

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING AGENDA

WEDNESDAY, OCTOBER 8, 2025

### Zoom Information:

<https://us02web.zoom.us/j/87072665129?pwd=aPA4FRLaEHpGRpNA2aPJsrU4npyoEv.1>

Meeting ID: 870 7266 5129 | Passcode: 772217

Dial by your location | +1 669 900 6833 US

**5:00 PM**

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

#### **Phillip Dupper, Chairperson**

*Mayor, City of Loma Linda*

#### **Frank J. Navarro, Vice-Chairperson**

*Mayor, City of Colton*

#### **Joe Baca, Jr., Secretary**

*Supervisor, County of San Bernardino*

#### **BOARD MEMBERS:**

##### **Jesse Armendarez**

*Supervisor, County of San Bernardino*

##### **David Toro**

*Mayor Pro Tem, City of Colton*

##### **Rhodes Rigsby**

*Councilmember, City of Loma Linda*

##### **Juan Figueroa**

*Mayor Pro Tem, City of San Bernardino*

##### **Fred Shorett**

*Councilmember, City of San Bernardino*

##### **Sandra Ibarra**

*Councilmember, City of San Bernardino*

#### **ALTERNATE BOARD MEMBERS:**

##### **Dawn Rowe**

*Supervisor, County of San Bernardino*

##### **Mario Flores**

*Councilmember, City of San Bernardino*

##### **Rhonda K. Spencer-Hwang**

*Councilmember, City of Loma Linda*

##### **Vacant**

*City of Colton*

- Full agenda packets are available at the IVDA office, 1601 East Third Street, San Bernardino, California, will be provided at the meeting, and are posted in the Agenda section of our website at [www.ivdajpa.org](http://www.ivdajpa.org). Office hours are Monday through Friday 8:00 a.m. to 5:00 p.m.
- Recordings of the IVDA Board meetings are available in the Agenda section of our website at [www.ivdajpa.org](http://www.ivdajpa.org).
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the IVDA 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.
- Anyone who wishes to speak during public comment or on a particular item will be requested to fill out a speaker slip, which must be turned in to the Clerk of the Board prior to speaking.
- Public comments for agenda items that are not public hearings will be limited to three minutes.
- Public comments for items that are not on the agenda will be limited to three minutes.
- The three-minute limitation shall apply to each member of the public and cannot be shared.
- An additional three minutes will be allotted to those who require translation services.
- Live Spanish interpretation is available on a by-request basis. If you require Spanish interpretation, please submit a request to the Clerk of the Board's Office by 12:00 p.m. on the Friday before the meeting to allow IVDA staff to coordinate and arrange for certified interpreters to attend the meeting.

## **ORDER OF BUSINESS - CLOSED SESSION**

This meeting of the governing Board of the Inland Valley Development Agency will begin with Closed Session Public Comment and Closed Session, immediately followed by the Open Session portion of the meeting.

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

**B. CLOSED SESSION PUBLIC COMMENT**

The Closed Session Public Comment portion of the Inland Valley Development Agency Board meeting is limited to a maximum of three minutes for each speaker and comments will be limited to matters appearing on the Closed Session portion of the agenda. Additional opportunities for further Public Comment will be given during and at the end of the meeting. An additional three minutes will be allotted to those who require translation services.

**C. CLOSED SESSION**

An announcement is typically made prior to closed session discussions as to the potential for a reportable action at the conclusion of closed session.

- a. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Board will meet with the Chief Executive Officer and General Counsel related to pending litigation: People’s Collective for Environmental Justice v. Inland Valley Development Agency, et al., San Bernardino County Superior Court, Case No. CIVSB2510434
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8  
Property: 105 North Leland Norton Way, San Bernardino CA 92408  
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Betty Liu, Transportation Security Administration (TSA)

**D. REPORT ON CLOSED SESSION**

Public announcement(s) will be made following closed session if there are any reportable actions taken during closed session.

**ORDER OF BUSINESS - OPEN SESSION**

- **CALL TO ORDER OPEN SESSION**
- **PLEDGE OF ALLEGIANCE**

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

Pursuant to Government Code Section 54954.2, items may be added on which there is a need to take immediate action, and the need for action came to the attention of the Inland Valley Development Agency subsequent to the posting of the agenda.

**F. CONFLICT OF INTEREST DISCLOSURE**

1. POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF OCTOBER 8, 2025  
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 005**]

**G. INFORMATIONAL ITEMS**

It is intended that the following subject matters and their attachments are submitted to the Board members for informational purposes only. No action is required with regard to these items in the form of a receive-and-file motion or otherwise. Members may inquire of staff as to any questions or seek clarifications, but no discussion may ensue other than to place an item on a subsequent agenda for further consideration. In such situations where permissible levels of discussion are conducted, members are reminded that staff has not presented the related contractor and interested parties conflicts of interest disclosures that are typically provided for agenda items for which action is intended to occur. Additionally, questions may arise as to negotiation strategies or other legal issues which are more appropriately addressed in a closed session discussion.

2. Informational Items

- 2a. CHIEF EXECUTIVE OFFICER REPORT  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 012**]
- 2b. CRUISING AT ALTITUDE REPORT  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 013**]
- 2c. REPORT ON UAS CENTER AT SBD  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 014**]
- 2d. REPORT ON HUMAN CAPITAL MANAGEMENT SOLUTIONS (HCMS) SOFTWARE PLATFORM  
[PRESENTER: Catherine Pritchett, Director of Administration **PAGE#: 015**]

**H. 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.

3. RECEIVE REGISTER OF DEMANDS – OCTOBER 8, 2025  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 016**]

4. RECEIVE AND FILE CASH REPORT FOR AUGUST 31, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 022**]
5. APPROVE MEETING MINUTES: SEPTEMBER 10, 2025  
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 025**]

**I. BOARD ACTION ITEMS**

6. AUTHORIZE ACKNOWLEDGEMENT OF ALLIANCE CALIFORNIA PERFORMANCE AND EXTENSION OF THE MASTER DISPOSITION AND DEVELOPMENT AGREEMENT WITH HILLWOOD  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 031**]
7. CONSIDER AND DISCUSS A REPORT ON THE FOREIGN TRADE ZONE UPDATE  
[PRESENTER: Myriam Beltran, Planning and Programs Manager **PAGE#: 035**]
8. CONSIDER AND DISCUSS A REPORT ON ECONOMIC DEVELOPMENT INITIATIVES  
[PRESENTER: Myriam Beltran, Planning and Programs Manager **PAGE#: 039**]
9. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH DECEMBER 31, 2025  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 053**]

**J. ADDED AND DEFERRED ITEMS**

Deferred Items and Items which have been added pursuant to Government Code Section 54954.2 as noted above in Section E.

**K. OPEN SESSION PUBLIC COMMENT**

Anyone who wishes to speak during Open Session Public Comment will be requested to fill out a speaker slip. Prior to speaking, speaker slips should be given to the Clerk of the Board. Public comments for items that are not on the agenda will be limited to three minutes. The three-minute limitation shall apply to each member of the public and cannot be shared with other members of the public. An additional three minutes will be allotted to those who require translation services.


**L. BOARD MEMBER COMMENT**

Board members may make announcements or give brief reports on activities or matters not appearing on the agenda, as well as provide direction to staff relating to matters which may be addressed at this time.

**M. ADJOURNMENT**

Unless otherwise noted, this meeting will be adjourned to the next regularly scheduled meeting of the Inland Valley Development Agency Board, Wednesday, November 12, 2025.



	<p><b>TO:</b> Inland Valley Development Agency Board</p> <p><b>DATE:</b> October 8, 2025</p> <p><b>ITEM NO:</b> 1</p> <p><b>PRESENTER:</b> Jillian Ubaldo, Clerk of the Board</p>
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**SUBJECT: POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF OCTOBER 8, 2025**

### **SUMMARY**

This agenda contains recommendations for action relative to certain contractors/principals and their respective subcontractors. Care should be taken by each Board member to review and consider the information provided herein to ensure they are in compliance with applicable conflict of interest laws.

