

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA

WEDNESDAY, NOVEMBER 12, 2025

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. 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.
- 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)
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- c. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 1111 E. Mill Street, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Terry Thompson, County of San Bernardino
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price

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 NOVEMBER 12, 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. REPORT ON CRUISING AT ALTITUDE
[PRESENTER: Mark Gibbs, Director of Aviation **PAGE#: 013**]
- 2c. REPORT ON UAS CENTER AT SBD
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 014**]
- 2b. REPORT ON GRANT INITIATIVES
[PRESENTER: Michael Burrows, Chief Executive Officer **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 – NOVEMBER 12, 2025
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 016**]

4. RECEIVE AND FILE CASH REPORT FOR SEPTEMBER 30, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 023**]
5. APPROVE MEETING MINUTES: OCTOBER 8, 2025
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 026**]

I. BOARD ACTION ITEMS

6. CONSIDER AND ADOPT PROPOSED BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 032**]
7. APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HERNANDEZ, KROONE & ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$22,271.25 FOR ADDITIONAL SERVICES RELATED TO THE STERLING AVENUE UPGRADE PROJECT 2020
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 035**]
8. CONDUCT BUSINESS PLAN UPDATE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 044**]

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, December 10, 2025.

	TO: Inland Valley Development Agency Board DATE: November 12, 2025 ITEM NO: 1 PRESENTER: Jillian Ubaldo, Clerk of the Board
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SUBJECT: POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF NOVEMBER 12, 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):

<u>Agenda Item No.</u>	<u>Contractors/Tenants</u>	<u>Subcontractors/Subtenants</u>
7.	<u>Hernandez, Kroone & Associates, Inc.</u> Richard R. Hernandez, Principal Anne M. Hernandez, Principal	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).

	TO: Inland Valley Development Agency Board DATE: November 12, 2025 ITEM NO: 2a PRESENTER: Michael Burrows, Chief Executive Officer
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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



TO: Inland Valley Development Agency Board

DATE: November 12, 2025

ITEM NO: 2b

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: INFORMATIONAL ITEMS – REPORT ON CRUISING AT ALTITUDE

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: November 12, 2025 ITEM NO: 2c PRESENTER: Michael Burrows, Chief Executive Officer
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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: November 12, 2025

ITEM NO: 2d

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: INFORMATIONAL ITEMS – REPORT ON LEGISLATIVE INITIATIVES

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: November 12, 2025 ITEM NO: 3 PRESENTER: Mark Cousineau, Director of Finance
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SUBJECT: RECEIVE REGISTER OF DEMANDS - NOVEMBER 12, 2025

SUMMARY

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

RECOMMENDED ACTION(S)

Receive for information.

FISCAL IMPACT

Disbursements for amounts due in October 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 October 2025 amount to \$1,457,738.59 that include the following.

- **Professional Services:** Alvarez Holdings LLC; California Special Districts Association; CJMC Holdings LLC; Converse Consultants; D&A Consulting; Desmond & Louis Inc.; Elizabeth L. Martyn APC; Imagine Systems Inc.; Innovative Federal Strategies LLC; Mirau Edwards Cannon Lewin & Tooke LLP; Product Research Gear LLC; Rogers, Anderson, Malody & Scott LLP; Tactical Drone Concepts; Terry Parish; The Natelson Dale Group Inc., and Zenaida Global were paid \$132,163.12.
- **Capital Projects Cost:** AEC Moreno Corporation; Cordoba Corporation; Leonida Builders Inc., and Match Corporation were paid \$1,098,685.30.
- **Utilities:** Burrtec Waste Industries Inc, City of San Bernardino Water Department, Southern California Edison, Utility Telecom Group LLC, and Verizon Wireless were paid \$81,772.63.
- **Employee Benefits:** American Fidelity Assurance Company, Ameritas Life Insurance Corp, Fidelity Security Life Insurance Co., Texas Life Insurance Company, and The Lincoln National Life Insurance Co. were paid \$29,737.02.

Attachments:

1. Register of Demands for the November 12, 2025 Board Meeting
2. Visa Breakdown - September 2025

**Inland Valley Development Agency
Register of Demands for Board Meeting
November 12, 2025**

Line	Vendor name	Description	Payment amount
1	A.O. Reed & Co., LLC	Repairs and maintenance for HVAC system	\$ 43,795.49
2	AEC Moreno Corporation	Building improvements	1,960.00
3	AlSCO, Inc.	Mat maintenance	729.51
4	Alvarez Holdings, LLC	International trade consulting services	24,102.00
5	Am-Tec Total Security Inc.	Monthly fire and burglar alarm monitoring and inspection	1,633.49
6	Amazon Capital Services Inc.	Office supplies and equipment	793.45
7	American Fidelity Assurance Company	Employee supplemental benefits	9,162.04
8	Ameritas Life Insurance Corp.	Employee group benefits - dental and vision	8,279.79
9	Belico Details LLC	Vehicle washes	280.00
10	BrightView Landscape Services, Inc.	Repairs and maintenance on irrigation system	1,346.88
11	Burrtec Waste Industries Inc.	Refuse	1,033.62
12	C & A Janitorial Services	Janitorial services	11,415.58
13	California Special Districts Association	Professional development, advocacy, and other services for special districts and other public agencies.	1,872.00
14	Centegix (34ED, LLC)	WeTip software subscription	2,000.00
15	City of Riverside	License Agreement IVDA use of portion of the Gage Canal	3,339.48
16	City of San Bernardino Water Department	Water and sewer services	28,382.29
17	CivicPlus, LLC	Social media archiving subscription	7,924.77
18	CJMC Holdings LLC	Construction and project management services for capital projects	3,600.00
19	Control Air Enterprises LLC	Troubleshoot and maintenance	2,213.00
20	Converse Consultants	Geotechnical engineering and environmental services	6,133.50
21	Cordoba Corporation	3rd Street Corridor Roadway Rehabilitation Project	10,834.00
22	Corodata Shredding Inc.	Interoffice shredding services	53.57
23	D&A Consulting	Professional services - UAS Center drone standards development	1,925.00
24	Daily Journal Corporation	Publication and advertisement services for project bidding	3,030.42
25	Department of Toxic Substance Control	Hazardous waste management plan	1,670.97

**Inland Valley Development Agency
Register of Demands for Board Meeting
November 12, 2025**

26	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
27	Elizabeth L. Martyn APC	Legal services	2,688.00
28	FedEx	Courier fees	173.19
29	Fidelity Security Life Insurance Co (FSA)	Employee group benefits - flexible spending accounts	3,310.56
30	Imagine Systems Inc.	IT consulting services and desktop maintenance	6,374.76
31	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00
32	Jillian Ubaldo	Employee reimbursable business expenses - advance	320.00
33	Leonida Builders Inc.	Building 48 tenant improvements	2,800.00
34	Matich Corporation	Sterling Avenue construction project	1,083,091.30
35	Mirau Edwards Cannon Lewin & Tooke LLP	Professional services - legal	4,227.00
36	PINS Advantage (Pacific Insurance Network Systems, Inc.)	Annual subscription for Certificate of Insurance management software	12,500.00
37	Product Research Gear LLC	Professional services to provide consulting for UAS Center on drone emergency response	3,000.00
38	Red Star Fire Protection	Fire riser inspection and sprinkler testing	1,600.00
39	Rogers, Anderson, Malody & Scott LLP	Professional audit services of IVDA financial statements	14,700.00
40	San Bernardino International Airport	Sponsorship for SBD Cruising at Altitude Concert	2,500.00
41	SDRMA	Insurance premiums	1,632.69
42	Sock Club	Promotional products for SBD and Luxivair marketing purposes	2,893.54
43	South Coast Air Quality Mgmt District	Assessed fees for air pollution regulation and air quality standards and fiscal year emissions	745.02
44	Southern California Edison	Electricity	49,810.80
45	Staples, Inc. DBA Staples Contract & Commerce	Office supplies	903.18
46	Tactical Drone Concepts	Professional services to provide consulting and training	34,700.00
47	Terry Parisher	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	5,870.44
48	Texas Life Insurance Company	Group benefits - additional life insurance	1,100.47
49	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	7,884.16
50	The Natelson Dale Group Inc.	Annual Performance Report for Comprehensive Economic Development Strategy	6,520.00
51	Toshiba Business Solutions	Maintenance and supplies for office equipment	439.07

