

SPECIAL 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
JUNE 28, 2006
1:00 P.M.**

**(The IVDA Meeting will be conducted jointly with the
SBIAA Meeting immediately after 1:00 P.M.)**

San Bernardino International Airport Authority
Terminal Building, Main Entrance
105 N. Leland Norton Way
San Bernardino, California

AGENDA

- A. **CALL TO ORDER**
- B. **ROLL CALL**

CONVENE JOINT MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY WITH THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

1. Joint Workshop with the San Bernardino International Airport Authority
(Informational Presentation Only; No Proposed Action.)

CONCLUDE JOINT MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY WITH THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY AND RECESS THE SPECIAL MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY

RECONVENE THE SPECIAL MEETING OF THE INLAND VALLEY DEVELOPMENT AGENCY FOR CONSIDERATION OF SPECIAL MEETING AGENDA ITEMS

C. **ITEMS TO BE DELETED**

D. **CONFLICT OF INTEREST DISCLOSURE/INFORMATIONAL ITEMS**

2. Note agenda item contractors and subcontractors which may require member abstentions due to possible conflicts of interest.
3. 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 under unless the Board directs that an item be held for further discussion under **DEFERRED ITEMS G.**

4. Approve Meeting Minutes: June 14, 2006

ACTION ON CONSENT CALENDAR

F. **BOARD DISCUSSION ITEMS**

5. Approve Amendment No. 6 to Master Disposition and Development Agreement with Hillwood/San Bernardino, LLC
6. Authorize Cancellation of Promissory Note and Guarantees Executed in Favor of the Inland Valley Development Agency (IVDA) in Connection with the Proposed Expansion of Totally Kids, Inc.
7. Approve Renewal of the Master Services Agreement with the City of San Bernardino for Fiscal Year 2006-2007 for an Amount Not to Exceed \$239,600
8. Approve Change Order No. 1 with Hillcrest Contracting for the Installation of Street Lighting on Central Avenue for an Amount Not to Exceed \$38,952.43

9. Approve Annual Contract with Precision Air Conditioning and Mechanical, Inc. for an Amount Not to Exceed \$18,906 for Maintenance of Heating Ventilation and Air Conditioning (HVAC) Systems on Buildings Owned by the Inland Valley Development Agency (IVDA)

G. **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.