### **RECOMMENDED ACTION(S)**

Receive for information and consideration in accordance with applicable conflict of interest laws.

### **FISCAL IMPACT**

None.

PREPARED BY:	Yajaira Maldonado
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Michael Lewin
APPROVED BY:	Michael Burrows

## **BACKGROUND INFORMATION**

The potential conflicts information provided in this report is intended to be used as a means for each voting member to verify campaign contributions from their individual campaign records. The following information is considered to be complete only to the best knowledge that has been disclosed to staff by the following listed contractors and in many instances may not be complete as of the date of publication of the agenda. Staff will endeavor to provide updates and supplements to the disclosure information to the extent additional contractor disclosure information becomes known to staff at or prior to each particular meeting time.

In addition to other provisions of law which prohibit Inland Valley Development Agency (IVDA) Board members from having financial interests in the contracts of public agencies, the provisions of California Government Code Section 84308 prohibit individual IVDA Board members from participating in any Board proceeding involving a license, permit, or other entitlement for use pending before the Board, if the individual member has received a contribution of more than two hundred fifty dollars (\$250.00) within the preceding twelve (12) months or for three (3) months following any such Board proceeding, from any person, company or entity who is the subject of the proceeding, including parent-subsidary and certain otherwise related business entities as defined in the California Code of Regulations, Title 2, Division 6, Section 18438.5, or from any person who actively supports or opposes a particular decision in the proceeding and who has a financial interest in such decision, as defined in California Government Code Section 87103.

The restrictions of Government Code Section 84308 do not apply if the individual member returns the contribution within thirty (30) days from the time he or she knows, or should have known, about the contribution and the proceeding.

This agenda contains recommendations for action relative to the following contractors/principals and their respective subcontractors (as informed to IVDA staff by the Principals):

<b><u>Agenda Item No.</u></b>	<b><u>Contractors/Tenants</u></b>	<b><u>Subcontractors/Subtenants</u></b>
6.	<u>Hillwood/San Bernardino, LLC</u> Todd Platt, Chief Investment Officer Scott Morse, Executive Vice President	None.

### **Attachments:**

1. California Government Code §84308 and §87103
2. California Code of Regulations, Title 2, Division 6, §18438.5

CALIFORNIA CODES  
**GOVERNMENT CODE**  
SECTION 84308

**84308.** (a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if he or she lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of **government**, local governmental agencies whose members are directly elected by the voters, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.

(5) "License, permit, or other entitlement for use" means all business, professional, trade and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(b) No officer of an agency shall accept, solicit, or direct a contribution of more than two hundred fifty dollars (\$250) from any party, or his or her agent, or from any participant, or his or her agent, while a proceeding involving a license, permit, or other entitlement for use is pending before the agency and for three months following the date a final decision is rendered in the proceeding if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution for himself or herself, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(c) Prior to rendering any decision in a proceeding involving a license, permit or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars (\$250) from a party or from any participant shall disclose that fact on the record of the proceeding. No officer of an agency shall make, participate in making, or in any way attempt to use his

or her official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has willfully or knowingly received a contribution in an amount of more than two hundred fifty dollars (\$250) within the preceding 12 months from a party or his or her agent, or from any participant, or his or her agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

If an officer receives a contribution which would otherwise require disqualification under this section, returns the contribution within 30 days from the time he or she knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, he or she shall be permitted to participate in the proceeding.

(d) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party, or his or her agent, to any officer of the agency. No party, or his or her agent, to a proceeding involving a license, permit, or other entitlement for use pending before any agency and no participant, or his or her agent, in the proceeding shall make a contribution of more than two hundred fifty dollars (\$250) to any officer of that agency during the proceeding and for three months following the date a final decision is rendered by the agency in the proceeding. When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in subdivisions (b), (c), and this subdivision.

(e) Nothing in this section shall be construed to imply that any contribution subject to being reported under this title shall not be so reported.

CALIFORNIA CODES  
**GOVERNMENT CODE**  
SECTION 87103

**87103.** A public official has a financial interest in a decision within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of his or her immediate family, or on any of the following:

(a) Any business entity in which the public official has a direct or indirect investment worth two thousand dollars (\$2,000) or more.

(b) Any real property in which the public official has a direct or indirect interest worth two thousand dollars (\$2,000) or more.

(c) Any source of income, except gifts or loans by a commercial lending institution made in the regular course of business on terms available to the public without regard to official status, aggregating five hundred dollars (\$500) or more in value provided or promised to, received by, the public official within 12 months prior to the time when the decision is made.

(d) Any business entity in which the public official is a director, officer, partner, trustee, employee, or holds any position of management.

(e) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating two hundred fifty dollars (\$250) or more in value provided to, received by, or promised to the public official within 12 months prior to the time when the decision is made. The amount of the value of gifts specified by this subdivision shall be adjusted biennially by the commission to equal the same amount determined by the commission pursuant to subdivision (f) of Section 89503.

For purposes of this section, indirect investment or interest means any investment or interest owned by the spouse or dependent child of a public official, by an agent on behalf of a public official, or by a business entity or trust in which the official, the official's agents, spouse, and dependent children own directly, indirectly, or beneficially a 10-percent interest or greater.

(Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations.)

**§ 18438.5. Aggregated Contributions Under Section 84308.**

For purposes of Section 84308:

(a) Notwithstanding the provisions of Regulation 18215.1, to determine whether a contribution of more than \$250 has been made by any party to a proceeding, contributions made by a party's parent, subsidiary, or otherwise related business entity, (as those relationships are defined in subdivision (b) below), shall be aggregated and treated as if received from the party for purposes of the limitations and disclosure provisions of Section 84308.

(b) Parent, Subsidiary, Otherwise Related Business entity, defined.

(1) Parent-subsidiary. A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

(2) Otherwise related business entity. Business entities, including corporations, partnerships, joint ventures and any other organizations and enterprises operated for profit, which do not have a parent-subsidiary relationship are otherwise related if any one of the following three tests is met:

(A) One business entity has a controlling ownership interest in the other business entity.

(B) There is shared management and control between the entities. In determining whether there is shared management and control, consideration should be given to the following factors:

(i) The same person or substantially the same person owns and manages the two entities;

(ii) There are common or commingled funds or assets;

(iii) The business entities share the use of the same offices or employees, or otherwise share activities, resources or personnel on a regular basis;

1 (iv) There is otherwise a regular and close working relationship between the entities; or

2 (C) A controlling owner (50% or greater interest as a shareholder or as a general partner)

3 in one entity also is a controlling owner in the other entity.

4 Note: Authority cited: Section 83112, Government Code. Reference: Section 84308,

5 Government Code.

## 6 HISTORY

7 1. New section filed 5-26-2006; operative 6-25-2006. Submitted to OAL for filing pursuant to

8 *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924,

9 California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992

10 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements

11 and not subject to procedural or substantive review by OAL) (Register 2006, No. 21). For prior

12 history of section 18438.5, see Register 85, No. 8.

13 2. Amendment filed 8-12-2014; operative 9-11-2014 pursuant to title 2, section 18312(e)(1) of


14 the California Code of Regulations. Submitted to OAL for filing and printing pursuant to *Fair*

15 *Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California

16 Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC

17 regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not

18 subject to procedural or substantive review by OAL) (Register 2014, No. 33).

	<p><b>TO:</b> Inland Valley Development Agency Board</p> <p><b>DATE:</b> October 8, 2025</p> <p><b>ITEM NO:</b> 2a</p> <p><b>PRESENTER:</b> Michael Burrows, Chief Executive Officer</p>
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**SUBJECT: INFORMATIONAL ITEMS – CHIEF EXECUTIVE OFFICER REPORT**

## **SUMMARY**

An oral report will be provided at the time of the meeting.

PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows


## **BACKGROUND INFORMATION**

None.

## **Attachments:**

1. None



	<p><b>TO:</b> Inland Valley Development Agency Board</p> <p><b>DATE:</b> October 8, 2025</p> <p><b>ITEM NO:</b> 2b</p> <p><b>PRESENTER:</b> Michael Burrows, Chief Executive Officer</p>
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**SUBJECT: INFORMATIONAL ITEMS – CRUISING AT ALTITUDE REPORT**

## **SUMMARY**

An oral report will be provided at the time of the meeting.


PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

## **BACKGROUND INFORMATION**

None.

## **Attachments:**

1. None

	<p><b>TO:</b> Inland Valley Development Agency Board</p> <p><b>DATE:</b> October 8, 2025</p> <p><b>ITEM NO:</b> 2c</p> <p><b>PRESENTER:</b> Michael Burrows, Chief Executive Officer</p>
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**SUBJECT: INFORMATIONAL ITEMS – REPORT ON UAS CENTER AT SBD**

## **SUMMARY**

An oral report will be provided at the time of the meeting.

PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

## **BACKGROUND INFORMATION**

None.

## **Attachments:**

1. None



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 2d**

**PRESENTER: Catherine Pritchett, Director of Administration**

**SUBJECT: INFORMATIONAL ITEMS – REPORT ON HUMAN CAPITAL MANAGEMENT SOLUTIONS (HCMS) SOFTWARE PLATFORM**

## **SUMMARY**

An oral report will be provided at the time of the meeting.

PREPARED BY:	Jillian Ubaldo
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

## **BACKGROUND INFORMATION**

None.

## **Attachments:**

1. None



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 3**

**PRESENTER: Mark Cousineau, Director of Finance**

**SUBJECT: RECEIVE REGISTER OF DEMANDS - OCTOBER 8, 2025**

**SUMMARY**

Inland Valley Development Agency's (IVDA) Register of Demands.

**RECOMMENDED ACTION(S)**

Receive for information.

**FISCAL IMPACT**

Disbursements for amounts due in September 2025.

PREPARED BY:	Mark Cousineau
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

**BACKGROUND INFORMATION**

Total disbursement activities for September 2025 amount to \$324,489.82 that include the following.

- **Professional Services:** California Strategies & Advocacy LLC; CJMC Holdings LLC; D&A Consulting; Desmond & Louis Inc.; Hernandez, Kroone & Associates; Innovative Federal Strategies LLC; Mirau Edwards Cannon Lewin & Tooke LLP; RSG, Inc.; Terry Parish; The Natelson Dale Group Inc.; Tom Dodson & Associates; and Zenaida Global were paid \$76,770.27.
- **Capital Projects Cost:** Cordoba Corporation was paid \$21,599.00.
- **Utilities:** Burrtec Waste Industries Inc, City of San Bernardino Water Department, Southern California Edison, The Gas Company, Utility Telecom Group LLC, and Verizon Wireless were paid \$95,592.03.
- **Employee Benefits:** American Fidelity Assurance Company, Ameritas Life Insurance Corp, Fidelity Security Life Insurance Co., Roundstone Management, Texas Life Insurance Company, and The Lincoln National Life Insurance Co. were paid \$36,008.91.

**Attachments:**

1. Register of Demands for the October 8, 2025 Board Meeting
2. Visa Breakdown - August 2025

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
October 8, 2025**

Line	Vendor name	Description	Payment amount
1	A.O. Reed & Co., LLC	Repairs and maintenance for HVAC system	\$ 17,676.34
2	AlSCO, Inc.	Mat maintenance	897.78
3	Amazon Capital Services Inc.	Office supplies and equipment	904.25
4	American Fidelity Assurance Company	Employee supplemental benefits	4,619.40
5	Ameritas Life Insurance Corp.	Employee group benefits - dental and vision	8,225.33
6	Am-Tec Total Security Inc.	Monthly fire and burglar alarm monitoring and inspection	351.95
7	Amtech Elevator Services	Elevator and escalator maintenance services	1,950.00
8	Aragon Geotechnical, Inc.	Construction materials testing	23,916.00
9	AUVSI	Association for Uncrewed Vehicle Systems International membership dues	2,946.00
10	B&H Photo & Electronics Corp	Office equipment and accessories	859.82
11	Belico Details LLC	Vehicle washes	75.00
12	Burrtec Waste Industries Inc.	Refuse	1,033.62
13	C & A Janitorial Services	Janitorial services	20,119.77
14	California Strategies & Advocacy LLC	Professional lobbying and related consulting services	5,000.00
15	Christopher Michael Lukesh	Vehicle wash	625.00
16	City of San Bernardino Water Department	Water and sewer services	43,144.31
17	CJMC Holdings LLC	Construction and project management services for capital projects	1,800.00
18	Control Air Enterprises LLC	Troubleshoot and maintenance	1,207.19
19	Cordoba Corporation	3rd Street Corridor Roadway Rehabilitation Project	21,599.00
20	D&A Consulting	Professional services - UAS Center drone standards development	1,925.00
21	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
22	Dib's Safe & Lock Service	Key duplication services	254.00
23	Event Design Lab	Live streaming services	1,200.00
24	Fidelity Security Life Insurance Co FSA	Employee group benefits - flexible spending accounts	3,141.12
25	Hernandez, Kroone & Associates Inc.	Professional services to provide civil engineering and survey services	20,637.86
26	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00
27	K.E. Rodgers, Inc.	Plumbing services	6,167.00
28	Mirau Edwards Cannon Lewin & Tooke LLP	Professional services - legal	4,602.50

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
October 8, 2025**

29	Mobile Modular Management Corp	Mobile office trailer rental at UAS Center	3,453.54
30	Petty Cash - Alka Chudasama	Petty cash disbursement	242.20
31	Roundstone Management	Health insurance renewal collateral	3,664.01
32	RSG, Inc.	Professional services - continuing disclosure and consulting	731.25
33	Southern California Edison	Electricity	46,100.29
34	Terry Parish	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	2,649.00
35	Texas Life Insurance Company	Group benefits - additional life insurance	1,100.47
36	The Gas Company	Gas	2,859.98
37	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	15,258.58
38	The Natelson Dale Group Inc.	Annual Performance Report for Comprehensive Economic Development Strategy	7,440.00
39	The Port of Long Beach	FTZ annual fee	1,000.00
40	Tom Dodson & Associates	Professional services for environmental services	13,446.00
41	Toshiba Business Solutions	Maintenance and supplies for office equipment	364.98
42	Utility Telecom Group LLC	Ethernet and phone services for Building 48	1,597.21
43	Verizon Wireless	Wireless monthly service and equipment purchases	856.62
44	Visa	Office supplies and other miscellaneous charges	10,027.40
45	Western Exterminator Company	Pest control	281.39
46	Zenaida Global	Professional consulting services - UAS Center at SBD	9,538.66
	<b>Total</b>		<b>\$ 324,489.82</b>