**Inland Valley Development Agency
Register of Demands for Board Meeting
November 12, 2025**

52	Utility Telecom Group LLC	Ethernet and phone services for Building 48	1,596.99
53	Verizon Wireless	Wireless monthly service and equipment purchases	948.93
54	Vertical Flight Society	Annual membership dues	750.00
55	Visa	Office supplies and other miscellaneous charges	9,711.93
56	Western Exterminator Company	Pest control	281.39
57	Yajaira Maldonado	Employee reimbursable business expenses - advance	703.90
58	Zenaida Global	Professional consulting services - UAS Center at SBD	7,450.42
	Total		\$ 1,457,738.59

**Inland Valley Development Agency
Visa Breakdown
September 2025**

Line	Description	Payee	Department	Amount
1	Building 48 water dispenser monthly rental	Quench	Administration	\$ 275.80
2	Building 48 conference line	Free Conference Call	Administration	10.00
3	Professional policy and lobbying membership	National Institute for Lobbying & Ethics	Administration	75.00
4	Condenser fan motor for Building 48	Electric Motor Warehouse	Development & Properties	967.76
5	Blower motor for Building 58	Allied Refrigeration	Development & Properties	379.87
6	Pully for AC on Building 58	Allied Refrigeration	Development & Properties	40.40
7	Belt for blower motor Building 58	K & L Hardware	Development & Properties	10.76
8	Belt for blower motor Building 58	Allied Refrigeration	Development & Properties	22.85
9	Keys for Building 56 - (Due from SBIAA 56004 - D40000 - 100560)	Dib's Safe & Lock	Development & Properties	58.73
10	Keys for Building 58	Dib's Safe & Lock	Development & Properties	22.84
11	One gallon touch up paint for DFAS	K & L Hardware	Development & Properties	52.79
12	Conduit to run WiFi Antenna Building 48	CED	Development & Properties	160.67
13	10-inch round pull box for IT conduit run Building 48 parking lot	The Home Depot	Development & Properties	67.60
14	Teleconference meetings	Zoom	Executive Office	172.29
15	Ground transportation for Breeze Conference	Awale Transportation	Executive Office	34.80
16	Caprice Café	International Trade luncheon	Executive Office	102.92
17	Light bulbs for DFAS	Encore Lighting	Facilities	319.21
18	Subscription for QuickBooks access	QuickBooks	Finance	130.40
19	Continuing professional education courses	myPEScpe	Finance	739.60
20	Plumbing parts and supplies	Backflow Parts USA	Grounds	879.32
21	Lodging for C. Pritchett and N. Rivera for IE-PSHRA mini conference	South Coast Winery Resort & Spa	Human Resources	440.99
22	HR professional membership	Society for Human Resources	Human Resources	299.00
23	HR secure fax line	Interfax	Human Resources	9.50
24	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
25	Microsoft 365 monthly subscription	Microsoft	Information Technology	814.06
26	Deposit for custom flags for UAS Center at SBD	Jon's Flags	UAS Center at SBD	315.37
27	Lodging for K. Benson UAS Center meetings	Residence Inn	UAS Center at SBD	399.18
28	Lodging for K. Benson UAS Center meetings	Residence Inn	UAS Center at SBD	241.40
29	Lodging for D. Krause UAS Center meetings	Residence Inn	UAS Center at SBD	191.88

Inland Valley Development Agency

Visa Breakdown

September 2025

Line	Description	Payee	Department	Amount
30	Parking at hotel for UAS Center meetings	Residence Inn	UAS Center at SBD	12.00
31	Drone pilot Part 107 certification exams	PSI Services	UAS Center at SBD	1,750.00
32	Flag pole crank	Jon's Flags	UAS Center at SBD	168.56
33	Balance payment for custom flags for UAS Center at SBD	Jon's Flags	UAS Center at SBD	315.38
Total				\$ 9,711.93
Visa Statement Balance:				<u>\$ 9,711.93</u>
Date Prepared:				10/23/2025



TO: Inland Valley Development Agency Board

DATE: November 12, 2025

ITEM NO: 4

PRESENTER: Mark Cousineau, Director of Finance

SUBJECT: RECEIVE AND FILE CASH REPORT FOR SEPTEMBER 30, 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 September 30, 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 September 30, 2025, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$23,143,489.35 on September 30, 2025. Banks' statements reflect \$23,248,792.99. The difference in totals is due to deposits in transit and outstanding checks on September 30, 2025.

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

Attachments:

1. Cash Report for September 30, 2025

Inland Valley Development Agency
Cash Report
September 30, 2025

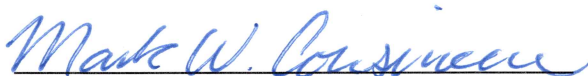
IVDA JPA CASH

<u>Cash</u>	Balance 07/31/25	Activities	Balance 09/30/25
<i>MMKT/ Savings Account - CHASE Bank</i>	1,915,133.51	33.09	1,915,166.60
<i>Checking Account - CHASE Bank</i>	861,392.98	170,607.86	1,032,000.84
Deposits In Transit:			
Beginning	-	-	-
Ending	-	212.02	212.02
Outstanding Checks:			
Beginning	(88,165.68)	88,165.68	-
Ending		(105,515.66)	(105,515.66)
<i>Payroll Account - CHASE Bank</i>	84,332.58	(81,927.09)	2,405.49
<i>Benefits Account - CHASE Bank</i>	57,316.25	(22,089.21)	35,227.04
<i>BRORF Account - CHASE Bank</i>	3,181,835.72	54.98	3,181,890.70
<i>Cash with Fiscal Agent- MECLT Trust</i>	285,394.50	(233,215.81)	52,178.69
Subtotal	6,297,239.86	(183,674.14)	6,113,565.72
<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	6,515,294.85	(183,674.14)	6,331,620.71

IVDA SUCCESSOR AGENCY CASH

<i>RORF Account -CHASE Bank</i>	161,598.99	-	161,598.99
<u>Investments Held With Fiscal Agent</u>			
Special Fund - US Bank - 2014 series	8,323,456.25	(8,323,436.86)	19.39
Interest Account - US Bank - 2014 series	-	-	-
Reserve Account- US Bank - 2014 series	16,650,104.87	70.71	16,650,175.58
Principal Account - US Bank- 2014 series	-	-	-
2011 Project Fund - US Bank - 2014 series	74.68	-	74.68
Subtotal SA Cash & Investments	25,135,234.79	(8,323,366.15)	16,811,868.64
Total Cash and Investments	\$ 31,650,529.64	(8,507,040.29)	\$ 23,143,489.35

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: November 12, 2025

ITEM NO: 5

PRESENTER: Jillian Ubaldo, Clerk of the Board

SUBJECT: APPROVE MEETING MINUTES: OCTOBER 8, 2025

SUMMARY

Submitted for consideration and approval by the IVDA Board: Meeting minutes of the regular meeting held Wednesday, October 8, 2025.

RECOMMENDED ACTION(S)

Approve meeting minutes of the regular meeting held October 8, 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. October 8, 2025 meeting minutes

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



TO: Inland Valley Development Agency Board

DATE: November 12, 2025

ITEM NO: 6

PRESENTER: Mark Cousineau, Director of Finance

SUBJECT: CONSIDER AND ADOPT PROPOSED BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026

SUMMARY

The proposed adjustments modify the adopted Inland Valley Development Agency (IVDA) Joint Powers Authority (JPA) budget to reflect improved estimates and changes in conditions in the accounts reflected in the Proposed Budget Adjustments Table.

RECOMMENDED ACTION(S)

Consider and adopt budget adjustments reflected in the Proposed Budget Adjustments Table for Fiscal year 2025-2026.

FISCAL IMPACT

The composition for the requested adjustments is detailed in the "Proposed Budget Adjustments Table". The combined net effect on the IVDA's Fiscal Year 2025-26 Budget, if approved, would be a net increase in budgetary expenditures of \$125,000.

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

BACKGROUND INFORMATION

On June 11, 2025, the Inland Valley Development Agency (IVDA) Board adopted the IVDA Successor Agency and IVDA Joint Powers Authority (JPA) budgets for Fiscal Year 2025-2026. The Successor Agency budget covers those items on the ROPS. The JPA budget covers those items which are carried out by the IVDA pursuant to its on-going status as a California Joint Powers Authority and Federal Base Reuse Entity with specific obligations for capital projects pursuant to Public Law 100-526 (BRAC), applicable federal statutes, agreements, and deeds for the transfer of Norton AFB and the provisions of the IVDA JPA Agreement, as amended.

The net effect of the proposed budget adjustments is a net increase in budgetary expenditures in excess of estimated revenues of \$125,000. Cash on hand and ongoing revenues are adequate and available to fund these planned expenditures.

