

# REGULAR MEETING

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## 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

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**WEDNESDAY  
JANUARY 14, 2009  
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 November 30, 2008, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: November 19, 2008
6. Approve Meeting Minutes: December 10, 2008
7. Authorize Staff to Issue a Request for Qualifications (RFQ) for the Federally Funded High Ground Water/Liquefaction Mitigation and Economic Redevelopment Project as related to a United States Department of Commerce, Economic Development Administration (EDA) Grant (07-49-06138)
8. Consider a Letter of Support for the City of Loma Linda for the California Avenue Improvement Project
9. Consider Potential Cooperative Agreements with the City of Redlands for Certain Portions of the Inland Valley Development Agency (IVDA) Redevelopment Project Area Pursuant to the Inland Valley Development Agency Redevelopment Plan

**ACTION ON CONSENT CALENDAR****F. BOARD DISCUSSION ITEMS**

10. Approve Resolution 2009-01 of the Inland Valley Development Agency (IVDA) Designating Check Signers for the Inland Valley Development Agency Checks and Wire Transfers
11. Consider and Approve in Concept a Cooperative Agreement Between the City of San Bernardino Economic Development Agency, County of San Bernardino and Inland Valley Development Agency (IVDA) for a Low and Moderate Income Housing Project

12. Approve Change Order No. 3 with T.Y. Lin International in an Amount Not to Exceed \$225,220 for Engineering Services for the Mountain View Avenue Bridge Project
13. Approve Award of Contract to Shook Building Systems, Inc. in an Amount Not to Exceed \$3,652,033 for the Abatement and Demolition of Building Nos. 671, 672 and the Construction and Rehabilitation of Hangar No. 674, U.S. Department of Commerce Economic Development Administration (EDA) Grant No. 07-49-05922
14. Approve Second Amendment to Tri-Party Agreement Among the Inland Valley Development Agency (IVDA), Stater Bros. Markets and Hillwood/San Bernardino, LLC Regarding the Stater Bros. Markets Project; and Approve the Form of a Promissory Note

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: Philip H. Mook, Jr. 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: 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 acquisition of an interest in the above  
referenced property

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

Property: 1147 E. Central Avenue, San Bernardino, CA 92408  
APN: 0280-231-11

Negotiating Parties: **Fernando Lopez, Sr.** and **Piedad Lopez**, property  
owners  
Michael Burrows, Assistant Director, on behalf of the  
IVDA

Under negotiations: Instruction will be given to the IVDA negotiator  
concerning acquisition of an easement impacting the  
above referenced property

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

Property: 605 E. Norman Road, San Bernardino, CA 92408  
APN: 0280-172-10

Negotiating Parties: **Salvador Medina**, property owner  
Michael Burrows, Assistant Director, on behalf of the  
IVDA

Under negotiations: Instruction will be given to the IVDA negotiator  
concerning acquisition 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.*