# Inland Valley Development Agency

## Visa Breakdown

August 2025

Line	Description	Payee	Department	Amount
1	Building 48 conference line	Free Conference Call	Administration	\$ 10.00
2	Building 48 water dispenser monthly rental	Quench	Administration	256.00
3	Meeting with Greater Ontario Business Council	Molly's Café	Administration	51.76
4	HR secure fax line	Interfax	Administration	9.50
5	One-day mini conference	PSHRA	Administration	50.00
6	Hardware supplies for Building 58	K & L Hardware	Airport Maintenance	37.88
7	Troubleshoot HVAC controls issue at DFAS	Mesa Energy	Airport Maintenance	1,028.97
8	Troubleshoot and repair sensor issues at DFAS	Am-Tech Total Security	Airport Maintenance	618.00
9	Lodging for CMC Institute	Lakehouse Hotel & Resort	Clerk of the Board	668.97
10	Hospitality for Commissioners	Panera Bread	Clerk of the Board	119.56
11	California Airports Council Conference	DoubleTree Hotel	Executive Office	219.53
12	Office supplies for UAS Center	Lowe's	Executive Office	106.95
13	Car rental for Hook Conference	Hertz	Executive Office	365.36
14	Extension cords for Global Entry events	K & L Hardware	Facilities	103.35
15	Membership renewal fee	Government Finance Office Association	Finance	160.00
16	Subscription for QuickBooks access	QuickBooks	Finance	113.57
17	Checks for SBIAA AP (56602)	Safeguard	Finance	793.35
18	Parts for grounds to reconnect water at the Tesla Trailer	Ewing Irrigation	Grounds	201.47
19	Rock gravel for UAS pad at Building 58	Sunshine Growers	Grounds	2,573.03
20	Keys for Building 58	Dib's Safe & Lock	Grounds	14.68
21	Keys for Building 58	Dib's Safe & Lock	Grounds	85.00
22	Accidental personal purchase	UberEats	Human Resources	62.02
23	Employee birthday	Stater Bros	Human Resources	36.06
24	IESHRM Annual Membership	IESHRM	Human Resources	45.00
25	Registration fee for IESHRM Conference in Temecula, CA September 25, 2025	IESHRM	Human Resources	50.00
26	Registration fee for IESHRM Annual Conference October 16, 2025	IESHRM	Human Resources	205.00
27	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
28	Microsoft 365 monthly subscription	Microsoft	Information Technology	814.06
29	Lodging for K. Benson UAS Center meetings	Residence Inn	UAS Center at SBD	389.53



# Inland Valley Development Agency

## Visa Breakdown

August 2025

Line	Description	Payee	Department	Amount
30	Lodging for D. Krause UAS Center meetings	Residence Inn	UAS Center at SBD	202.60
31	Lodging for UAS Center meetings	Residence Inn	UAS Center at SBD	405.20
<b>Total</b>				<b>\$ 10,027.40</b>
Visa Statement Balance:				<u>\$ 10,027.40</u>
Date Prepared:				9/30/2025



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 4**

**PRESENTER: Mark Cousineau, Director of Finance**

**SUBJECT: RECEIVE AND FILE CASH REPORT FOR AUGUST 31, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)**

### **SUMMARY**

Submitted for your consideration is the IVDA's monthly cash reconciliation report.

### **RECOMMENDED ACTION(S)**

Receive and file Cash Report for August 31, 2025 for the Inland Valley Development Agency (IVDA).

### **FISCAL IMPACT**

None.

PREPARED BY:	Mark Cousineau
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

**BACKGROUND INFORMATION**

Attached is the Cash Report for August 31, 2025, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$31,650,529.64 on August 31, 2025. Banks' statements reflect \$31,738,695.32. The difference in totals is due to deposits in transit and outstanding checks on August 31, 2025.

If you have any questions about this report, please contact me at (909) 382-4100 extension 141.

**Attachments:**

1. Cash Report for August 31, 2025

**Inland Valley Development Agency**  
**Cash Report**  
**August 31, 2025**

**IVDA JPA CASH**

<u>Cash</u>	Balance 07/31/25	Activities	Balance 08/31/25
<i>MMKT/ Savings Account - CHASE Bank</i>	2,115,102.98	(199,969.47)	1,915,133.51
<i>Checking Account - CHASE Bank</i>	1,013,982.04	(152,589.06)	861,392.98
Deposits In Transit:			
Beginning	16,714.85	(16,714.85)	-
Ending	-	-	-
Outstanding Checks:			
Beginning	(131,322.49)	131,322.49	-
Ending		(88,165.68)	(88,165.68)
<i>Payroll Account - CHASE Bank</i>	405.49	83,927.09	84,332.58
Outstanding Checks:			
Beginning	-	-	-
Ending	-	-	-
<i>Benefits Account - CHASE Bank</i>	500.00	56,816.25	57,316.25
<i>BRORF Account - CHASE Bank</i>	3,181,785.89	49.83	3,181,835.72
<i>Cash with Fiscal Agent- MECLT Trust</i>	270,415.92	14,978.58	285,394.50
Subtotal	6,467,584.68	(170,344.82)	6,297,239.86
<u>Investments</u>			
<i>Local Agency Investment Funds - Regular Account</i>	83,796.87	-	83,796.87
<i>Local Agency Investment Funds - Bond Account</i>	134,258.12	-	134,258.12
Total	218,054.99	-	218,054.99
Subtotal JPA Cash & Investments	6,685,639.67	(170,344.82)	6,515,294.85

**IVDA SUCCESSOR AGENCY CASH**

<i>RORF Account - CHASE Bank</i>	8,443,570.32	(8,281,971.33)	161,598.99
<u>Investments Held With Fiscal Agent</u>			
Special Fund - US Bank - 2014 series	39.92	8,323,416.33	8,323,456.25
Interest Account - US Bank - 2014 series	-	-	-
<i>Reserve Account- US Bank - 2014 series</i>	16,650,034.16	70.71	16,650,104.87
<i>Principal Account - US Bank- 2014 series</i>	-	-	-
<i>2011 Project Fund - US Bank - 2014 series</i>	74.68	-	74.68
Subtotal SA Cash & Investments	25,093,719.08	41,515.71	25,135,234.79
Total Cash and Investments	\$ 31,779,358.75	(128,829.11)	\$ 31,650,529.64

I certify that this report accurately reflects all cash and investments for the above period and all the investment is in compliance with Inland Valley Development Agency's Investment policy. IVDA shall be able to meet it's expenditure requirement for next six month.



Mark Cousineau, Director of Finance



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 5**

**PRESENTER: Jillian Ubaldo, Clerk of the Board**

**SUBJECT: APPROVE MEETING MINUTES: SEPTEMBER 10, 2025**

### **SUMMARY**

Submitted for consideration and approval by the IVDA Board: Meeting minutes of the regular meeting held Wednesday, September 10, 2025.

### **RECOMMENDED ACTION(S)**

Approve meeting minutes of the regular meeting held September 10, 2025.

### **FISCAL IMPACT**

None.

PREPARED BY:	Yajaira Maldonado
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

### **BACKGROUND INFORMATION**

None.

### **Attachments:**

1. September 10, 2025 meeting minutes

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING BOARD ACTIONS

WEDNESDAY, SEPTEMBER 10, 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	Present
Mayor Pro Tem David Toro	Absent
VACANT	

#### City of Loma Linda

Mayor Phillip Dupper, Chairperson	Present
Councilmember Rhodes Rigsby	Absent
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	Present
Councilmember Sandra Ibarra	Present
Mayor Pro Tem Mario Flores	Present (In Audience)

#### Staff Members and Others Present

Michael Burrows, Chief Executive Officer	Catherine Pritchett, Director of Administration
Mark Gibbs, Director of Aviation	Jillian Ubaldo, Clerk of the Board
Jeff Barrow, Director of Development	Yajaira Maldonado, Deputy Clerk of the Board
Mark Cousineau, Director of Finance	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 5:09 P.M. on Wednesday, September 10, 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.

B. **CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

C. **CLOSED SESSION**

Chairperson Phillip Dupper recessed to closed session at 5:10 P.M. Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, read the closed session items as posted on the Agenda.

- a. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Board will meet with the Chief Executive Officer and General Counsel related to pending litigation: People’s Collective for Environmental Justice v. Inland Valley Development Agency, et al., San Bernardino County Superior Court, Case No. CIVSB2510434
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8  
Property: 105 North Leland Norton Way, San Bernardino CA 92408  
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Betty Liu, Transportation Security Administration (TSA)

D. **REPORT ON CLOSED SESSION**

Chairperson Phillip Dupper reconvened the meeting at 5:39 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
- 2a. Mr. Michael Burrows, Chief Executive Officer, announced that San Bernardino International Airport, in partnership with Breeze Airways, will host its annual community concert on Saturday, October 18, 2025. He extended an invitation to all members to attend.