The increase in budgetary expenditures of \$225,000 consists of anticipated professional and contractor services to make land mitigations and improvements at the IVDA UAS Center at SBD Norton Test Range, a former Norton Air Force Base property adjacent to the San Bernardino International Airport; \$125,000 in other expenses to expand international trade and UAS Center at SBD market recognition; and \$50,000 for initial design-build activities to improve DFAS I.

Estimated revenues are increasing by \$100,000 because the State of Virginia increased its grant awards to the UAS Center at SBD to continue development of a workforce training program for the safe operation of drones.

With the implementation of the new chart of accounts and accounting information system, budgetary control is exercised at the Budget Class level and transactions are recorded, tracked, and analyzed at the account or line-item level of detail. Staff identified the following budget class that requires modification. The adjustment is described in the table below:

INLAND VALLEY DEVELOPMENT AGENCY
FY 2024-2025 Proposed Budget Adjustments
November 2025

PROPOSED BUDGET ADJUSTMENTS TABLE

Proposed Adjustments			Budget Class	Approved Budget	Proposed Adjustments	Adjusted Budget
<i>Expenditures & Transfers Out</i>						
A	General Fund	63	- Capital Improvement Program (25i006 -UAS Norton Test Range)	\$ 219,500	\$ 50,000	\$ 269,500
B	General Fund	57	- Other Expenses	627,200	100,000	727,200
C	UAS Center at SBD	57	- Other Expenses	91,630	25,000	116,630
D	General Fund	63	- Capital Improvement Program (DFAS I Building Improvements)	715,000	50,000	765,000
Increase (Decrease) in expenditures & transfers out					225,000	
<i>Revenues & Transfers In</i>						
E	UAS Center at SBD	49	- Non-Operating Revenues (Grants)	55,000	100,000	155,000
Increase (Decrease) in revenues & transfers in					100,000	
Net Budget Adjustment, Expenditures in Excess of Revenues					<u>\$ (125,000)</u>	

Notes:

- A** \$50,000 increase to provide for the grading and possible soil import/export for land improvements at the UAS Center at SBD Norton Test Range.
- B** \$100,000 increase to expand international trade, related professional services, and updating IVDA's foreign trade zone (FTZ) plan.
- C** \$25,000 increase to provide for sponsorships that increase the UAS Center at SBD's market recognition and build partnerships.
- D** \$50,000 increase for anticipated design services of design/build project to update and improve DFAS 1 to meet professional office space market expectations.
- E** \$100,000 increase in estimated revenues to recognize increased awards from the State of Virginia to the UAS Center at SBD to develop a workforce training program for the safe operation of drones.

Staff recommends that the Board approve the above recommended action.

Attachments:

1. None

	TO: Inland Valley Development Agency Board DATE: November 12, 2025 ITEM NO: 7 PRESENTER: Jeff Barrow, Director of Development
---	---

SUBJECT: APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HERNANDEZ, KROONE & ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$22,271.25 FOR ADDITIONAL SERVICES RELATED TO THE STERLING AVENUE UPGRADE PROJECT 2020

SUMMARY

On August 10, 2022, the Inland Valley Development Agency (IVDA) entered into an agreement with Hernandez, Kroone & Associates, Inc. for \$582,009 for Professional Services for the Sterling Avenue Upgrade Project 2020. An increase of \$22,271.25 is needed to continue these services.

RECOMMENDED ACTION(S)

Approve Amendment No. 1 to the Professional Services Agreement with Hernandez, Kroone & Associates, Inc. to provide additional services in an additional amount not to exceed \$22,271.25; and authorize the Chief Executive Officer to execute all related documents.

FISCAL IMPACT

None at this time. Funding for this project and related professional service agreements is included in the approved Inland Valley Development Agency (IVDA) Fiscal Year 2025-20256 Budget as a Capital Improvement Project, Budget Class 63, Project Number EDAi2101-Sterling Avenue Upgrade for 3,572,0701 of which was this \$22,271.25 amendment for professional services will be assigned.

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

BACKGROUND INFORMATION

On August 10, 2022, the Inland Valley Development Agency (IVDA) entered into an agreement with Hernandez, Kroone & Associates, Inc. (HKA) for professional services to complete plans and perform construction support services for the Sterling Avenue Upgrade Project 2020. During construction, additional services were required from HKA, particularly related to submittal reviews and inspections, that were originally the responsibility of the City of San Bernardino. Furthermore, several unanticipated site conditions and unforeseen events necessitated extra design work, onsite meetings, and research efforts by HKA, all of which were beyond the scope of their original agreement. An increase of \$22,271.25 is needed to continue with these services. The new adjusted agreement total would be \$604,280.25.

Original Agreement	\$582,009.00
Amendment No. 1	<u>\$22,271.25</u>
New Agreement Amount	\$604,280.25

The federal share of this U.S. Department of Commerce, Economic Development Administration (EDA) grant is \$3,051,513, and the local match will be \$762,878, for a total grant amount of \$3,814,391. The Inland Valley Development Agency's (IVDA) share of the local match is \$381,439 and the San Manuel Band of Mission Indians (SMBMI) share of the local match is \$381,439, pursuant to the terms of the agreement on file.

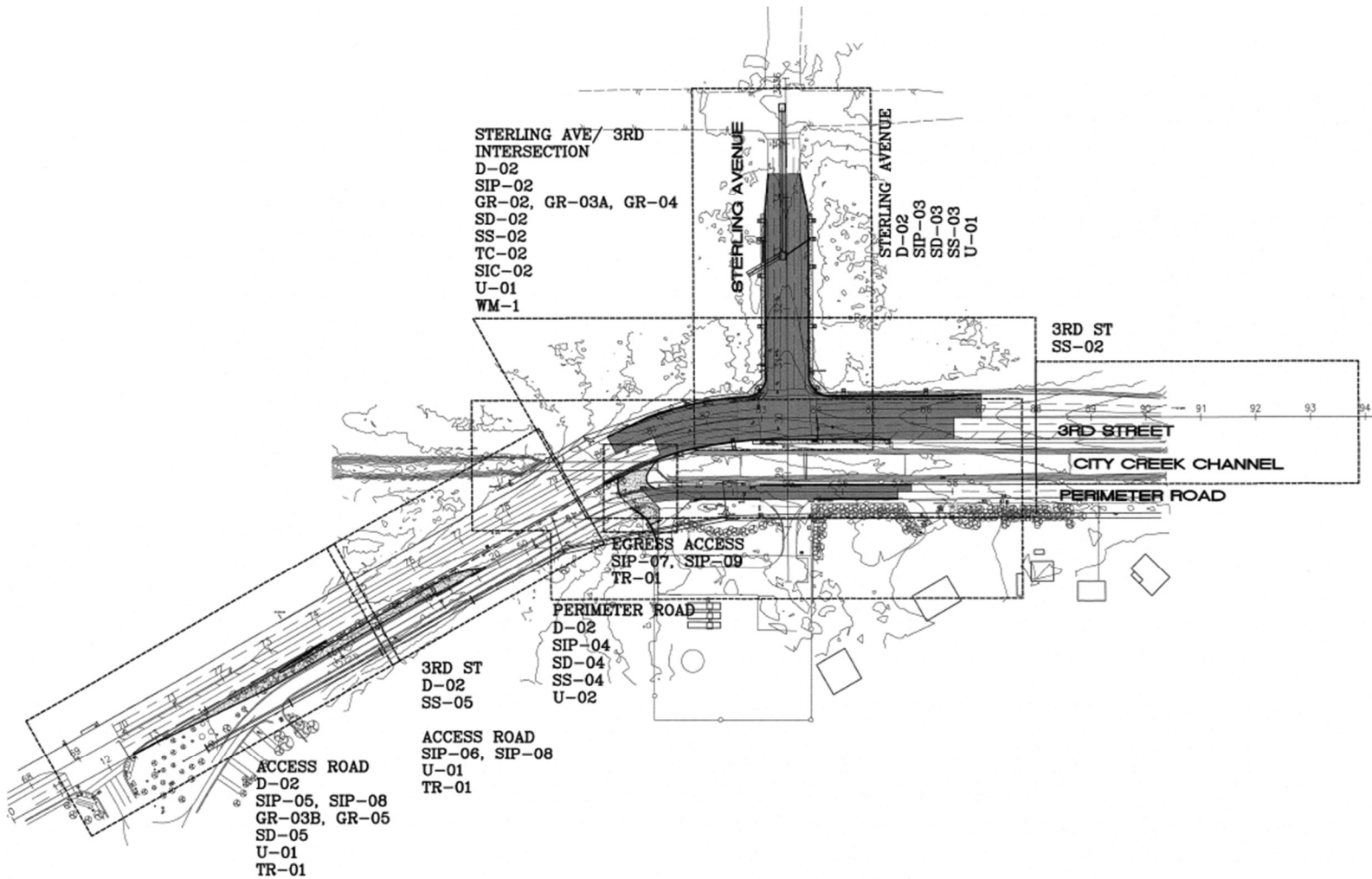
The project is nearing substantial completion and is awaiting final utility connections and traffic signal installations. All improvements are designed and inspected to City of San Bernardino requirements.

