

ADJOURNED REGULAR MEETING

SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

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.**

San Bernardino International Airport Authority
294 S. Leland Norton Way
Designated Conference Room
San Bernardino, 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 contracts and subcontractors which may require member abstentions due to possible conflicts of interest
 - 2. Informational Items

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For additional information, please call the SBIAA office at (909) 382-4100

E. **COMMISSION CONSENT ITEMS**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time unless the Commission directs that an item be held for further discussion under **DEFERRED ITEMS G.**

3. Receive Register of Demands
4. Receive and File Treasurer's Report for October 31, 2007, for the San Bernardino International Airport Authority (SBIAA)
5. Approve Meeting Minutes: November 14, 2007

ACTION ON CONSENT CALENDAR

F. **COMMISSION DISCUSSION ITEMS**

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

6. 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 SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY WITH THE INLAND VALLEY DEVELOPMENT AGENCY

RECONVENE THE REGULAR MEETING OF THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

7. Receive and File the Annual Audit Report of the San Bernardino International Airport Authority (SBIAA) for Fiscal Year Ended June 30, 2007
8. Approve Initial Study for the Local Street Improvement Project; Consider and Adopt a Mitigated Negative Declaration, Mitigation and Monitoring and Reporting Program (MMRP); and Authorize Filing of the Appropriate Notice of Determination for said Project

- 9. Adopt a Categorical Exemption Determination Under the California Environmental Quality Act (CEQA) Regarding the Proposed Construction of an Airport Maintenance Facility
- 10. Concur with Inland Valley Development Agency (IVDA) Authorization of Continuance of Appointment of Donald L. Rogers as Interim Executive Director, with Authorization through December 31, 2008
- 11. Approve New Employment Contracts for Certain San Bernardino International Airport Authority (SBIAA) 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: San Bernardino International Airport

Negotiating Parties: Philip H. Mook, Jr. on behalf of the **United States Air Force**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning price and terms of payment for acquisition of all or portions of available areas at the San Bernardino International Airport

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

Property: Approximately 25 acres of Airport property south of Third Street and east of ARFF training center

Negotiating Parties: Todd Platt on behalf of **Hillwood Strategic Services**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of a Development Agreement

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

Property: Terminal Building (Building 673)
105 N. Leland Norton Way, San Bernardino, CA, and approximately 66,000 square feet of property located on the Northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **Norton Development Company, LLC**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of an Amendment to Lease Agreement for said property

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

Property: Approximately three (3) acres of property located on the northwest portion of the Airport

Negotiating Parties: Scot Spencer on behalf of **SBD Properties, LLC**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of an Amendment to Lease Agreement

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

Property: APN 1192-231-01 & 1192-241-01

Negotiating Parties: Robert E. Martin, P.E. on behalf of **East Valley Water District (EVWD)**
Donald L. Rogers, Interim Executive Director, on behalf of SBIAA

Under Negotiation: Instruction will be given to the SBIAA negotiator concerning terms and conditions of modification to aviation easement on said property

- VI. Conference with Labor Negotiators pursuant to Government Code Section 54957.6.

The SBIAA 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

Secretary I (2)

- VII. 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**

San Bernardino International Airport Authority (SBIAA) Commission meetings are aired on City of San Bernardino Access Channel 3 at 6:00 p.m. on the Monday following the Commission meeting and at 2:00 p.m. on the Wednesday following the Commission 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 Assistant Secretary of the Commission, 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 San Bernardino International Airport Authority office at (909) 382-4100. Notification 48 hours prior to the meeting will enable SBIAA staff to make reasonable arrangements to ensure accessibility to this meeting.