

**INLAND VALLEY DEVELOPMENT AGENCY**  
**ACTION MEETING MINUTES**  
**February 14, 2007**

A Regular Meeting of the Inland Valley Development Agency Board was called to order by Co-Chair Patrick J. Morris at approximately 4:00 p.m. on Wednesday, February 14, 2007, in the Council Chambers, Loma Linda City Hall, 25541 Barton Road, Loma Linda, California.

**BOARD MEMBERS PRESENT:**

City of Colton	Councilmember John D. Mitchell Mayor Kelly J. Chastain
City of Loma Linda	Vice-Chair/Mayor Robert Christman Councilmember Floyd Petersen
County of San Bernardino	Co-Chair/Supervisor Dennis Hansberger
City of San Bernardino	Co-Chair/Mayor Patrick J. Morris Councilmember Esther Estrada Councilmember Rikke Van Johnson (alt)

**OTHERS PRESENT:** Donald L. Rogers, Interim Executive Director  
Michael Burrows, Assistant Director  
Timothy J. Sabo, Lewis Brisbois Bisgaard & Smith, LLP  
Alex Estrada, Director of Redevelopment & Property Management  
Penny Chua, Director of Economic Development & Marketing  
Martin Romeo, Chief Financial Officer  
Eric Ray, Airport Operations Manager  
Kelly Berry, Clerk of the Board

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. ITEMS TO BE ADDED OR DELETED**

Timothy J. Sabo, Agency Counsel, requested that the following item be added to the Agenda as Agenda Item No. 10-A. This item was not posted to the Agenda since IVDA consultants needed to finalize discussions with Southern California Edison as to scope and design.

**Item #10-A - Authorize Staff to Issue a Request for Proposals (RFP) for Installation of Electrical Improvements to Buildings Nos. 1 and 2 on the former Defense Finance and Accounting Service (DFAS) Property, located at 1111 Mill Street, San Bernardino, California**

**ACTION:** Add this item to the Agenda as Agenda Item No. 10-A.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Christman	Morris	Chastain	Estrada	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>		
Johnson	Mitchell	Petersen		

**Motion carried unanimously.**

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

**Item #1 - Conflict of Interest Disclosure**

Co-Chair Patrick J. Morris stated Board members should note the item(s) listed which might require member abstentions. Supervisor Dennis Hansberger stated he would be abstaining on Agenda Item Nos. 14 and 15. The record will reflect that Mayor Patrick J. Morris abstained on Agenda Item Nos. 14 and 15.

**Item #2 – Informational Items**

There were no informational items.

**E. BOARD CONSENT ITEMS**

**Item #3 - Receive Register of Demands**

**Item #4 - Receive and File Cash Report for December 31, 2006, for the Inland Valley Development Agency (IVDA)**

**Item #5 - Receive and File Mid-Year Financial Report (July 1, 2006 – December 31, 2006) for the Inland Valley Development Agency (IVDA)**

**Item #6 - Approve Meeting Minutes: January 10, 2007**

**Item #7 - Authorize Staff to Issue a Request for Qualifications (RFQ) for Insurance Broker/Insurance Coverage Services**

**Item #8 - Ratify Change Order Nos. 2, 3 and 4 with WEKA, Inc., for the installation of 1,187 lineal feet of 90” RCP D-1350 Storm Drain Pipe and 1,052 lineal feet of 78” RCP D-1350 Storm Drain Pipe for a Total Amount Not to Exceed \$108,283.09; Approve Notice of Completion; and Authorize Release of Ten Percent (10%) Retention upon Recordation with the County of San Bernardino**

**Item #9 - Authorize Staff to Issue a Request for Qualifications (RFQ) for Engineering of Road Improvements for Certain Airport Roadways and Parking Facilities**

**Item #10 - Authorize Staff to Issue a Request for Qualifications (RFQ) for Environmental Abatement, Mitigation and Code Compliance Improvements in Hangar 674 Phase III, Hangar 763 East and West Annex Renovation, and Phase II Building 747 Renovation**

**Item #10-A – Authorize Staff to Issue a Request for Proposals (RFP) for Installation of Electrical Improvements to Buildings Nos. 1 and 2 on the former Defense Finance and Accounting Service (DFAS) Property, located at 1111 Mill Street, San Bernardino, California**

**ACTION:** Approve the Consent Calendar.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Petersen	Christman	Chastain	Estrada	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>		
Johnson	Mitchell	Morris		

**Motion carried unanimously.**

**F. BOARD DISCUSSION ITEMS**

**ITEM #11 - Approve Change in Allocation of \$896,500 in Funds Previously Granted by the Inland Valley Development Agency (IVDA) to the San Bernardino International Airport Authority (SBIAA) during the 2005-06 Budget**