Staff recommends the Board approve the above recommended actions.

Attachments:

1. Site Exhibit
2. Amendment No. 1

SITE EXHIBIT





September 21, 2025

Mr. Jeff Barrows
Director of Development
Inland Valley Development Agency
1601 East 3rd Street
San Bernardino, CA 92408

Sterling Avenue Upgrade Project 2020
Amendment Request
HKA Project No. 22-1029

RE: Additional Scope Amendment Request for the Sterling Avenue Upgrade Project 2020

Dear Mr. Barrows:

Hernandez, Kroone & Associates (HKA) respectfully submits this formal amendment request for your consideration regarding the Sterling Avenue Upgrade Project 2020.

The original HKA contract included minimal hours for inspection, as the majority of the inspection responsibilities were expected to be handled by the City of San Bernardino for work on 3rd Street and Sterling Avenue and the traffic signal. HKA's initial scope focused on inspecting the bridge beams at the factory, as well as their assembly and installation on-site and the inspection of the Access Road and Perimeter Road. Our proposal included 40 hours for HKA to perform inspection and \$33,000 allocated to our bridge consultant.

During the design phase, it became evident that the bridge over the channel could not be constructed due to the placement of the fuel line placement. At that time, the budget was reviewed, and it was mutually agreed by HKA and IVDA to reallocate the \$33,000 originally designated for the bridge inspection to support the "Access Road Alternative" design.

On March 14, 2025, HKA and IVDA met to reassess the budget and clarify construction management responsibilities among HKA, IVDA, and the City of San Bernardino. It was understood that the City would handle submittal reviews and inspections for 3rd Street, Sterling Avenue, and the traffic signal. As of our February 1-28, 2025 invoice, the remaining budget was \$63,795.92, which included \$30,680 for 40 hours of inspection, some contract administration and coordination, post construction services, and the leftover design funds.

Shortly after construction began, the City of San Bernardino declined to perform submittal reviews and inspections due to budget constraints. The City agreed to inspect only the signing / striping on 3rd Street, Sterling Avenue, and inspection of the traffic signal.

In addition, there were other events beyond HKA's original scope and control. These events are as follows:

234 East Drake Drive ▲ San Bernardino, California 92408
Phone: (909) 884-3222 ▲ Fax: (909) 383-1577 ▲ www.hkagroup.com

1. **Jet Fuel Line Conflict:** As-built drawings indicated the fuel line was approximately 7 feet deep and well out of the way of the JPCP section. Matich Construction performed potholing of the fuel line and discovered that the depth varied and was very shallow at the Access Road crossing. This contributed to additional design efforts to develop an alternative to cover and protect the fuel line as well as an evaluation of the revised design's ability to withstand traffic loading.
2. **Poorly Graded Sand Under the Access Road:** During excavation, Matich Construction uncovered poor subgrade under the Access Road and was struggling to make compaction. This soil type was not mentioned in either of the soil reports prepared for the project. The inability of Matich Construction to make compaction required additional time by HKA to design a cost effective alternative through adding soil amendment.
3. **Additional Design:** The original project scope had always included a design requirement for the treatment of preventing motorists from errantly entering the channel. The original project design with a bridge over Sterling Avenue would have provided a solution. With the change to the "slip lane", the end treatment of Sterling Avenue had not been addressed prior to the plans being issued for construction. Through collaboration with IVDA, a guardrail treatment was considered and rejected, and instead a new design with boulders and flashing object markers was selected. HKA prepared a design plan with electrical connection to the streetlights for OM-1 object marker installation. While this may be considered a completion of the design scope, at the meeting on March 14, it was HKA's understanding that the design scope was completed and the remaining design balance was moved to construction.
4. **Southern California Edison (SCE) and San Bernardino Valley Municipal Water District (SBVMWD):**
 - a. SCE: In October of 2024, HKA prepared work order requests to SCE. For whatever reason, SCE claimed losing the original work orders and required resubmission and revised CADD drawing to the new SCE CADD standard. Due to SCE difficulties, additional meetings as well as producing prior SCE emails and correspondence were required. While it was always anticipated that there would be some SCE coordination during construction, the effort to obtain work orders a second time was not anticipated during the March 14 meeting when the remaining budget was reviewed.
 - b. SBVMWD: Due to the selected advertisement date of the project, HKA reached an agreement with SBVMWD to seek a waiver from the California Water Boards during construction. HKA needed to design a waterline crossing over an existing storm drain and had planned on using a standard SBVMWD template which has always been the standard method of approach and acceptable to SBVMWD. For whatever reason, the California Water Boards required the waterline crossing under the storm drain. HKA researched different materials and standards that the California Water Boards and SBVMWD would find acceptable due to SBVMWD's standard templates being not acceptable.

For your consideration, I have submitted scanned timesheets marked with the extra work hours. As an amendment request was not anticipated early on, these hours only reflect where the work was clearly identified and divided to support this request today. The extra work for the additional submittals and inspection of 3rd Street and Sterling Avenue has been estimated based upon judgement. The additional amount being requested is \$22,271.25 and broken down as shown below:

Fuel Line Conflict / Alternative Solution

Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	1.50	\$252.00	\$378.00
John Hernandez	Project Manager	3.75	\$240.00	\$900.00
Evan Spracklen	Senior Engineer	3.00	\$155.00	\$465.00
Evan Spracklen	Inspector	37.75	\$155.00	\$5,851.25
		46.00		\$7,594.25

Board Waiver / Water Line Crossing

Name	Classification	Hours	Rate	Amount
John Hernandez	Project Manager	1.50	\$240.00	\$360.00
Evan Spracklen	Senior Engineer	8.75	\$155.00	\$1,356.25
		10.25		\$1,716.25

Perimeter Road / Alternative Treatments for Poor Subgrade

Name	Classification	Hours	Rate	Amount
John Hernandez	Project Manager	2.00	\$240.00	\$480.00
Evan Spracklen	Senior Engineer	2.75	\$155.00	\$426.25
Evan Spracklen	Inspector	43.75	\$155.00	\$6,781.25
		48.50		\$7,687.50

SCE Coordination - Extra Work due to SCE Losing Service Applications

Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	1.00	\$252.00	\$252.00
Evan Spracklen	Senior Engineer	6.75	\$155.00	\$1,046.25
		7.75		\$1,298.25

Design Addition - End Treatment of Sterling Avenue with Boulders and Object Markers

Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	2.25	\$252.00	\$567.00
Evan Spracklen	Senior Engineer	1.50	\$155.00	\$232.50
Nancy Holland	Senior Engineer	3.5	\$229.00	\$801.50
		7.25		\$1,601.00

Custom Truck Entry Sign - Replacement of Standard Guide Sign to Sign Monument

Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	4.00	\$252.00	\$1,008.00
		4.00		\$1,008.00

Mr. Jeff Barrows
September 21, 2025
4 of 4

Hernandez, Kroone & Associates
Civil Engineers and Land Surveyors

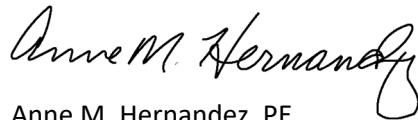
Construction Inspection - HKA Inspecting 3rd Street and Sterling Avenue				
Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	0.50	\$252.00	\$126.00
Evan Spracklen	Inspector	8.00	\$155.00	\$1,240.00
		8.50		\$1,366.00

Total Amendment Request

Name	Classification	Hours	Rate	Amount
Anne Hernandez	Principal	9.25	\$252.00	\$2331.00
John Hernandez	Project Manager	7.25	\$240.00	\$1,740.00
Evan Spracklen	Senior Engineer	22.75	\$155.00	\$3,526.25
Evan Spracklen	Inspector	89.50	\$155.00	\$13,872.50
Nancy Holland	Senior Engineer	3.5	\$229.00	\$801.50
		132.25		\$22,271.25

Thank you for your consideration. If you have any questions, please let me know.

Sincerely,



Anne M. Hernandez, PE
Principal

Attachments:

1. Employee Timesheets

INLAND VALLEY DEVELOPMENT AGENCY

**AMENDMENT NO. 1 TO
AGREEMENT FOR PROFESSIONAL SERVICES**

HERNANDEZ, KROONE & ASSOCIATES, INC.

