

REGULAR MEETING

INLAND VALLEY DEVELOPMENT AGENCY

A regional joint powers authority dedicated to the reuse of Norton Air Force Base
for the economic benefit of the East Valley

**WEDNESDAY
JANUARY 11, 2006
3:00 P.M.**

**(The IVDA Meeting is anticipated to
start no earlier than 3:30 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. Preview of Redesigned Website

E. **BOARD CONSENT ITEMS**

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

3. Receive Register of Demands
4. Receive and File Cash Report for November 30, 2005 for the Inland Valley Development Agency (IVDA)
5. Receive and File Annual Audit Report of the Inland Valley Development Agency (IVDA) for Fiscal Year Ended June 30, 2005
6. Approve Meeting Minutes: December 14, 2005

ACTION ON CONSENT CALENDAR

F. **BOARD DISCUSSION ITEMS**

7. Approve Amendment No. 1 to the Water Integration Agreement with City of San Bernardino Municipal Water Department for Acquisition and Future Operation of Inland Valley Development Agency (IVDA) Water System
8. Approve First Amendment to Agreement for Professional Services between the Inland Valley Development Agency (IVDA) and Copeland Lowery Jacquez Denton & White 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: Norton Air Force Base (excluding Airport areas)

Negotiating Parties: Dexter Cochnauer on behalf of the **United States Air Force**
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under negotiations: Instruction will be given to the IVDA negotiator concerning price and terms of payment for acquisition of all or portions of available areas on Norton Air Force Base

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

Property: Norton Air Force Base (excluding Airport areas)

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

Under negotiations: Instruction will be given to the IVDA negotiator concerning price and terms of payment for acquisition of all or portions of available areas on Norton Air Force Base

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

Property: Property under the ownership and control of the IVDA generally located south of Harry Sheppard Boulevard and east of Tippecanoe Avenue

Negotiating Parties: Bruce D. Varner on behalf of **Stater Bros. Markets**
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under Negotiations: Instruction will be given to the IVDA negotiator concerning price and terms of disposition

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

Property: Defense Finance Accounting Service (DFAS) Facilities
1111 E. Mill Street, San Bernardino, CA

Negotiating Parties: Gene Zimmerman on behalf of the **United States Department of Agriculture Forest Service**
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under Negotiations: Instruction will be given to the IVDA negotiator concerning price and terms of payment for acquisition of the above referenced property

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

Property: Defense Finance Accounting Service (DFAS)
Vacant Land
1111 E. Mill Street, San Bernardino, CA

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

Under Negotiation: Instruction will be given to the IVDA negotiator concerning price and terms for disposition of a portion of the above referenced property

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

Property: Parcel E-1 south of Third Street

Negotiating Parties: Tom Masterson on behalf of the **San Manuel Band of Mission Indians**
Donald L. Rogers, Interim Executive Director, on behalf of the IVDA

Under Negotiations: Instruction will be given to IVDA negotiator concerning price and terms of payment for acquisition of all or portions of available areas on the above referenced parcel

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

Property: Approximately 15 acres of several parcels generally located north of the San Bernardino Public Golf Course, west of Waterman Avenue and South of Orange Show Road and approximately 25 acres of several parcels generally located east of Tippecanoe Avenue and north of the I-10 freeway

Negotiating Parties: Fred Stemmler on behalf of **Street-Manchester, LLC**
Donald L. Rogers, Interim Executive Director, on behalf
of the IVDA

Under Negotiations: Instruction will be given to IVDA negotiator concerning
price and terms of payment for acquisition of all or
portions of the above referenced parcels for possible
disposition

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

Property: County flood control property located north of Third
Street between Pedley [Palm] Avenue and Tippecanoe
Avenue and other privately owned properties bounded
by portions of Fourth Street and Fifth Street on the
north, within the County Unincorporated area; and
property bounded by Third Street on the north, Lena
Road on the west, Rialto Avenue on the south, and
Tippecanoe Avenue on the east, within the City of San
Bernardino

Negotiating Parties: Jim Watson on behalf of **Watson & Associates, LLC**
Donald L. Rogers, Interim Executive Director, on behalf
of the IVDA

Under Negotiations: Instruction will be given to IVDA negotiator concerning
price and terms of payment for acquisition of all or
portions of the above referenced parcels for possible
disposition

IX. 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

Inland Valley Development Agency (IVDA) Board meetings are aired on City of San Bernardino Access Channel 3 at 6:00 p.m. on the Monday following the Board meeting and at 2:00 p.m. on the Wednesday following the Board 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 Clerk of the Board, 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 Inland Valley Development Agency office at (909) 382-4100. Notification 48 hours prior to the meeting will enable IVDA staff to make reasonable arrangements to ensure accessibility to this meeting.