

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
SEPTEMBER 27, 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 July 31, 2006 for the Inland Valley Development Agency (IVDA)
5. Receive and File Cash Report for August 31, 2006 for the Inland Valley Development Agency (IVDA)
6. Approve Meeting Minutes: August 23, 2006
7. Adopt Resolution 2006-06 of the Inland Valley Development Agency (IVDA) Amending Its Conflict of Interest Code and Authorizing Submission of the Amended Conflict of Interest Code to the County of San Bernardino
8. Approve Annual Healthy Neighborhoods Celebration Run/Walk Event for October 8, 2006

ACTION ON CONSENT CALENDAR

F. **BOARD DISCUSSION ITEMS**

9. (A) Approve the Form of Quitclaim Deed from the United States Air Force to the Inland Valley Development Agency (IVDA) for the Golf Course Area Including the Small Arms Range and Site 5; and Authorize Acceptance Thereof;
- (B) Approve the Form of Land Use Covenant (LUC) with the Department of Toxic Substances Control (DTSC) of the State of California for the Golf Course Area Including the Small Arms Range and Site 5; and Authorize Execution thereof by the Interim Executive Director or His Designee; and
- (C) Approve the Form of an Escrow Agreement by and Among the Inland Valley Development Agency (IVDA), the United States Air Force, and First American Title Company as Escrow Holder for the Acceptance

and Recordation of the Quitclaim Deed for the Golf Course Area Including the Small Arms Range and Site 5; and Authorize Execution thereof by the Interim Executive Director or His Designee

10. Approve Task Order No. 30 with David Evans and Associates, Inc. in an Amount Not to Exceed \$53,825 to Prepare Legal Descriptions for Transfer of Easements in Accordance with the Water Integration Agreement
11. Adopt Resolution 2006-07 of the Inland Valley Development Agency (IVDA) Amending Resolution 2006-05 and Appointing the Zone Manager to Act with Signatory Authority for and on behalf of the San Bernardino Valley Enterprise Zone Application to the State of California
12. Authorize Staff to Purchase Two (2) 2006 4-Door Sedans for an Amount Not to Exceed \$42,902 and Three (3) 2006 Pick Up Trucks for an Amount Not to Exceed \$73,727.25 from Pasadena Ford (Continued from August 23, 2006 Meeting.)

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 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

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

Property: APNs: 1191-251-02; 1191-251-05; 1191-251-06

Negotiating Parties: Robert E. Martin on behalf of the **East Valley Water District**
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 parcels

VII. 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.