This Amendment No. 1 to the Agreement for Professional Services is entered into and shall be effective as of the 12th day of November 2025, by and between the INLAND VALLEY DEVELOPMENT AGENCY, a joint powers authority created pursuant to Government Code Sections 6500, et seq. ("IVDA"), and Hernandez, Kroone & Associates, Inc., (the "Consultant").

I. RECITALS

A. The IVDA and Consultant entered into that certain Agreement for Professional Services for Professional Consulting Services, as of August 10, 2022 ("Agreement");

B. The IVDA and Consultant desire to amend the terms of the Agreement as described herein and considered as Amendment No. 1 as approved by the IVDA Board on November 12, 2025.

II. AGREEMENTS

NOW, THEREFORE, in consideration of the mutual covenants, premises, and agreements and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the IVDA and Consultant agree as follows:

1. The total amount not to exceed for the contract extension with Consultant is \$22,271.25; for a total revised contract amount of \$604,280.25 for Fiscal Year 2025/26.

III. MISCELLANEOUS PROVISIONS

1. Unless otherwise provided herein, all capitalized and/or defined terms herein shall have the same meaning given to such capitalized and/or defined terms in the Agreement.

2. Except as amended hereby, all of the terms and provisions of the Agreement are hereby reaffirmed and remain in full force and effect. The terms and provisions of this Amendment No. 1 shall control over any inconsistent or conflicting provisions of the Agreement.

///

[SIGNATURES ON FOLLOWING PAGE]

///

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 1 to be executed by the authorized signatures of the officers of each of them as of the date first referenced above.

IVDA

Inland Valley Development Agency
A Joint Powers Authority

By: _____
Michael Burrows, Chief Executive Officer

ATTEST:

Jillian Ubaldo,
Clerk of the Board

Consultant

Hernandez, Kroone & Associates, Inc.

By: _____
Anne Hernandez



TO: Inland Valley Development Agency Board

DATE: November 12, 2025

ITEM NO: 8

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: CONDUCT BUSINESS PLAN UPDATE WORKSHOP

SUMMARY

An oral report and PowerPoint presentation will be provided at the time of meeting. Board Member feedback and direction will be requested during the workshop.

RECOMMENDED ACTION(S)

Conduct an Inland Valley Development Agency (IVDA) Business Plan workshop and provide feedback and direction to Staff as appropriate.

FISCAL IMPACT

None.

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

In 2009, the Inland Valley Development Agency (IVDA) and San Bernardino International Airport Authority (SBIAA) adopted its first Strategic Plan which operated on a five-year and ten-year outlook. In 2015, the IVDA Board adopted a new Strategic Plan which centered on revised initiatives, goals, and priorities. These were focused on Priority Projects and Programs for the Inland Valley Development Agency (IVDA). Staff have provided annual updates to the Board since the inception of the Strategic Plan. The most recent update was in 2020 wherein the plan was modified to reflect IVDA Business Plan priorities. Reports on the status of the Action Plan (a subset of the Strategic Plan) are provided monthly.

Staff have been in the process of finalizing the upcoming fiscal year update and story map, which has been presented most recently with the annual budget process. The current IVDA Business Plan is programmed for an update in 2026. This background material is a snapshot of the most recent update on core plan elements pending a new 5-year update with a 10-year outlook.

Attachments:

1. 2020 IVDA Business Plan Update with attachments



Inland Valley Development Agency

2020 Business Plan Update

January 8, 2020



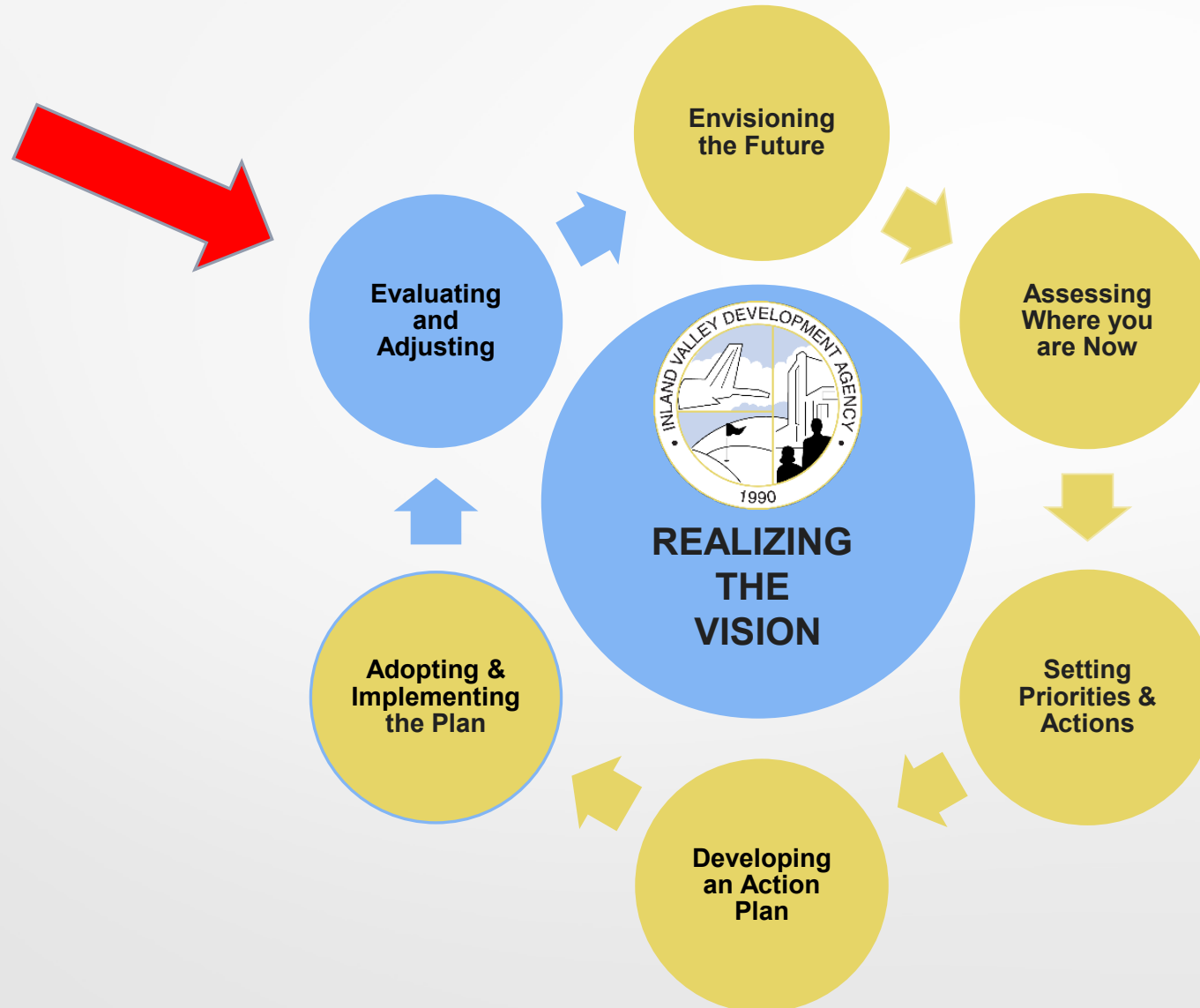
Executive Summary

Strategic Plan Process:

1. Purpose: Align Board Priorities with Financial and Human Capital to Achieve Results
 - Strategic Initiatives provided for review
 - Review/evaluate proposed Strategic Initiatives, projects, and programs
 - Consider changes to or elimination of incompatible programs
 - Create new programs needed to carry out Plan
 - Timetable to accomplish the Initial Annual Action Plan
2. Metrics & Measurement of IVDA performance
3. Communications - Results



