

REGULAR MEETING

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

**WEDNESDAY
SEPTEMBER 26, 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 August 31, 2007, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: September 12, 2007
6. Approve Notice of Completion with D. M. Electric, Inc., for the Electrical Service and Re-Power Project for the Former Defense Finance and Accounting Service (DFAS) Building No. 1; and Authorize Release of Ten Percent (10%) Retention Upon Recordation with the County of San Bernardino
7. Approve Purchase of an Office Copier from Toshiba Business Solutions, Inc. in an Amount Not to Exceed \$12,821.17

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

8. Approve a Contract with MSJS Management Services, Inc., in an Amount Not to Exceed \$542,495.30 for the Kelly Space & Technology, Inc., Jet & Rocket Test Site Landscape Improvements, Subject to Approval by the U.S. Department of Commerce Economic Development Administration (EDA)
9. Approve a Construction Contract with Matich Corporation in an Amount Not to Exceed \$2,797,377 for the Central Avenue/Palm Meadows Drive Road Improvements Project from Valley View Avenue to Mountain View Avenue
10. Approve Resolution 2007-07 of the Inland Valley Development Agency (IVDA) Authorizing the Transfer of \$5,306,271.67 from the Debt Service Fund to the Capital Improvement Fund, for the Purpose of Funding the Purchase of Certain Real Estate from Sterling Norton Investment Co.

11. Adopt Resolution No. 2007-08 of the Inland Valley Development Agency (IVDA) Pursuant to Health & Safety Code Section 33445; and Authorize a Grant in an Amount Not to Exceed \$2,000,000 to the San Bernardino International Airport Authority (SBIAA) for Construction of an Airport Fuel Farm

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: 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.