

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING BOARD ACTIONS

WEDNESDAY, MARCH 12, 2025

5:00 P.M.

MAIN AUDITORIUM – Norton Regional Event Center – 1601 East Third Street, San Bernardino, CA



A regional joint powers authority dedicated to the reuse of Norton Air Force Base  
for the economic benefit of the East Valley

### Board Members

#### City of Colton

Mayor Frank Navarro	Absent
Mayor Pro Tem David Toro	Present
VACANT	

#### City of Loma Linda

Mayor Phillip Dupper, Chairperson	Present
Councilmember Rhodes Rigsby	Present
Councilmember Rhonda K. Spencer-Hwang (alt)	Absent

#### County of San Bernardino

Supervisor Joe Baca, Jr.	Present
Supervisor Jesse Armendarez	Present
Supervisor Dawn Rowe (alt)	Absent

#### City of San Bernardino

Councilmember Fred Shorett	Present
Councilmember Juan Figueroa	Absent
Councilmember Sandra Ibarra	Present
Councilmember Mario Flores(alt)	Absent

#### Staff Members and Others Present

Michael Burrows, Chief Executive Officer	Jillian Ubaldo, Clerk of the Board
Mark Gibbs, Director of Aviation	Yajaira Maldonado, Deputy Clerk of the Board
Mark Cousineau, Director of Finance	Myriam Beltran, Planning and Programs Manager
Jeff Barrow, Director of Development	Darrell Hale, Property Manager
Catherine Prichett, Director of Administration	Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin, & Tooke, LLP

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Chairperson Phillip Dupper at approximately 5:02 P.M. on Wednesday, March 12, 2025, in the Main Auditorium of the Norton Regional Event Center, 1601 East Third Street, San Bernardino, California.

A. **CALL TO ORDER / ROLL CALL**

Roll call was duly noted and recorded.

Members of the Board and the public joined Councilmember Sandra Ibarra in the Pledge of Allegiance.

B. **CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

C. **CLOSED SESSION**

Chairperson Phillip Dupper recessed to closed session at 5:03 P.M. Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, read the closed session items as posted on the Agenda.

- a. Conference with Legal Counsel pursuant to Gov. Code 54956.9(d) - significant exposure to litigation:  
one case

D. **REPORT ON CLOSED SESSION**

Chairperson Phillip Dupper reconvened the meeting at 5:22 P.M. Chairperson Dupper asked Mr. Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin & Tooke, LLP if there were any reportable items. Mr. Lewin reported that there were none.

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

There were no items to be added or deleted.

F. **CONFLICT OF INTEREST DISCLOSURE**

1. Chairperson Phillip Dupper stated Board Members should note the item(s) listed which might require member abstentions.

There were no conflicts noted.

G. **INFORMATIONAL ITEMS**

Mr. Michael Burrows, Chief Executive Officer, presented the following informational items.

2. Informational Items
  - a. Chief Executive Officer Report

b. Report on UAS Center at SBD

Ms. Kim Benson, UAS Center at SBD Administrator, shared a brief report on the UAS Center at SBD.

H. **BOARD CONSENT ITEMS**

3. Receive Register of Demands – March 12, 2025
4. Receive and file Cash Report for January 31, 2025, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: February 12, 2025

**ACTION:** Approve Agenda Item Nos. 3-5 of the Consent Calendar.

RESULT:	<b>ADOPTED [UNANIMOUSLY]</b>
MOTION/SECOND:	Rigsby / Baca
AYES:	Armendarez, Baca, Dupper, Ibarra, Rigsby, Shorett and Toro
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Figuerroa and Navarro

I. **BOARD ACTION ITEMS**

6. Receive and File the Annual Independent Audit Report of the Inland Valley Development Agency (IVDA) for Fiscal Year ended June 30, 2024

Mr. Mark Cousineau, Director of Finance, introduced the Audit team from Rogers, Anderson, Malody, and Scott, LLP, who will be presenting the Audit Report for Fiscal Year ended June 30, 2024.