Strategic Planning Process





Establishing Priorities / 2020-2024

2020 Business Plan Update – common feedback from Members:

1. Priority Projects:
 - Economic Development
 - Infrastructure
2. Align with Resources
3. Annual Progress Reports



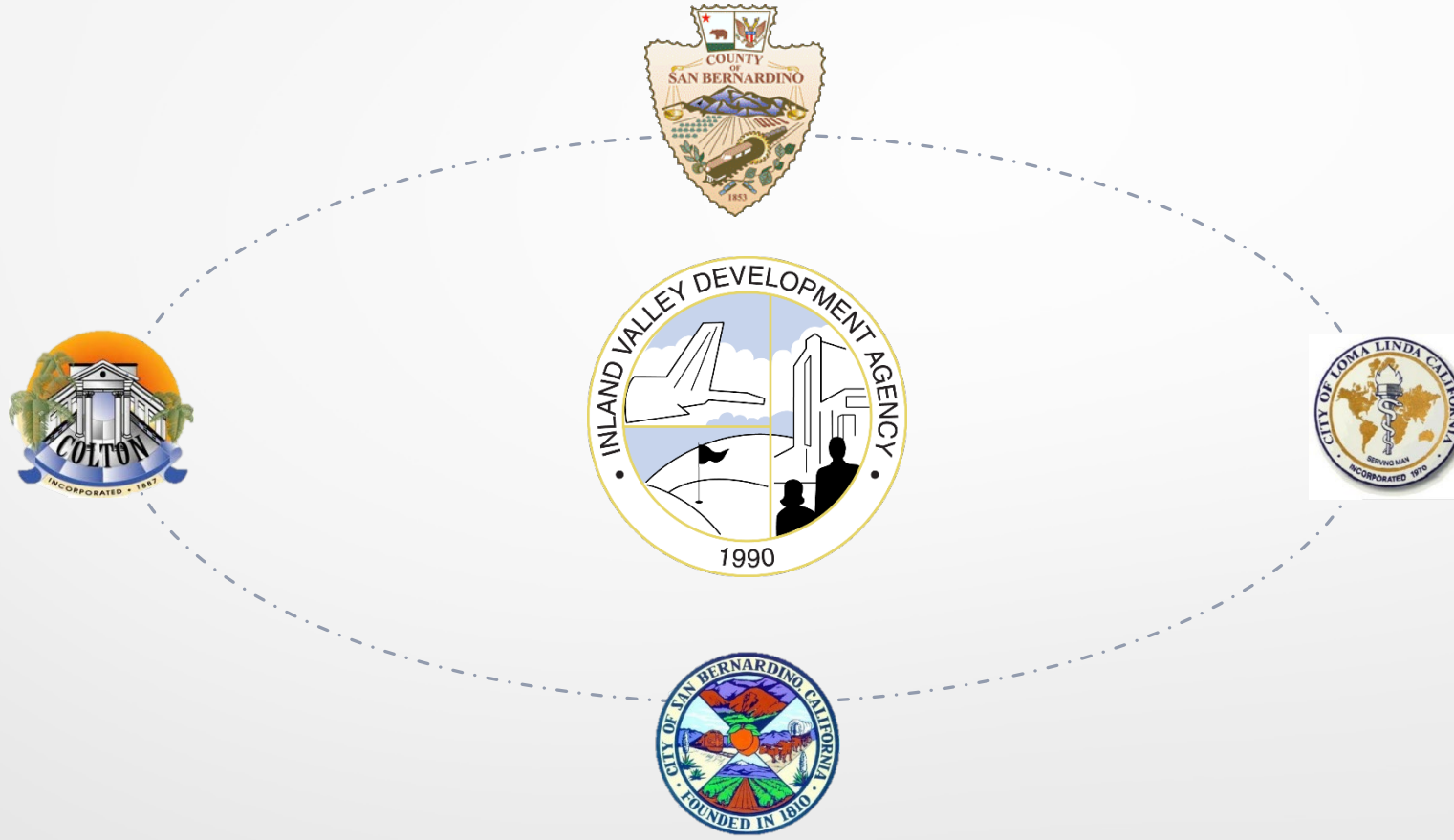
Background

- Formed in 1990, the Inland Valley Development Agency (IVDA) is a special purpose military base reuse joint powers authority created by and through special State of California Legislation (AB 419) pursuant to Public Law 100-526 under BRAC-I.
- The IVDA is a regional organization comprised of local intergovernmental member agencies: County of San Bernardino, and the Cities of Colton, Loma Linda, and San Bernardino.
- The IVDA is charged with obligations and responsibilities under the “Defense Base Closure and Realignment Act of 1990,” as amended, to serve as the Local Reuse Authority (also Local Redevelopment Authority) to achieve successful implementation of the base reuse plan for the effective reuse of the former Norton Air Force Base.
- This includes support for a public airport, various land and buildings, a successful Alliance-California business park, as well as over 14,000 acres of base reuse project area located within a three (3) mile radius of the former Air Force Base.
- The focus has been to assist in both the creation of new employment opportunities and in the preservation of existing employment opportunities on a regional basis.



Base Reuse JPA – Partnership Model

Inter-governmental Partnerships (1990 – present)





IVDA Support for SBD

“... It is also the intent of the Members that the Agency shall acquire, own, maintain, lease and operate the Norton Air Force Base property, which shall be named and known as the ‘San Bernardino Regional Airport’, for such aviation uses as may be legally permitted upon such property or such other legal uses as may be determined by the Agency. The Members further acknowledge and agree that the reuse and redevelopment of the Norton Air Force Base, the adjacent property and the other properties in proximity thereto will assist in both the creation of new employment opportunities and in the preservation of existing employment opportunities on a regional basis and will be in the best interests of each Member and the residents within the boundaries of each member.”

Source: Inland Valley Development Agency Joint Powers Agreement - 1/24/90, as amended



In 2020 - WHAT IS IVDA?

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

IVDA is....

A regional joint powers authority (a public agency established under Federal and California law).

IVDA is Governed by...

Its Board of Directors - comprised of appointed public officials from its local member entities.

IVDA's Members are...

The County of San Bernardino, and Cities of Colton, Loma Linda, and San Bernardino.

**With the Sole & Specific
Purposes to Achieve:**

Comprehensive Military Base
Reuse & Development of a
Safe and Sustainable Public
Airport

Community & Economic
Revitalization: In furtherance
of its unique Federal Base
Reuse Obligations and
Regional Support



Who are our customers?

- As a regional joint powers authority, the IVDA was an early adopter of the partnership model in its base reuse plan implementation strategies.
- These strategies were modified and perfected over time with two distinct goals: 1) comprehensive military base and airport reuse, and 2) community revitalization.
- In 2020, the IVDA has developed, managed, and implemented economic development programs and initiatives which have supported:
 - IVDA Member Agencies and their respective communities
 - Federal Government Partners (DoD, OEA, U.S. DOT, USFS, DOC...)
 - San Bernardino International Airport Authority and Partners
 - Regional Inter-Governmental Partners and Stakeholders
 - Small and Medium-sized businesses
 - Non-Profit and Service Organizations
 - San Manuel Band of Serrano Mission Indians
 - Hillwood, a Perot Company
 - Stater Bros. Markets
 - Multiple Fortune 100 and 500 Alliance-California businesses
 - Airport and Aerospace Customers
 - Educational and Community Organizations
 - Workforce Development Organizations
 - Public Utilities



What do we consider results?

- Replacing the economic equivalent of the jobs that were lost due to the closure of Norton Air Force Base
- Ensuring that IVDA support to the San Bernardino International Airport is provided pursuant to our military base reuse obligations
- Increasing Private Investment and Commerce locally and globally within the Base Reuse Project Area
- Consistently delivering quality public planning, infrastructure development, airport, economic development, and environmental programs, projects, and initiatives
- Supporting our global, national, and regional partners and stakeholders
- Driving collaboration, participation, and change for the benefit of the region
- Facilitating regional collaboration, cooperation, and focus to affect community revitalization
- Attracting and retaining businesses while transforming the IVDA Base Reuse Project Area



Key Issues

- Near-term
 - Ever-changing regulatory environment
 - Constrained resources
 - Aging infrastructure
 - Functionally obsolete facilities
 - Environmental issues
- Long-term
 - Need to leverage Federal and State funding opportunities by working collaboratively and regionally with JPA members and stakeholders
 - Programs must be self-funding and sustainable promoting and advancing regional attributes, goals, and objectives



FOCUS

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

IVDA is...