**ACTION:** Approve Change in Allocation of \$896,500 in Funds Previously Granted by the Inland Valley Development Agency (IVDA) to the San Bernardino International Airport Authority (SBIAA) during the 2005-06 Budget.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Morris	Chastain	Christman	Estrada
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>		
Hansberger	Johnson	Petersen		

**Motion carried unanimously.**

**ITEM #12 - Approve Agreement with Lidgard and Associates, Inc., in an Amount Not to Exceed \$35,300 to Provide Appraisal Services for Central Avenue and Tippecanoe Avenue Properties; and Appropriate a Contingency Budget of \$3,500**

**ACTION:** Approve an agreement with Lidgard and Associates, Inc. in an amount not to exceed \$35,300 to provide appraisal services for Central Avenue and Tippecanoe Avenue Properties; appropriate a \$3,500 Contingency Budget; and authorized the Interim Executive Director or his designee to execute the agreement.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Estrada	Chastain	Christman	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>		
Johnson	Morris	Petersen		

**Motion carried unanimously.**

**ITEM #13 - Approve Letter Agreement with CB Richard Ellis Regarding Buildings Nos. 1 and 2 on the Former Defense Finance and Accounting Service (DFAS) Facility**

Councilmember John Mitchell confirmed this is not an exclusive agreement with CB Richard Ellis.

**ACTION:** Approve Letter Agreement with CB Richard Ellis (CBRE) regarding Buildings Nos. 1 and 2 on the former Defense Finance and Accounting Service (DFAS) Facility for a term of Six Months; and authorize the Interim Executive Director of his designee to execute the agreement.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Estrada	Chastain	Christman	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>		
Johnson	Morris	Petersen		

**Motion carried unanimously.**

The Board next considered Agenda Item No. 16.

**ITEM #16 - Approve Contract with Tom Dodson & Associates in an Amount Not to Exceed \$50,000 for the Preparation of an Environmental Impact Report (EIR) for the San Bernardino Valley Enterprise Zone; and Appropriate a Contingency Budget of \$5,000**

**ACTION:** Approve a Contract with Tom Dodson & Associates, in an amount not to exceed \$50,000 for the Preparation of an Environmental Impact Report (EIR) for the San Bernardino Valley Enterprise Zone; appropriate a Contingency Budget of \$5,000; and authorize the Interim Executive Director or his designee to execute all necessary documents.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Johnson	Chastain	Estrada	Hansberger
<b>Aye</b>	<b>Aye</b>	<b>Nay</b>		
Morris	Petersen	Christman		

**Motion carried.**

The Board next considered Agenda Item No. 14. Vice Chair Robert Christman chaired the meeting at this point.

**ITEM #14 - Ratify Change Order No. 1 with Associated Engineers, Inc., in an Amount Not to Exceed \$25,000 to Expand Scope of Design Services to Include Tippecanoe Avenue from East Mill Street to Harry Sheppard Boulevard**

**ACTION:** Ratify Change Order No. 1 with Associated Engineers, Inc., in an Amount Not to Exceed \$25,000 to Expand Scope of Design Services to Include Tippecanoe Avenue from East Mill Street to Harry Sheppard Boulevard.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Johnson	Mitchell	Chastain	Christman	Estrada
<b>Aye</b>	<b>Abstain</b>	<b>Abstain</b>		
Petersen	Hansberger	Morris		

**Motion carried.**

**ITEM #15 - Approve Change Order No. 2 with Associated Engineers, Inc., in an Amount Not to Exceed \$69,550 for Engineering Services in Addition to the Original Scope of Work**

**ACTION:** Approve Change Order No. 2 with Associated Engineers, Inc., in an amount not to exceed \$69,550 for engineering services in addition to the original Scope of Work.

<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Aye</b>	<b>Aye</b>
Mitchell	Johnson	Chastain	Christman	Estrada
<b>Aye</b>	<b>Abstain</b>	<b>Abstain</b>		
Petersen	Hansberger	Morris		

**Motion carried.**

Co-Chair Dennis Hansberger resumed chairing the meeting at this point.

**G. ADDED AND DEFERRED ITEMS**

There were no added or deferred items.

**H. PUBLIC COMMENT**

There were no public comments.

**I. CLOSED SESSION**

There was no closed session.

**J. ADJOURN MEETING**

There being no further business before the Board at this session, Co-Chair Dennis Hansberger declared the meeting adjourned at 4:09 p.m.

**Minutes approved at a Regular Meeting on April 11, 2007.**

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**Kelly Berry**  
**Clerk of the Board**

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