

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
AUGUST 12, 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 contractors and subcontractors which may require member abstentions due to possible conflicts of interest.
 - 2. Informational Items
 - (a) Status of Agreement with AFCO/AvPORTS San Bernardino, LLC

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 and File Treasurer's Report for June 30, 2009, for the San Bernardino International Airport Authority (SBIAA)
4. Approve Meeting Minutes: July 22, 2009

ACTION ON CONSENT CALENDAR**F. COMMISSION DISCUSSION ITEMS**

5. Ratify Final Form of Amendment No. 2 to Hangar Lease Agreement for Hangar No. 763 with SBD Aircraft Services, LLC
6. Ratify Final Form of Amendment No. 3 to Hangar Lease Agreement for Hangar No. 763 with SBD Aircraft Services, LLC
7. Approve Amendment No. 1 to the Equipment and Vehicle Lease Agreement with Million Air San Bernardino, LLC, an Affiliate of SBD Properties, LLC
8. Approve Professional Services Agreement with Padilla & Associates, Inc. in an Amount Not to Exceed \$18,000 for Development of (i) the Annual Anticipated Disadvantage Business Enterprise (DBE) Participation Level (AADLP) and, (ii) the Overall Annual DBE Goal, for Federal Fiscal Year 2009-2010 in Accordance with the U.S. Department of Transportation, Federal Aviation Administration (FAA) DBE Program
9. Acknowledge Final Dollar Amount Equal to \$278,731 of Previously Approved Grant Offer from the U.S. Department of Transportation, Federal Aviation Administration (FAA); and Approve Award of Contract to Rialto Construction, Inc. DBA L.R. Johnson Construction in an Amount Not to Exceed \$205,412.44 for the Airfield Access Road Project, Subject to FAA Approval

G. **ADDED AND DEFERRED ITEMS**

H. **PUBLIC COMMENT**

I. **CLOSED SESSION**

10. 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 the SBIAA

Under negotiations: 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

11. 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 the SBIAA

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

12. 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 **SBD Aircraft Services, LLC**
Donald L. Rogers, Interim Executive Director, on behalf of the SBIAA

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

13. 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**
Dale Stix on behalf of **Pacific Airworks Group, LLC**
Donald L. Rogers, Interim Executive Director, on behalf of the SBIAA

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

14. 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.