H. **BOARD CONSENT ITEMS**

3. Receive Register of Demands – September 10, 2025
4. Receive and file Cash Report for July 31, 2025, for the Inland Valley Development Agency (IVDA)
5. Award a construction contract to the Best Demolition & Recycling Co., Inc. in an amount not to exceed \$87,480 for UAS Test Site: Demolition Project
6. Approve Meeting Minutes: August 13, 2025

**ACTION:** Approve Agenda Item Nos. 3-6 of the Consent Calendar.

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

I. **BOARD ACTION ITEMS**

7. Adopt Resolution No. 2025-05 cancelling and withdrawing the approval of the Environmental Impact Report (EIR) and related documents for the Inland Valley Infrastructure Corridor (IVIC) Project

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 7. He acknowledged that, while the situation is unfortunate, the agency believes this to be the most prudent course of action. He further noted that the agency will continue to collaborate with both cities to determine whether the public infrastructure can be advanced through their respective legislative bodies, as appropriate.

**ACTION:** Adopt Resolution No. 2025-05; and authorize the IVDA Board Chair to execute all related documents, subject to conforming changes as approved by legal counsel.



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

Following the Board's vote, Chairperson Dupper encouraged members of the public to refer to the Inland Valley Development Agency for an official statement.

8. Consider and discuss a report on Annual Business Plan Progress

Ms. Jillian Ubaldo, Clerk of the Board, presented the ESRI ArcGIS Story Map of the IVDA's 2024 Business Plan Update; available by [clicking here](#).

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

9. Consider and discuss a report on the status of the 3rd Street Corridor Project

Mr. Jeff Barrow, Director of Development, reported that PSD plans have been submitted to CalTrans for review and approval. A response is anticipated by October 1, 2025, at which point the bid advertisement process is expected to begin.

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

10. Review Status of the Action Plan for the Inland Valley Development Agency (IVDA) through December 31, 2025

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "June 30, 2025 – IVDA Focal Areas" (as contained on page 52-54 in the Agenda Packet). Mr. Burrows expressed his appreciation to Ms. Jillian Ubaldo for her outstanding work on the Annual Report. He noted that an update to the Business Plan is overdue and shared that efforts are underway to secure a facilitator to conduct a workshop with members in the near future.

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

J. **ADDED AND DEFERRED ITEMS**

There were no items to be added or deferred.

K. **OPEN SESSION PUBLIC COMMENT**

Chairperson Dupper opened the public comment portion of the agenda and invited members of the public to address the Board.

Community members expressed support for Agenda Item No. 7, the adoption of a resolution to cancel and withdraw the approval of the Environmental Impact Report (EIR) and related documents for the Inland Valley Infrastructure Corridor (IVIC) Project. Speakers also voiced concerns regarding future projects, emphasizing

the importance of ensuring that the public's perspectives are heard and considered in the decision making process. Community members urged the board to remain attentive to the needs and voices of residents.

L. **BOARD MEMBER COMMENT**

There were no Board Member Comments.

M. **ADJOURNMENT**

There being no further business before the Board at this session, Chairperson Phillip Dupper declared the meeting adjourned at 6:22 P.M.

**Approved at a Regular Meeting of the Inland Valley Development Agency Board on October 8, 2025.**

---

Jillian Ubaldo  
Clerk of the Board



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 6**

**PRESENTER: Michael Burrows, Chief Executive Officer**

**SUBJECT: AUTHORIZE ACKNOWLEDGEMENT OF ALLIANCE CALIFORNIA PERFORMANCE AND EXTENSION OF THE MASTER DISPOSITION AND DEVELOPMENT AGREEMENT WITH HILLWOOD**

### **SUMMARY**

On November 6, 2002, the Inland Valley Development Agency entered into a Master Disposition and Development Agreement (MDDA) with Hillwood affecting commercial and industrial portions of the former Norton Air Force Base. Pursuant to its terms and conditions, Hillwood has demonstrated extraordinary performance and well exceeded all milestones which by nature of the agreement extends the term of the MDDA through 2031.

### **RECOMMENDED ACTION(S)**

Authorize the execution of an acknowledgment of Alliance California performance milestones and the extension of the Master Disposition and Development Agreement with Hillwood; and Authorize the Chief Executive Officer to execute all related documents.

### **FISCAL IMPACT**

None.

PREPARED BY:	Jeff Barrow
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Michael Lewin
FINAL APPROVAL:	Michael Burrows

**BACKGROUND INFORMATION**

On November 6, 2002, the Inland Valley Development Agency entered into a Master Disposition and Development Agreement (MDDA) with Hillwood affecting commercial and industrial portions of the former Norton Air Force Base. Pursuant to its terms and conditions, Hillwood has demonstrated extraordinary performance and well exceeded all milestones which by nature of the agreement extends the term of the MDDA through 2031. To date, the public-private partnership has resulted in the development of over 16 million square feet of facilities and the creation of 16,893 direct jobs.

The form of acknowledgment of the MDDA term extension is attached.

Staff recommends that the Board approve the above recommended action.

**Attachments:**

1. Form of Acknowledgment

**HILLWOOD/SAN BERNARDINO, LLC**

901 Via Piemonte, Suite 175  
Ontario, CA 91764

October 1, 2025

**via e-mail Delivery**

Mr. Michael Burrows  
Inland Valley Development Agency  
1601 E. Third Street  
San Bernardino, CA 92408  
[mburrows@sbdairport.com](mailto:mburrows@sbdairport.com)  
909-382-4100

RE: Master Disposition and Development Agreement dated November 6, 2022 (“MDDA”) by and between Inland Valley Development Agency, a joint exercise of powers authority organized under the laws of the State of California (“IVDA”) and Hillwood/San Bernardino, LLC, a Delaware limited liability company (“Hillwood”), as amended by that certain Amendment No. 1 dated June 16, 2003 (“First Amendment”), as amended by that certain Amendment No. 2 dated May 17, 2004 (“Second Amendment”), as amended by that certain Amendment No. 3 dated October 6, 2004 (“Third Amendment”), as amended by that certain Amendment No. 4 dated December 8, 2004 (“Fourth Amendment”), as amended by that certain Amendment No. 5 dated October 27, 2005 (“Fifth Amendment”), as amended by that certain Amendment No. 6 dated June 28, 2006 (“Sixth Amendment”) and as further amended by that certain Amendment No. 7 dated December 12, 2007 (“Seventh Amendment” together with the all Amendments, the “MDDA”).

Dear Mr. Burrows:

Hillwood has completed the First Extension Performance Benchmark pursuant to Section 5.3 of the MDDA and the Second Extension Performance Benchmark pursuant to Section 5.4 of the MDDA. As such, the Term of the MDDA has been extended to November 5, 2031.

Additionally, Hillwood and IVDA have mutually determined that there is no need for any further requirement that Hillwood maintain an office in the Base Reuse Project Area as provided in Section 4.8 of the MDDA. Accordingly, such provision requiring an office location is waived and in no further force and effect. Except as provided above, the MDDA remains in full force and effect. Terms used above are defined in the MDDA.

Sincerely,

HILLWOOD/SAN BERNARDINO, LLC,  
a Delaware limited liability company

By:   
Scott Morse  
Executive Vice President

**ACKNOWLEDGED AND ACCEPTED BY:**

**IVDA:**

INLAND VALLEY DEVELOPMENT AGENCY,  
a joint powers authority organized and existing  
under the laws of the State of California

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 7**

**PRESENTER: Myriam Beltran, Planning and Programs Manager**

**SUBJECT: CONSIDER AND DISCUSS A REPORT ON THE FOREIGN TRADE ZONE UPDATE**

### **SUMMARY**

An oral report will be provided at the time of the meeting.

