

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
MAY 28, 2008
3:00 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 contracts and subcontractors which may require member abstentions due to possible conflicts of interest
 - 2. Informational Items

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 April 30, 2008, for the San Bernardino International Airport Authority (SBIAA)
- 5. Authorize Staff to Issue a Request for Proposals (RFP) for Terminal Building Concessions Development and Operation

ACTION ON CONSENT CALENDAR

F. **COMMISSION DISCUSSION ITEMS**

- 6. Adopt Resolution No. 2008-04 of the San Bernardino International Airport Authority (SBIAA) Approving a Lease Agreement with Million Air Development, LLC, for the Lease of Certain Airport Vacant Property and the Construction of a Corporate Hangar Facility

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
avigation easement on said property

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

Property: Building 763/Hangar Complex Bays 1, 2, 3 & 4
255 S. Leland Norton Way, San Bernardino, CA

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

Under Negotiation: Instruction will be given to the SBIAA negotiator
concerning lease terms and conditions

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.