

ADJOURNED 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
DECEMBER 12, 2007
1:00 P.M.**

**(The IVDA Meeting will be conducted jointly with the
SBIAA Meeting at 1:00 P.M.)**

Inland Valley Development Agency
294 S. Leland Norton Way
Designated Conference Room
San Bernardino, California

AGENDA

A. **CALL TO ORDER**

B. **ROLL CALL**

CONVENE JOINT MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY WITH THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

1. Tour of San Bernardino International Airport Authority and Inland Valley
Development Agency Construction Projects (Informational Presentation Only;
No Proposed Action.)

CONCLUDE JOINT MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY WITH THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY AND RECESS THE REGULAR MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY

RECONVENE THE REGULAR MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY FOR CONSIDERATION OF REGULAR MEETING AGENDA ITEMS

C. **ITEMS TO BE ADDED OR DELETED**

D. **CONFLICT OF INTEREST DISCLOSURE/INFORMATIONAL ITEMS**

2. Note agenda item contractors and subcontractors which may require member abstentions due to possible conflicts of interest.
3. 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 under unless the Board directs that an item be held for further discussion under **DEFERRED ITEMS G.**

4. Receive Register of Demands
5. Receive and File Cash Report for October 31, 2007, for the Inland Valley Development Agency (IVDA)
6. Receive and File the Annual Reports of the Inland Valley Development Agency (IVDA) for Fiscal Year Ended June 30, 2007 Pursuant to Health & Safety Code Section 33080.1
7. Approve Meeting Minutes: November 14, 2007
8. Authorize Staff to Advertise for Bids for the Abatement of East Annex of Building 763 and Abatement and Demolition of Portions of Building 747, Subject to U.S. Department of Commerce Economic Development Administration (EDA) Approval

ACTION ON CONSENT CALENDAR

F. **BOARD DISCUSSION ITEMS**

9. Receive and File the Annual Audit Report of the Inland Valley Development Agency (IVDA) for Fiscal Year Ended June 30, 2007

10. 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 (Continued from November 14, 2007 meeting.)
11. Authorize Continuance of Appointment of Donald L. Rogers as Interim Executive Director, with Authorization through December 31, 2008
12. Approve New Employment Contracts for Certain Inland Valley Development Agency (IVDA) Employees in Conformity with the Fiscal Year 2007-2008 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: 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 Labor Negotiators pursuant to Government Code Section 54957.6.

The IVDA will meet with its designated representative, Donald L. Rogers, Interim Executive Director, to discuss salaries, salary schedules and compensation, and fringe benefits payable to the following non-represented employees specified by position title.

Non-represented Employees

- Grounds Maintenance I
- Facilities Maintenance I
- Project Coordinator
- Accountant

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.