### **RECOMMENDED ACTION(S)**

Consider and discuss a report on the Foreign Trade Zone Update.

### **FISCAL IMPACT**

None. For informational purposes, consideration and discussion.

PREPARED BY:	Myriam Beltran
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Michael Lewin
FINAL APPROVAL:	Michael Burrows

**BACKGROUND INFORMATION**

The Inland Valley Development Agency (IVDA) has held a Foreign Trade Zone (FTZ) subzone designation under the Port of Long Beach (Subzone 50-4) since 1996. The 175-acre zone is an economic development and international trade program where companies can set up operations with exempted or deferred tariffs on foreign merchandise. FTZ's make U.S. manufacturing more competitive by reducing or eliminating tax burdens on companies that make or assemble finished products using foreign components.

FTZ benefits include:

- Duty deferral until goods enter U.S. commerce
- Duty exemption on re-exported goods
- Reduced duties on assembled products
- Streamlined customs procedures and lower logistics costs

The geographic area of the subzone has been modified from time-to-time, most recently in 2009. In consultation with the Port of Long Beach, it would be prudent to pursue additional modifications given recent business development both in and around the airport. Port of Long Beach staff have been extremely cooperative and supportive and are in the process of preparing an application for consideration by their board of directors for submission to the Foreign Trade Zones Board in Washington, D.C.

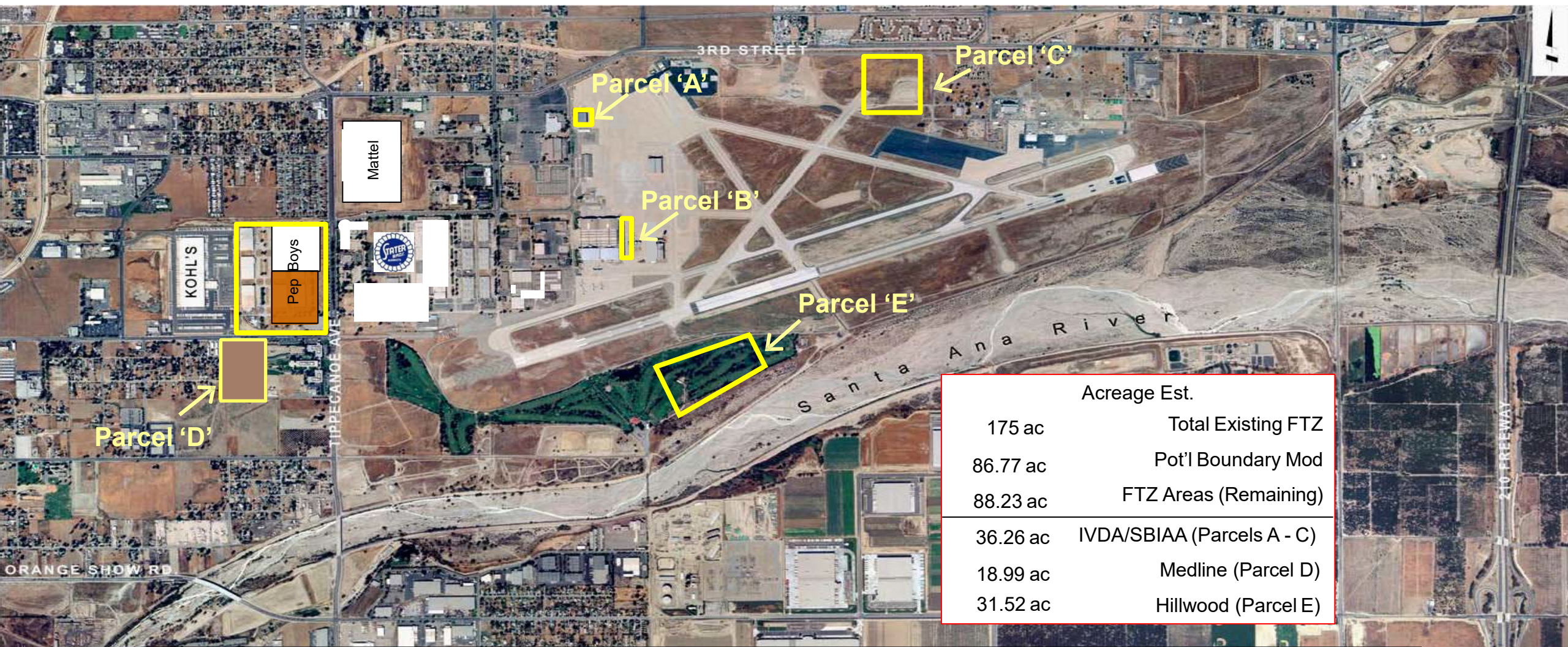
For information, consideration, discussion, and concurrence.

**Attachments:**

1. PowerPoint Presentation



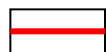
# Current IVDA FTZ Boundary



 Existing FTZ Area



# Post-Approval Boundary



Post-Approval FTZ Areas



**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 8**

**PRESENTER: Myriam Beltran, Planning and Programs Manager**

**SUBJECT: CONSIDER AND DISCUSS A REPORT ON ECONOMIC DEVELOPMENT INITIATIVES**

### **SUMMARY**

An oral report will be provided at the time of the meeting.

### **RECOMMENDED ACTION(S)**

Consider and discuss a report on Economic Development Initiatives.

### **FISCAL IMPACT**

None. For consideration and discussion.

PREPARED BY:	Michael Burrows
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Michael Lewin
FINAL APPROVAL:	Michael Burrows

**BACKGROUND INFORMATION**

An oral report and presentation will be provided at the time of the meeting.