Representatives from Rogers, Anderson, Malody, and Scott, LLP, provided a report on IVDA's audit objectives, auditing standards followed, and delivered an unmodified final opinion, which is the highest level of assurance.

**ACTION:** Receive and File the Annual Independent Audit Report and Single Audit of the Inland Valley Development Agency (IVDA) for Fiscal Year ended June 30, 2024; and approve the submittal of these reports to the appropriate agencies.

This item was for discussion purposes only; no formal action was taken.

7. Consider and Discuss a Potential Change of Regularly Scheduled Board Meeting Time and July Meeting Schedule

Chair Phillip Dupper moved to table the discussion and consideration of the potential board meeting time and July schedule changes. The motion was seconded by Member Armendarez and passed unanimously.

**ACTION:** Tabled the consideration and discussion to provide direction regarding the preferred meeting time and the scheduling of the July meeting.

**RESULT:** **ADOPTED [UNANIMOUSLY]**  
**MOTION/SECOND:** Shorett / Armendarez  
**AYES:** Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
**NAYS:** None  
**ABSTENTIONS:** None  
**ABSENT:** Figueroa and Navarro

8. Consider and adopt proposed budget adjustments for Fiscal Year 2024-2025

Mr. Mark Cousineau, Director of Finance, reported a net increase in budgetary expenditures totaling \$180,000, which will be funded through ongoing revenue and existing resources. Of this amount, \$120,000 falls under General Fund Budget Class 52 – Professional Services, allocated for anticipated environmental and cultural survey services. Specifically, \$70,000 is designated for the 3rd Street Improvement Project and \$50,000 for the Former Norton Air Force Base Development. The remaining \$60,000 will be utilized under Budget Class 63 – Capital Improvement Projects.

**ACTION:** Consider and adopt budget adjustments reflected in the Proposed Budget Adjustments Table for Fiscal Year 2024-2025.

**RESULT:** **ADOPTED [UNANIMOUSLY]**  
**MOTION/SECOND:** Baca / Armendarez  
**AYES:** Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
**NAYS:** None  
**ABSTENTIONS:** None  
**ABSENT:** Figueroa and Navarro

9. Approve the Form of a Lease Agreement with AIBOT US Support, LLC for a portion of Former Norton Air Force Base Building No. 58

Mr. Darrell Hale, Property Manager, provided a report on AIBOT US Support, LLC, an aerospace research and development company headquartered in Long Beach, California. He noted that over the years, Building No. 58 has housed a variety of tenants, including Inland Empire Film Services and, more recently, Our Brew Brewing Company. AIBOT US Support, LLC is now seeking to lease a portion of the facility for use as a research and development center.

**ACTION:** Approve the form of a lease agreement with AIBOT US Support, LLC for a portion of Building No. 58; and authorize the Chief Executive Officer to execute all related documents subject to technical and conforming changes as approved by Legal Counsel.

RESULT: **ADOPTED [UNANIMOUSLY]**  
MOTION/SECOND: Baca / Armendarez  
AYES: Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Figueroa and Navarro

10. Adopt Resolution No. 2025-04 of the Inland Valley Development Agency (IVDA) Making Certain Findings in Support of the Norton Test Range (UAS Center at SBD) Site Improvements Project  
Mr. Michael Burrows, Chief Executive Officer, reported that the Norton Test Range Project has been deemed eligible for Community Project Funding at the federal level. He explained that the draft resolution has been prepared in accordance with the guidelines and formats provided by both Congressional and Senate offices. The Inland Valley Development Agency (IVDA) would be required to formally endorse the submission in order to proceed.

