

# 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  
JULY 22, 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 May 31, 2009, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: June 10, 2009
6. Approve Meeting Minutes: June 24, 2009
7. Authorize Staff to Issue a Request for Qualifications (RFQ) for Construction Management Services

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

8. Approve Consultant Services Agreements for Fiscal Year 2009-2010
9. Introduce for First Reading an Ordinance Rescinding Ordinance No. 94-01 of the Inland Valley Development Agency (IVDA) and Authorizing the Filing of a Certain Validation Action
10. Adopt Resolution No. 2009-11 of the San Bernardino International Airport Authority (SBIAA) Approving a Certain Loan Agreement by and among the San Bernardino International Airport Authority (SBIAA), the Inland Valley Development Agency (IVDA) and CMB Infrastructure Investment Group II, L.P., to Fund Various Airport and IVDA Projects
11. Approve Award of Contract to Pacific Advanced Civil Engineering, Inc., in an Amount Not to Exceed \$945,257 for Preliminary Design and Engineering Work to Mitigate High Groundwater and Liquefaction Hazards Associated with Development in Downtown San Bernardino, Subject to Approval by the United States Department of Commerce, Economic Development Administration (EDA) Grant No. 07-49-06138

12. Approve Substantial Completion and Release of Retention Pursuant to Contract with Hillwood Construction Services of California, L.P., to Provide Architectural, Engineering and Construction Management Services for Certain Tenant Improvements to Building No. 1 on the Former Department of Finance and Accounting Service (DFAS) Property
13. Adopt Resolution No. 2009-12 and Approve Award of Contract to Hillcrest Contracting, Inc., in an Amount Not to Exceed \$1,007,861 for the Lena Road Construction Project, located between Orange Show Road and Central Avenue
14. Ratify Change Order. Nos. 1 and 2 with Vance Corporation in an Amount Not to Exceed \$53,169.49 for Defense Finance and Accounting Service (DFAS) Parking Lot Improvements; and Approve Amendment No. 1 to Contract with Vance Corporation in the Amount Not to Exceed \$476,907.50 for the DFAS Parking Lot Improvements Storm Chamber System
15. Approve an Agreement for Sale of Conservation Credits from the Cajon Creek Conservation Bank with Vulcan Materials Company Western Division in an Amount Not to Exceed \$1,225,000 for Seven (7) Acre/Units of Conservation Credits for the Mt. View Avenue Extension Located North of the Intersection of San Bernardino Avenue and Mt. View Avenue
16. Authorize a Reimbursement Payment to the City of San Bernardino for Paving of Certain Portions of Harry Sheppard Boulevard in an Amount Not to Exceed \$159,000

G. **ADDED AND DEFERRED ITEMS**

H. **PUBLIC COMMENT**

## I. CLOSED SESSION

17. 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

18. 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

19. Conference with Labor Negotiators pursuant to Government Code Section 54957.6

The IVDA will meet with its designated representative, Donald L. Rogers, Interim Executive Director, to discuss salaries, salary schedules and compensation, and fringe benefits payable to the following non-represented employees specified by position title.

### Non-represented Employees

Accounting Employees (Various levels)  
Airport Operations Employees (Various levels)  
Airport Operations Manager  
Airport Security Officers  
Assistant Director

Assistant Clerk of the Board  
 Aviation Director  
 Chief Financial Officer  
 Clerical (Various levels)  
 Clerk of the Board  
 Contract Administrator  
 Director of Economic Development and Marketing  
 Director of Information Services  
 Director of Redevelopment and Transportation  
 Executive Director  
 Maintenance Employees (Various levels)  
 Maintenance Supervisors  
 Marketing and Leasing Coordinator  
 Project Assistant  
 Project/Marketing Assistant  
 Project Coordinator  
 Project Manager  
 Safety Officer  
 Secretarial (Various levels)  
 Staff Analyst (Various levels)

20. 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.*