Not to Exceed \$376,673 for Frontage Road Improvements

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: F-1 Parcel generally located at Del Rosa Avenue and Third Street

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 the above referenced property

IV. 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

V. 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

VI. 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**

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