

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

WEDNESDAY, OCTOBER 08, 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	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	Absent
Supervisor Dawn Rowe (alt)	Absent

City of San Bernardino

Councilmember Fred Shorett	Present (Arrived @ 5:07 pm Via Zoom)
Councilmember Juan Figueroa	Present
Councilmember Sandra Ibarra	Present
Mayor Pro Tem Mario Flores	Present (Arrived @ 5:18 pm)

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	Myriam Beltran, Planning and Programs Manager
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 5:00 P.M. on Wednesday, October 8, 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 Mayor Frank J. Navarro 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 5:01 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 5:26 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. Cruising At Altitude Report
 - c. Report on UAS Center at SBD
 - d. Report on Human Capital Management Solutions (HCMS) Software Platform
- 2b. 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 the event.

Mr. Mark Gibbs, Director of Aviation, added that the community concert serves as an opportunity for the Airport to celebrate its years of providing passenger services.

Councilmember Sandra Ibarra thanked staff for their tremendous work in organizing the concerts and for providing them to the public free of charge.
- 2c. Mr. Michael Burrows, Chief Executive Officer, shared a brief report noting that the UAS Center at SBD will officially expand to the East Coast with a companion program.
- 2d. Ms. Catherine Pritchett, Director of Administration, provided a brief report regarding ongoing issues with the current Human Resources Capital Systems and retirement services providers. She noted that a new solution will be implemented using the Paycom Human Resources System and Empower.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – October 8, 2025
4. Receive and file Cash Report for August 31, 2025, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: September 10, 2025

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

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

I. **BOARD ACTION ITEMS**

6. Authorize acknowledgement of Alliance California performance and extension of the Master Disposition and Development Agreement with Hillwood

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 6, noting that the original agreement included stringent performance milestone criteria for the developer, which were exceeded within the first few years. He added that the extension has been well earned based on the developer's prior performance.

ACTION: 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.

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

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

Ms. Myriam Beltran, Planning and Programs Manager, provided a brief report on Agenda Item No. 7, noting that the Foreign Trade Zone is a secure, designated area that allows businesses to benefit from customs exemptions or deferrals on imported goods. She added that a resolution package has been submitted to the Foreign Trade Zone Board in Washington, D.C. and is awaiting approval at the federal level.

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

8. Consider and discuss a report on Economic Development Initiatives

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 8, noting that Mr. Mark Cousineau, Director of Finance, in collaboration with RSG, Inc., tracks the total assessed value in the base reuse area, which has experienced double-digit increases annually.

Ms. Myriam Beltran, Planning and Programs Manager, provided a brief report on infrastructure improvements made to support economic growth.

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

9. 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 "December 31, 2025 – IVDA Focal Areas" (as contained on page 55-57 in the Agenda Packet). Mr. Burrows expressed his appreciation to the Finance Department for the quarterly financials and noted that a workshop is anticipated for the following month.

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.

Mr. Todd Warden, Field Representative for South Coast AQMD, thanked the Board and staff for their hard work on clean energy initiatives on campus and reminded them that funds are available through incentive programs for cargo-moving equipment, replacement of Class A trucks, and battery switcher locomotives.

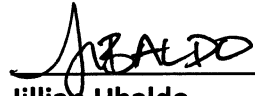
L. **BOARD MEMBER COMMENT**

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 5:53 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on November 12, 2025.



Jillian Ubaldo
Clerk of the Board