

**INLAND VALLEY DEVELOPMENT AGENCY**  
**ACTION MEETING MINUTES**  
**June 27, 2007**

A Regular Meeting of the Inland Valley Development Agency Board was called to order by Co-Chair Patrick J. Morris at approximately 3:25 p.m. on Wednesday, June 27, 2007, in the Council Chambers, Loma Linda City Hall, 25541 Barton Road, Loma Linda, California.

**BOARD MEMBERS PRESENT:**

City of Colton	Councilmember John D. Mitchell Mayor Kelly J. Chastain
City of Loma Linda	Vice-Chair/Mayor Robert Christman Councilmember Floyd Petersen
County of San Bernardino	Co-Chair/Supervisor Dennis Hansberger (3:28) Supervisor Josie Gonzales
City of San Bernardino	Co-Chair/Mayor Patrick J. Morris Councilmember Esther Estrada Councilmember Rikke Van Johnson (alt) (3:31)

**OTHERS PRESENT:** Donald L. Rogers, Interim Executive Director  
Michael Burrows, Assistant Director  
Timothy J. Sabo, Lewis Brisbois Bisgaard & Smith, LLP  
Bill Ingraham, Director of County Airports  
Jim Gourley, Consultant  
Alex Estrada, Director of Redevelopment & Property Management  
Martin Romeo, Chief Financial Officer  
Eric Ray, Airport Operations Manager  
Kelly Berry, Clerk of the Board

**A. CALL TO ORDER**

**B. ROLL CALL**

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

There were no added or deleted items.

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

**Item #1 - Conflict of Interest Disclosure**

Co-Chair Patrick J. Morris stated Board members should note the item(s) listed which might require member abstentions. While Supervisor Dennis Hansberger was not present at this time to declare a conflict of interest, the record will reflect he left Council Chambers during the discussion and voting on Agenda Item No. 7.

**Item #2 – Informational Items**

There were no informational items.

**E. BOARD CONSENT ITEMS**

**Item #3 - Receive Register of Demands**

**Item #4 - Approve Meeting Minutes: June 13, 2007**

**Item #5 - Receive and File Cash Report for May 31, 2007, for the Inland Valley Development Agency (IVDA)**

**ACTION:** Approve the Consent Calendar.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Chastain	Mitchell	Christman	Estrada	Gonzales
<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Absent</b>	
Morris	Petersen	Hansberger	Johnson	

**Motion carried.**

**F. BOARD DISCUSSION ITEMS**

**Item #6 - Approve the Inland Valley Development Agency (IVDA) Fiscal Year 2007-2008 Budget**

Co-Chair Dennis Hansberger arrived at 3:28 p.m., and chaired the meeting at 3:30 p.m. Councilmember Rikke Van Johnson arrived at 3:31 p.m.

**ACTION:** Approve the Inland Valley Development Agency (IVDA) Fiscal Year 2007-2008 Budget; approve new employment contracts as shown on page 14a; and authorize the IVDA Co-Chairs to execute all new and amended employment contracts with IVDA employees consistent with the new approved budget.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Morris	Chastain	Christman	Estrada
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Gonzales	Hansberger	Johnson	Petersen	

**Motion carried unanimously.**

**Item #7 - Approve Agreements for Various Consultant Services for Fiscal Year 2007-2008**

Co-Chair Hansberger left Council Chambers during the discussion of this item, and was not present during the voting on Agenda Item No. 7. Co-Chair Patrick J. Morris chaired the meeting at this point.

**ACTION:** By separate motion for each agreement, approve the following agreements with the various consultants for Fiscal Year 2007-2008 for the amounts specified; and authorize the Interim Executive Director or his designee to execute the agreements. In all cases, services are performed and paid for on a time and charges basis, only as needed. The amounts set forth below are maximums for the fiscal year 2007-2008.

<u>Consultant</u>	<u>Not-to-Exceed Amount</u>
A. David Evans and Associates	\$ 50,000.00
B. Lewis Brisbois Bisgaard & Smith, LLP	\$240,000.00
C. Mirau, Edwards, Cannon, Lewin & Tooke	\$ 10,000.00
D. San Gorgonio Land Company/William Leonard	\$ 20,000.00
E. The Arrowhead Group/James W. Gourley	\$ 20,000.00
F. Rosenow Spevacek Group, Inc.	\$ 34,000.00
G. Tom Dodson & Associates	\$ 25,000.00
H. GKK Corporation	\$ 10,000.00
I. Innovative Federal Strategies LLC	\$ 84,000.00
J. Charles Bader	\$ 36,000.00
K. California Electrical Design and Consulting, Inc.	\$ 20,000.00
L. Lawrence R. Karr	\$ 10,000.00

**Item #7 (continued)**

<u>Consultant</u>	<u>Not-to-Exceed Amount</u>
M. Mario Cano, Jr.	\$ 45,000.00
N. CPS Human Resource Services	\$ 40,000.00

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Christman	Mitchell	Chastain	Estrada	Gonzales
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	
Johnson	Morris	Petersen	Hansberger	

**Motion carried.**

**Item #8 - Approve Contract with Precision Air Conditioning and Mechanical, Inc. in an Amount Not to Exceed \$17,000 for Maintenance of Heating Ventilation and Air Conditioning (HVAC) Systems on Buildings Owned by the Inland Valley Development Agency (IVDA)**

Co-Chair Dennis Hansberger returned to Council Chambers and chaired the meeting at this point.