**ACTION:** Adopt Resolution No. 2025-04 of the Inland Valley Development Agency (IVDA) making certain findings in support of the Norton Test Range (UAS Center at SBD) Site Improvements Project; and authorize the execution of all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**  
MOTION/SECOND: Baca / Armendarez  
AYES: Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Figueroa and Navarro

11. Approve Amendment No. 1 to the Agreement for Professional Services with Tom Dodson & Associates in an Additional Amount of \$50,000 for a Total Contract Amount not to Exceed \$100,000 to Provide Services Relating to Environmental Issues for the Development of Former Norton Airforce Base Properties

Ms. Myriam Beltran, Planning and Programs Manager, reported on the need for an amendment to the existing agreement to provide additional environmental consulting services. She noted that these services have been critical in supporting environmental documentation for several recent projects. To remain in compliance with regulatory requirements and maintain project schedules, continued support from Tom Dodson & Associates is necessary.

**ACTION:** Approve Amendment No. 1 to the Agreement for Professional Services with Tom Dodson & Associates to provide environmental consulting services related to IVDA development projects, increasing the contract by \$50,000 to a total contract amount not to exceed \$100,000; and authorize the Chief Executive Officer to execute all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**  
MOTION/SECOND: Rigsby / Baca  
AYES: Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Figueroa and Navarro

12. Approve a Professional Services Agreement with Tom Dodson And Associates to Provide an Aerially Deposited Lead Survey for the 3rd Street Corridor Project in an Amount not to Exceed \$67,485  
Ms. Myriam Beltran, Planning and Programs Manager, stated that while the 3rd Street Corridor Project is funded by the U.S. Department of Transportation, it is being administered by CalTrans. As part of CalTrans' environmental review process, the Inland Valley Development Agency (IVDA) has been requested to conduct an Aerially Deposited Lead (ADL) survey. This survey is intended to assess and determine the presence of any lead contamination in the soil along the roadway alignment.

**ACTION:** Approve a Professional Services Agreement with Tom Dodson and Associates in an amount not to exceed \$67,485 to provide an Aerially Deposited Lead Survey for the 3rd Street Corridor Project (Del Rosa to Victoria Avenue); and authorize the Chief Executive Officer to execute all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**  
MOTION/SECOND: Ibarra / Baca  
AYES: Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Figueroa and Navarro

13. Award a Construction Contract to AEC Moreno Corporation in an Amount not to Exceed \$102,000 for the Building 58: Partition Walls Project  
Mr. Jeff Barrow, Director of Development, provided a brief report on the award of a construction contract to AEC Moreno Corporation. He noted that a total of five (5) proposals were submitted in response to the Building 58: Partition Walls Project. AEC Moreno Corporation submitted the lowest responsive bid in the amount of \$102,000.

**ACTION:** Award a construction contract to AEC Moreno Corporation in an amount not to exceed \$102,000 for the Building 58: Partition Walls Project and authorize the Chief Executive Officer to execute all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**  
MOTION/SECOND: Baca / Armendarez  
AYES: Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Figueroa and Navarro

14. Review Status of the Action Plan for the Inland Valley Development Agency (IVDA) through June 30, 2025

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "June 30, 2025 – IVDA Focal Areas" (as contained on page 155-157 in the Agenda Packet).

This item was for discussion purposes only; no formal action was taken.

J. **PUBLIC HEARING**

15. Continuation of Public Hearing to Consider and discuss the Inland Valley Infrastructure Corridor and adopt Resolution No. 2025-03 certifying the Environmental Impact Report (EIR) for the Inland Calley Infrastructucre Corridor

Mr. Michael Burrows, Chief Executive Officer, expressed appreciation for everyone's patience regarding the gradual progress of the Inland Valley Infrastructure Corridor project. He explained that the focus remains on improving public rights-of-way, roadways, drainage, and utility infrastructure, while working toward a unified development roadmap. As a Joint Powers Authority, the agency must navigate multiple jurisdictional boundaries, and efforts are underway to establish a common design standard acceptable to all participating agencies. Mr. Burrows also acknowledged that certain existing roadway conditions require attention and remediation.

Ms. Kaitlyn Dodson-Hamilton, Tom Dodson and Associates provided a brief report on the California Environmental Quality Act (CEQA) process. She outlined key components of the process and its relevance to current and upcoming projects, emphasizing the importance of compliance with state environmental regulations.

Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, provided comments regarding the public hearing process and the Final Environmental Impact Report (EIR). He noted that since the last regularly scheduled meeting, a substantial volume of public comments and data had been received, which led to the continuation of the public hearing to allow staff sufficient time to review and respond. The responses have been completed and made available online. Mr. Lewin further stated that a new comment letter was received prior to the current meeting. While it did not raise any new substantive questions that had not already been addressed, it did question the Inland Valley Development Agency's (IVDA) legal authority to approve the Final EIR. In response, Mr. Lewin affirmed that the IVDA is a legally recognized Joint Powers Authority (JPA) under California law and is listed as a special district on the State Controller's website, confirming its authority to proceed with approval of the Final EIR.

Chairperson Dupper clarified that the purpose of the Inland Valley Infrastructure Corridor (IVIC) is to repair and maintain existing infrastructure for neighboring agencies, ensuring roadway consistency across jurisdictional boundaries. She emphasized that the project does not involve any land use changes. Chairperson Dupper then formally opened the public hearing and called for public comments.

Residents addressed the Board during the public comment portion of the hearing.

Chairperson Dupper closed the public hearing following the conclusion of public comments.

**ACTION:** Open the public hearing and receive public comments; Close the public hearing; Adopt Resolution No. 2025-03 Certifying the Environmental Impact Report for the Inland Valley Infrastructure Corridor; Adopt the Mitigation Monitoring and Reporting Program (MMRP); Adopt the Inland Valley Infrastructure Corridor Candidate Statement of Overriding Consideration (SOOC); and Authorize the Chief Executive Officer to execute all related documents and file the Notice of Determination for the Project.

**RESULT:** **ADOPTED [UNANIMOUSLY]**  
**MOTION/SECOND:** Baca / Armendarez  
**AYES:** Toro, Dupper, Rigsby, Baca, Armendarez, Shorett, and Ibarra  
**NAYS:** None  
**ABSTENTIONS:** None  
**ABSENT:** Figueroa and Navarro

**K. ADDED AND DEFERRED ITEMS**

There were no additional items added or deferred.

**L. OPEN SESSION PUBLIC COMMENT**

There were no open session public comments.

**L. BOARD MEMBER COMMENT**

Councilmember Ibarra noted that some public concerns referenced streets located within the jurisdiction of the City of Highland. He inquired whether communication had been initiated with the City of Highland to explore the possibility of including those streets in the Inland Valley Infrastructure Corridor (IVIC) project.

Mr. Michael Burrows responded that the City of Highland's General Plan includes roadway designs that do not align with the current scope of the IVIC project. He encouraged residents to contact the City of Highland directly to inquire about potential street modifications or alignment with regional infrastructure efforts.

Supervisor Baca thanked the residents for sharing their concerns and emphasized that their voices are being heard. He noted that the Board is composed of representatives from various neighboring agencies who are committed to serving their communities and addressing public concerns. He reiterated that the Inland Valley Infrastructure Corridor (IVIC) project is focused solely on improvements to public rights-of-way and does not involve any land use changes. Any proposals for development on adjacent properties would require approval from the respective city agencies. Supervisor Baca also addressed concerns related to transportation, stating that those issues fall under the jurisdiction of Omnitrans, and offered to assist in facilitating communication with the agency. He further noted that issues such as street lighting, stop signs, and potholes highlight the importance of moving forward with the IVIC project. Lastly, he encouraged residents to continue engaging with their local agencies, particularly regarding matters related to parks and land use.

Chairperson Dupper thanked the residents for voicing their concerns and emphasized the importance of the IVIC project. She highlighted that the project aims to ensure consistent design standards across neighboring jurisdictions, ultimately benefiting residents throughout the region.



M. **ADJOURNMENT**

There being no further business before the Board at this session, Chairperson Phillip Dupper declared the meeting adjourned at 7:10 P.M.

**Approved at a Regular Meeting of the Inland Valley Development Agency Board on May 14, 2025.**

  
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Jillian Ubaldo  
Clerk of the Board