**Attachments:**

1. PowerPoint Presentation





# Inland Valley Development Agency **ECONOMIC DEVELOPMENT UPDATE**

October 8, 2025





# ECONOMIC IMPACT

## Base Reuse Project Area

- Total Assessed Value increased 11.14%
- \$12.67 Billion in FY 24/25

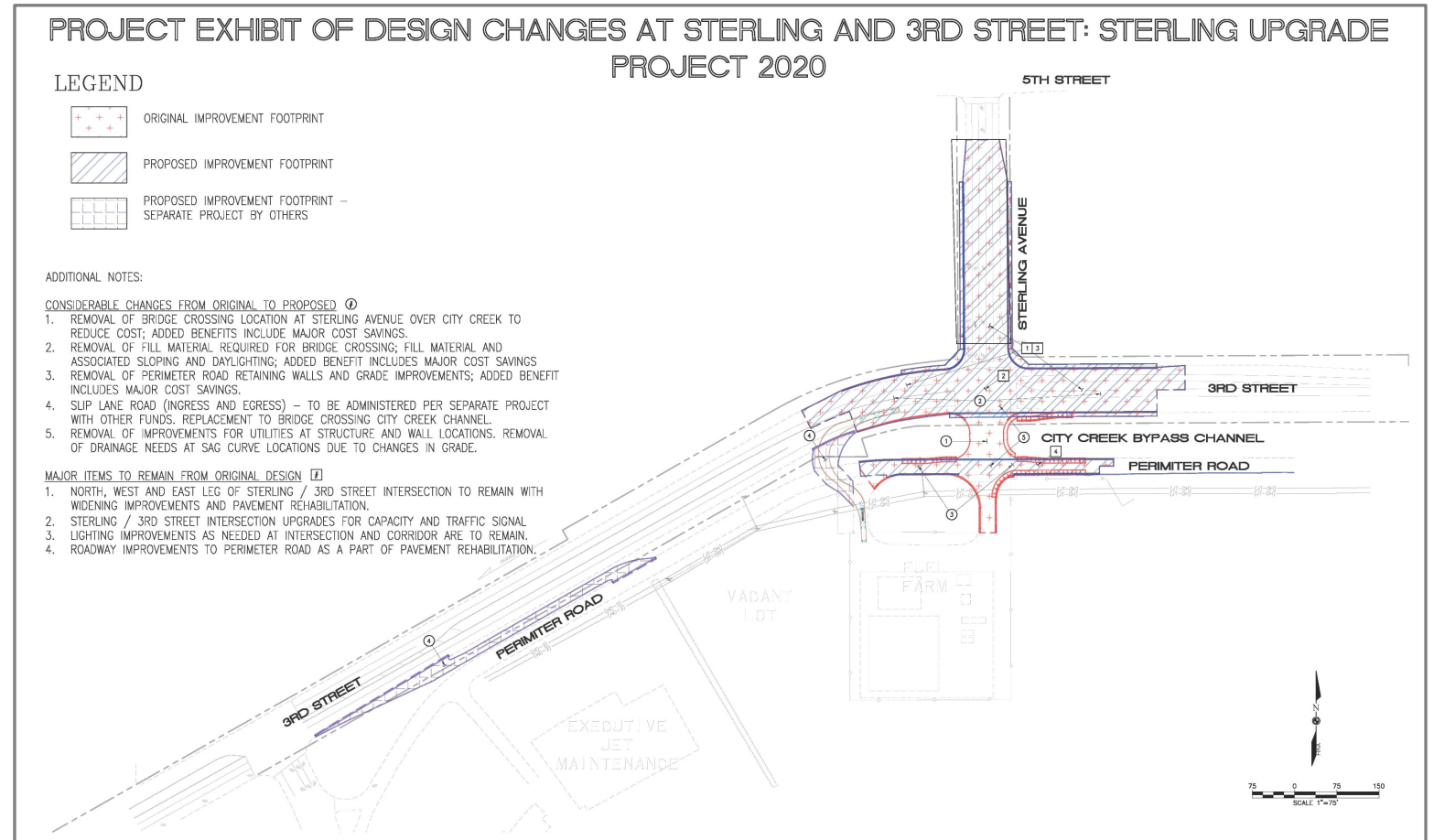
**Table 1 - 2024-25 Estimated Assessed Valuation and Estimated Property Tax Increment**

	City of San Bernardino	City of San Bernardino Annex	City of Colton	City of Loma Linda	County of San Bernardino Area	City of Redlands Annex Area	Total IVDA Area
Secured Assessed Value	6,820,002,698	615,420,342	241,712,528	327,899,768	2,607,739,315	59,174	10,612,833,825
Secured Utility Value	371,860	-	3,006,814	-	-	924,119,002	927,497,676
Unsecured Assessed Value	824,484,374	101,590,850	41,972	14,767,066	196,674,767	18,000	1,137,577,029
<b>Total Assessed Value</b>	<b>7,644,858,932</b>	<b>717,011,192</b>	<b>244,761,314</b>	<b>342,666,834</b>	<b>2,804,414,082</b>	<b>924,196,176</b>	<b>12,677,908,530</b>
Less Base Year Assessed Value	(1,273,718,322)	(54,889,449)	(41,898,233)	(64,543,035)	(125,748,716)	(32,183)	(1,560,829,938)
<b>Incremental Assessed Value</b>	<b>6,371,140,610</b>	<b>662,121,743</b>	<b>202,863,081</b>	<b>278,123,799</b>	<b>2,678,665,366</b>	<b>924,163,993</b>	<b>11,117,078,592</b>
	x 1%	x 1%	x 1%	x 1%	x 1%	x 1%	x 1%
Gross Tax Levy (GTL) from Assessed Value	63,711,406	6,621,217	2,028,631	2,781,238	26,786,654	9,241,640	111,170,786
SB Water District (SBMWD) Override @ 0.1200%	7,645,369	794,546	243,436	333,749	3,214,398	1,108,997	13,340,494
<b>Gross Property Taxes Available (Override + GTL)</b>	<b>71,356,775</b>	<b>7,415,764</b>	<b>2,272,067</b>	<b>3,114,987</b>	<b>30,001,052</b>	<b>10,350,637</b>	<b>124,511,280</b>
Less County ATC Pass-through to Taxing Entities and JPA Member Contributions/before School Payments	(21,490,740)	(2,224,841)	(710,194)	(969,267)	(9,453,358)	(3,346,384)	(38,194,785)
<b>Net Property Tax Revenue Available</b>	<b>49,866,035</b>	<b>5,190,922</b>	<b>1,561,872</b>	<b>2,145,719</b>	<b>20,547,694</b>	<b>7,004,252</b>	<b>86,316,495</b>
Percent of Total Revenue	58%	6%	2%	2%	24%	8%	
Estimated Administrative Fees to County Auditor-Controller (From ROPS 23-24A and 23-24B)							(705,982)
Estimated SB2557 Administration Fees (From ROPS 23-24A and 23-24B)							(528,786)
<b>NET PROPERTY TAX AVAILABLE AFTER ADMIN</b>							<b>85,081,727</b>

# INFRASTRUCTURE

## Sterling Avenue Improvements

- Between 3<sup>RD</sup> and 5<sup>TH</sup> Streets
- EDA Grant No. 07-01-07779
- Aerial Exhibit



# INFRASTRUCTURE

## 3<sup>rd</sup> Street Corridor Project

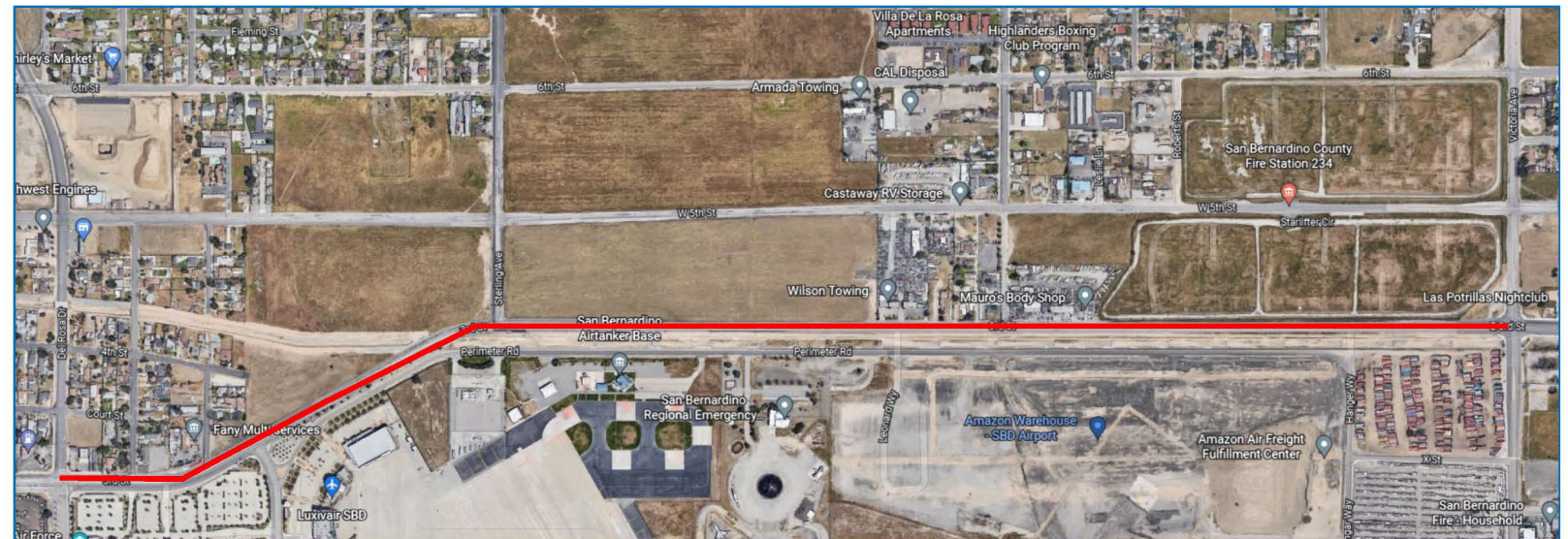
- Between Victoria Ave to Del Rosa Ave
- Aerial Exhibit