**ACTION:** Approve Contract with Precision Air Conditioning and Mechanical, Inc. in an Amount Not to Exceed \$17,000 for Maintenance of Heating Ventilation and Air Conditioning (HVAC) Systems on Buildings Owned by the Inland Valley Development Agency (IVDA); and authorize the Interim Executive Director or his designee to execute the contract.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Christman	Estrada	Chastain	Gonzales	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Johnson	Mitchell	Morris	Petersen	

**Motion carried unanimously.**

**Item #9 - Approve Renewal of the Master Services Agreement with the City of San Bernardino for Fiscal Year 2007-2008 in an Amount Not to Exceed \$246,690**

**ACTION:** Approve the renewal of the Master Services Agreement with the City of San Bernardino for fiscal year 2007-08 in an amount not to exceed \$246,690; and authorize the Interim Executive Director or his designee to execute the Master Services Agreement.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Petersen	Christman	Chastain	Estrada	Gonzales
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Hansberger	Johnson	Mitchell	Morris	

**Motion carried unanimously.**

**Item #10 - Approve Change Order No. 3 with Associated Engineers, Inc., in an Amount Not to Exceed \$73,000 for the Construction of Tippecanoe from Mill Street to the Santa Ana River Crossing**

**ACTION:** Approve Change Order No. 3 with Associated Engineers, Inc., in an Amount Not to Exceed \$73,000 for the Construction of Tippecanoe from Mill Street to the Santa Ana River Crossing.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Morris	Estrada	Christman	Chastain	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Gonzales	Johnson	Mitchell	Petersen	

**Motion carried unanimously.**

**Item #11 - Approve Change Order No. 1 with Lim and Nascimento (LAN) Engineering Corporation in an Amount Not to Exceed \$74,300 for the Central Avenue Project from Valley View to Mountain View Avenue**

**ACTION:** Approve Change Order No. 1 with Lim and Nascimento (LAN) Engineering Corporation in an Amount Not to Exceed \$74,300 for the Central Avenue Project from Valley View to Mountain View Avenue.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Christman	Petersen	Chastain	Estrada	Gonzales
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Hansberger	Johnson	Mitchell	Morris	

**Motion carried unanimously.**

**Item #12 - Approve Award of Contract to Cordoba Corporation in an Amount Not to Exceed \$2,920,915 for the Performance of Preliminary Engineering and Preparation of Environmental Documents and Plans & Specifications Related to Roadway and Parking Area Infrastructure Improvements at and around Building Nos. 56 and 673 and Provide Construction Management Services Subject to Approval by the U.S. Department of Commerce Economic Development Administration (EDA)**

Mr. Michael Burrows, Assistant Director, noted that the Recommended Action before the Commission is to approve the selection of Cordoba Corporation, clarifying that the contract document and contract amount would be brought back to the Commission for approval at a later date. Questions arose after the posting of the agenda which necessitated the revised Recommended Action.

**ACTION:** Approve the selection of the Cordoba Corporation pursuant to the Request for Qualifications (RFQ) for the Performance of Preliminary Engineering and Preparation of Environmental Documents and Plans and Specifications Related to Roadway and Parking Area Infrastructure Improvements at and around Building Nos. 56 and 673, subject to approval by the U.S. Department of Commerce Economic Development Administration (EDA) and subject to submittal of the final agreement for approval by the Inland Valley Development Agency (IVDA) Board.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Morris	Gonzales	Christman	Chastain	Estrada
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Hansberger	Johnson	Mitchell	Petersen	

**Motion carried unanimously.**

**Item #13 - Authorize Acceptance and Execution of the Quitclaim Deed from the United States Air Force to the Inland Valley Development Agency (IVDA) for the Parcel C – Industrial Waste Treatment Plant (C-IWTP) and Parcel C – Industrial Waste Line (C-IWL) Parcels**

**ACTION:** Authorize the acceptance and execution of the Quitclaim Deed from the United States Air Force to the Inland Valley Development Agency (IVDA) for the Parcel C-Industrial Waste Treatment Plant (C-IWTP) and Parcel C-Industrial Waste Line (C-IWL) Parcels, and Authorize Acceptance Thereof by the Interim Executive Director or his Designee.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Christman	Gonzales	Chastain	Estrada	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	
Johnson	Mitchell	Morris	Petersen	

**Motion carried unanimously.**

**G. ADDED AND DEFERRED ITEMS**

There were no added or deferred items.

**H. PUBLIC COMMENT**

There were no public comments.

**I. CLOSED SESSION**

There was no closed session.

**J. ADJOURN MEETING**

There being no further business before the Board at this session, Co-Chair Dennis Hansberger declared the meeting adjourned at 3:50 p.m.

**Minutes approved at an Adjourned Regular Meeting on July 3, 2007.**

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**Kelly Berry**  
**Clerk of the Board**