

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 25, 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

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 December 31, 2005 for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: January 11, 2006

ACTION ON CONSENT CALENDAR

F. **BOARD DISCUSSION ITEMS**

6. Approve Redevelopment Project Study Agreement between the Inland Valley Development Agency (IVDA) and Street-Manchester, LLC
7. Approve Redevelopment Project Study Agreement between the Inland Valley Development Agency (IVDA) and J.R. Watson & Associates Development Co., Inc.
8. Authorize Participation in an Amount Not to Exceed \$150,000 for Beaumont Avenue Improvement Project in the City of Loma Linda
9. Authorize Participation in an Amount Not to Exceed \$150,000 for Preliminary Design and Engineering Work for the City of Colton – Flood Control Improvement Project

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: Palm Meadows Golf Course (PMGC)
1964 E. Palm Meadows Drive, 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 Negotiations: Instruction will be given to the IVDA negotiator concerning price and terms for disposition of the above referenced property

- V. 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.