

# REGULAR MEETING

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## **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  
MARCH 11, 2009  
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. Approve Meeting Minutes: February 25, 2009
5. Approve Design of the Landfill Parking Lot Project in Compliance with the California Environmental Quality Act of 1970, as Amended (CEQA)
6. Authorize Staff to Advertise for Bids for the Landfill Parking Lot Facility Project Located Near the Northeast Corner of the Airport

**ACTION ON CONSENT CALENDAR**

F. **COMMISSION DISCUSSION ITEMS**

7. Approve Amendment No. 1 to Professional Services Agreement with Tom Dodson & Associates in an Amount Not to Exceed \$20,000 to Provide Additional Environmental Services on Various Projects
8. Consider and Approve the following Agreements with Million Air San Bernardino, LLC for Airport Terminal Ground Handling Services:
  - (a) Lease Agreement for Building No. 675 for Food Preparation and Vehicle Storage in Connection with Airline Terminal Operations;
  - (b) Lease Agreement for Certain Limited Portions of the Airline Terminal Building (Building No. 673);
  - (c) Lease Agreement to Provide Vehicles and Equipment for Ground Handling Services; and,
  - (d) Ground Handling Services Agreement

- 9. Accept Additional Funding in an Amount Not to Exceed \$9,275,000 from the Inland Valley Development Agency (IVDA) for the Airport Terminal Renovation Project and Related Airport Infrastructure; and Approve Amendment No. 1 to Airport Terminal Lease Agreement with Norton Development Company, LLC

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**, on behalf of Lewis-Hillwood Rialto 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 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: Building 763/Hangar Complex Bays 1, 2, 3 & 4,  
including the East Annex  
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

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

Property: Building 695  
105 S. Leland Norton Way, San Bernardino, CA

Negotiating Parties: Scot Spencer on behalf of the **Norton Aircraft Maintenance Services, Inc.**  
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 Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Approximately nine (9) acres of property located north of Taxiway "E" and east of the Regional Aircraft Rescue and Fire Fighting (ARFF) Training Center on the northern portion of the Airport,

Negotiating Parties: Scot Spencer on behalf of the **Million Air Development Company, 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

VIII. 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.*