INLAND VALLEY DEVELOPMENT AGENCY  
3<sup>rd</sup> Street Corridor  
(between Victoria Ave. to Del Rosa Ave.)  
AERIAL EXHIBIT



Project limits 





# INFRASTRUCTURE

## EV Charging Stations

DFAS I  
chargers now  
operational

130 stations  
overall





# Energize EV Jumpstart Grant Applications

Energy Infrastructure  
Incentives for Zero-  
Emission Commercial  
Vehicles Project EV Jump  
Start funding

Two locations:

- Hertz Car Rental
- Wash rack





# Norton AFB – AllianceCalifornia 2024





# Advancing UAS Industry in our Region and beyond

- Norton Test Range opened February 2025 in cooperation with FAA and Alaska Center for UAS Integration.
- Sunrise Ranch – partnership with SB Valley Municipal Water District
- Drone company signs lease agreement at SBD – February 2025.
- Nationwide impact – planning grant with the Commonwealth Center for Advanced Logistics Systems in Virginia
  - Under consideration: development of a similar UAS Center at SBD but focused on the energy sector in challenged parts of their state.





# Creating Safer Communities

- Developing written drone policy for Sheriff's Dept – Search and Rescue for largest county in Washington State
- Training SB County Sheriff's Department Commander of Search & Rescue on specialized drone tactics for SAR.
- Consulting Riverside Sheriff's Department team on drone tactics, training and integration.
- Delivering customized training to federal government employees (Depts of Agriculture and Interior).





# Developing Our Workforce

- Continued success with SBCSS ROP Program – comprehensive drone training to support upskilling and reskilling. Booked through July.
- Research Associate Program now in two leading universities (Embry-Riddle, Cal Poly SLO).
- Expansion of drone pilot training and career opportunity programs for high school students (Tomorrow's Talent, Jobs for CA Graduates, micro-Internships for various high schools).
- Train the Trainer – enabling a STEM nonprofit to start and scale drone pilot training in LA County.





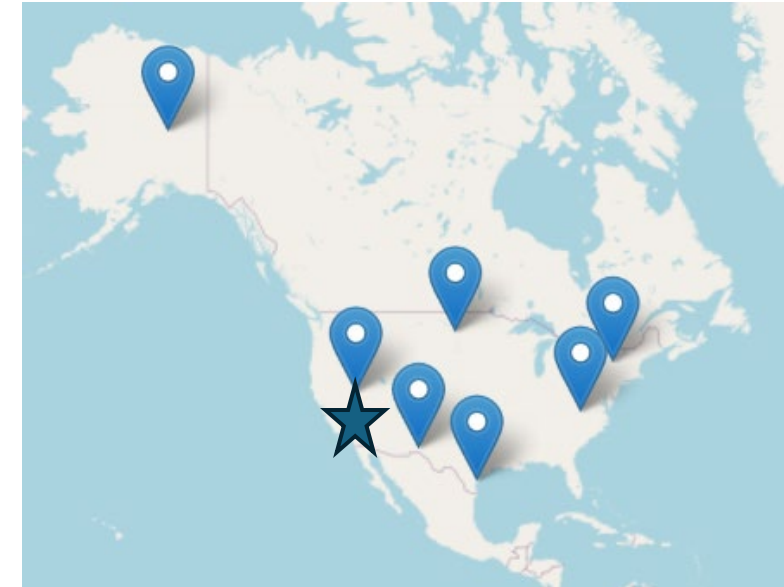
# Norton Test Range

The Alaska Center for Unmanned Aircraft Systems Integration (ACUASI) is a research center at the University of Alaska Fairbanks that focuses on unmanned aircraft systems (UAS). Its mission is to maintain a world-class research center for UAS, with a special emphasis on the Arctic and sub-Arctic regions.

ACUASI is 1 of 7 approved FAA test sites and has had this designation since 2013. The Norton Test Range certification was approved in December of 2024.

The 11-mile corridor facilitates development and type certification for original equipment manufacturers and established aerospace companies.

The main objective of the Norton Test Range is to provide verification of the safety of public and civil UAS and Advanced Air Mobility operations, and related navigation procedures before their integration into the NAS. Other program requirements include supporting the FAA during the development of certification standards, air traffic requirements, coordinating research and other work with National Aeronautics and Space Administration (NASA), FAA NextGen, the Department of Defense, and other Federal agencies.





# UAS Center at SBD – International Reach







**TO: Inland Valley Development Agency Board**

**DATE: October 8, 2025**

**ITEM NO: 9**

**PRESENTER: Michael Burrows, Chief Executive Officer**

**SUBJECT: REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH DECEMBER 31, 2025**

### **SUMMARY**

On December 9, 2015, the IVDA Board adopted a Strategic Plan. In 2020, the IVDA updated its Business plan, which identify key dates and deliverables in an effort to focus Inland Valley Development Agency (IVDA) Staff and resources to increase organizational and operational efficiencies and results.

### **RECOMMENDED ACTION(S)**

Review the Action Plan for the Inland Valley Development Agency through December 31, 2025.

### **FISCAL IMPACT**

None. The proposed plan identifies staff resources for which funding is included in the General Fund of the adopted Inland Valley Development Agency (IVDA) Budget for Fiscal Year 2025-26.

PREPARED BY:	Michael Burrows
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Michael Lewin
FINAL APPROVAL:	IVDA Board

**BACKGROUND INFORMATION**

The Action Plan identifies key dates and deliverables in an effort to focus Inland Valley Development Agency Staff and Resources to increase organizational and operational efficiencies.

This status is offered for consideration and review. Updates and adjustments should be made, as appropriate, at each monthly interval.

For review and discussion.

**Attachments:**

1. IVDA Action Plan

# December 31, 2025 – IVDA Focal Areas



JPA Obligations

UAS Center at SBD

Norton Test Range

Amended ROPS

Alliance-California Obligations

Northgate Development

Economic Development  
Programs

FTZ Update

Sterling Avenue

3<sup>rd</sup> Street Corridor

Grant Programs & Initiatives



# Inland Valley Development Agency

## Action Plan for IVDA (12/31/25)

Month	Key Initiative	Key Resources	Completion Date
July, 2025	Updated Action Plan; Norton Test Range; 3 <sup>rd</sup> Street	IVDA Board & Committee, CEO, General Counsel, Director of Finance, Staff	July 31, 2025
August, 2025	Sterling Avenue; 3 <sup>rd</sup> Street	IVDA Board & Committee, CEO, Director of Finance, Staff	August 31, 2025
September, 2025	Prepare Amended ROPS; EDA CEDS Update; Business Plan Priorities	IVDA Board & Committee, CEO, Director of Finance, Staff	September 30, 2025
October, 2025	Quarterly Financials; Economic Development Initiatives	IVDA Board & Committee, Oversight Board, Director of Finance, Clerk of Board, Staff	October 31, 2025
November, 2025	Report on Grant Programs & Legislative Initiatives	IVDA Board & Committee, CEO, Director of Finance, Staff	November 30, 2025
December, 2025	Complete Annual Audit; Business Plan Review	IVDA Board & Committee, CEO, Director of Finance, Staff	December 31, 2025

# IVDA Action Plan – Implementation



October, 2025

Sub-Initiative Status:



Incomplete

In Process

Completed

Amended ROPS  
(IVDA Oversight Board)

Grant Program Report &  
Initiatives

JPA and Interagency Revenues  
and Resources

Alliance-California Obligations  
Northgate Development

Economic Development  
Initiatives  
FTZ Update

Sterling Avenue  
3<sup>rd</sup> Street Corridor

Business Plan Progress  
Update