ECONOMIC
DEVELOPMENT

Financial & Operational Support for
Airport

Revitalization



INFRASTRUCTURE

Regional Infrastructure Planning &
Projects

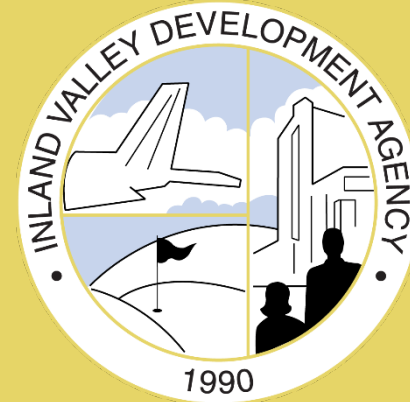
Replace the Jobs Lost in the Base
Reuse Project Area; Increase
Opportunities



Inland Valley Development Agency

Successor Agency to
the
Inland Valley
Development Agency

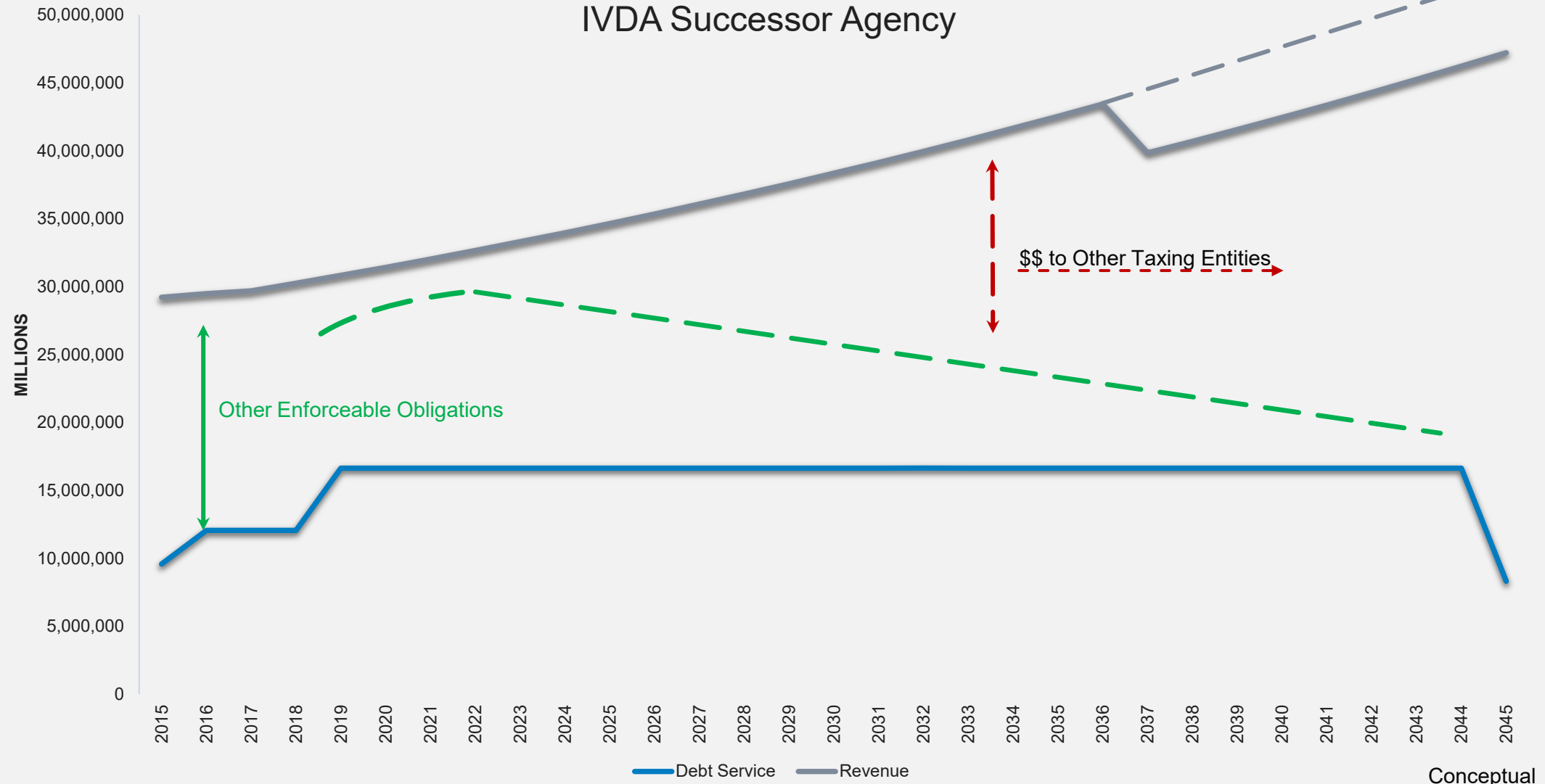
Successor Agency



Base Reuse Joint
Powers Authority
(JPA)

Estimated RPTTF Revenue over Debt Service on IVDA 2014 Tax Allocation Refunding Bonds 2015-2045

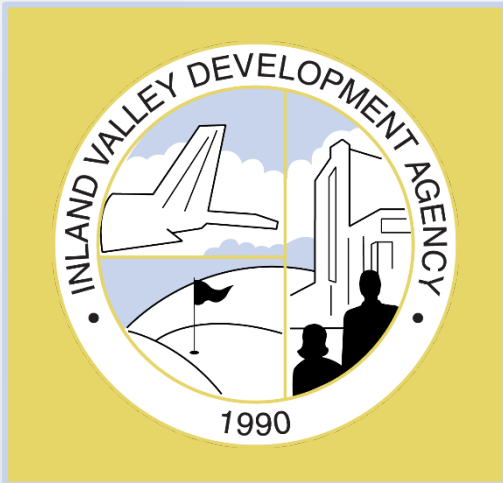
IVDA Successor Agency



Conceptual



Base Reuse Joint Powers Authority



JPA Agency

Per State statute and settlement, a separate and distinct legal entity from SA
Sources of Funds:

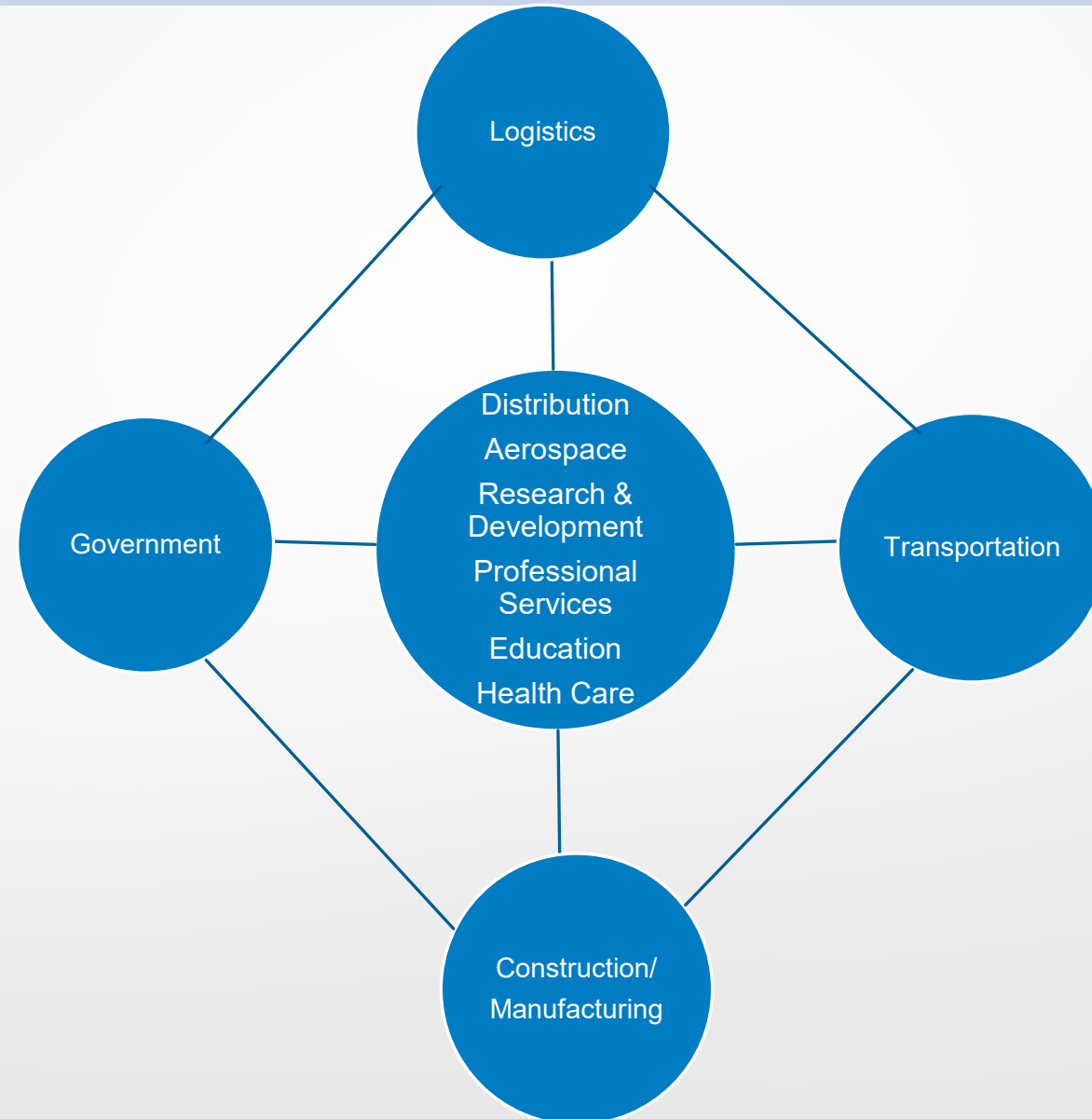
- 1) JPA Revenues – Pursuant to Federal LRA Requirements (Public Law 100-526)
- 2) Lease Revenues – Pursuant to Federal Property Transfers
- 3) Disposition & Development Agreement (DDA) Participation Payments
- 4) Bond Proceeds – Pursuant to DOF Settlement Agreement
- 5) Grant Funds – Predominantly U.S. Department of Commerce
- 6) Operating Fees – Licenses, Permits, Sewer Fees



