

# 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  
NOVEMBER 14, 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: September 26, 2007
5. Approve Meeting Minutes: October 24, 2007

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

6. Approve (1) Amendment No. 7 to Master Disposition and Development Agreement with Hillwood/San Bernardino, LLC.; (2) a Certain Release Agreement for Parcel F-1; and (3) a Certain Sale and Assignment Agreement for the Water Tower Site
7. Adopt Resolution No. 2007-09 of the Inland Valley Development Agency (IVDA) Authorizing the Execution and Delivery of a Certain Loan Agreement with Union Bank Payable from the Tax Increment Revenues of the IVDA in a Principal Amount Not to Exceed \$25,000,000, and Further Authorizing the Execution and Delivery of all Requisite Closing Documents, Agreement and Instruments
8. Approve Change Order No. 1 with Tom Dodson & Associates in an Amount Not to Exceed \$30,000 for the Preparation of an Environmental Impact Report (EIR) for the San Bernardino Valley Enterprise Zone
9. Approve the Inland Valley Development Agency Initial Study for the EDA Grant 07-49-05623 Project; Consider and Adopt a Mitigated Negative Declaration, Mitigation and Monitoring and Reporting Program (MMRP); and Authorize the Filing of the Appropriate Notice of Determination for Said Project

10. Approve the Purchase of Four (4) Sport Utility Vehicles for a Total Amount Not to Exceed \$63,000 from Fairview Ford Sales, Inc.; and Authorize the Disposition of Four (4) Surplus 1994 Plymouth Voyager Mini-Vans

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 Legal Counsel – Anticipated Litigation. There is significant exposure to litigation pursuant to Government Code Section 54956.9(b): one case; letter dated November 5, 2007, regarding claim of property owner

Subject Property: 716 S. Tippecanoe Avenue  
San Bernardino, California  
APN: 0280-091-28

Property Owner: Michael and Frankie Lawson

- 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.*