Market Opportunities

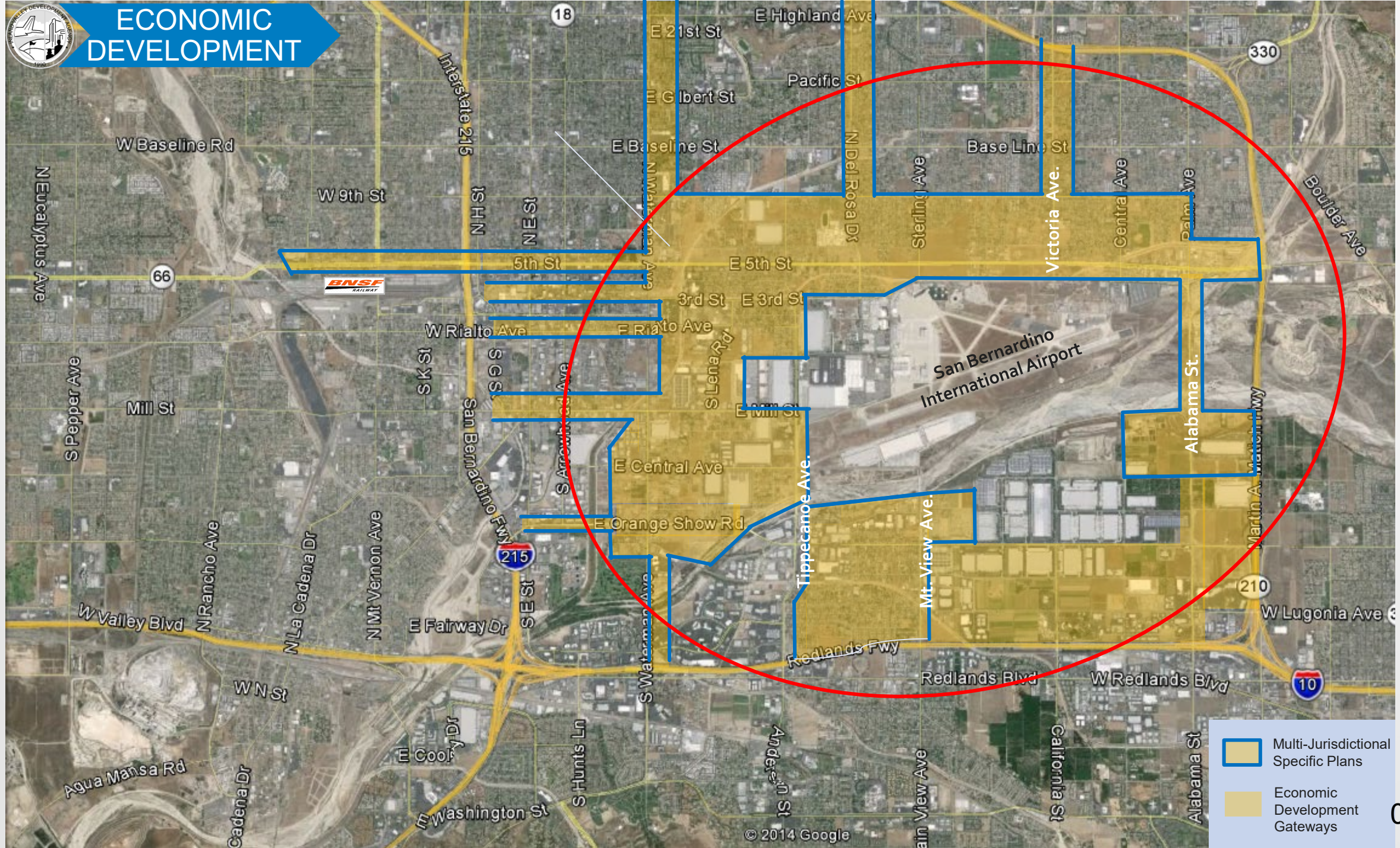
Since 1990, the IVDA and its partners have focused on business attraction and retention programs within the IVDA Base Reuse Project Area in the following sectors:

Emerging Aerospace & Advanced Manufacturing sectors may avail new opportunities during plan life.





ECONOMIC DEVELOPMENT

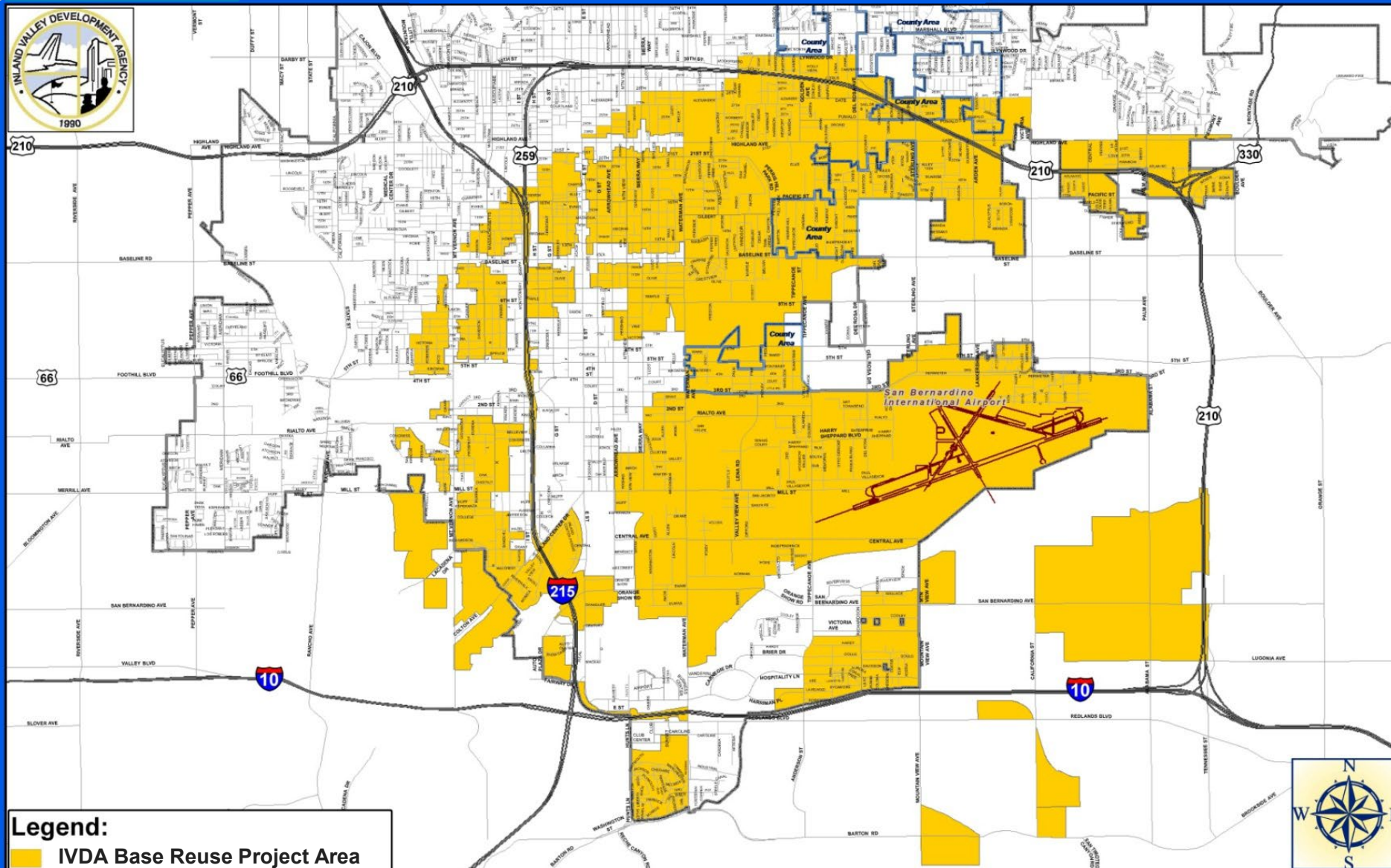




Economic
Development

Inland Valley Development Agency

Base Reuse Project Area = 14,000 acres



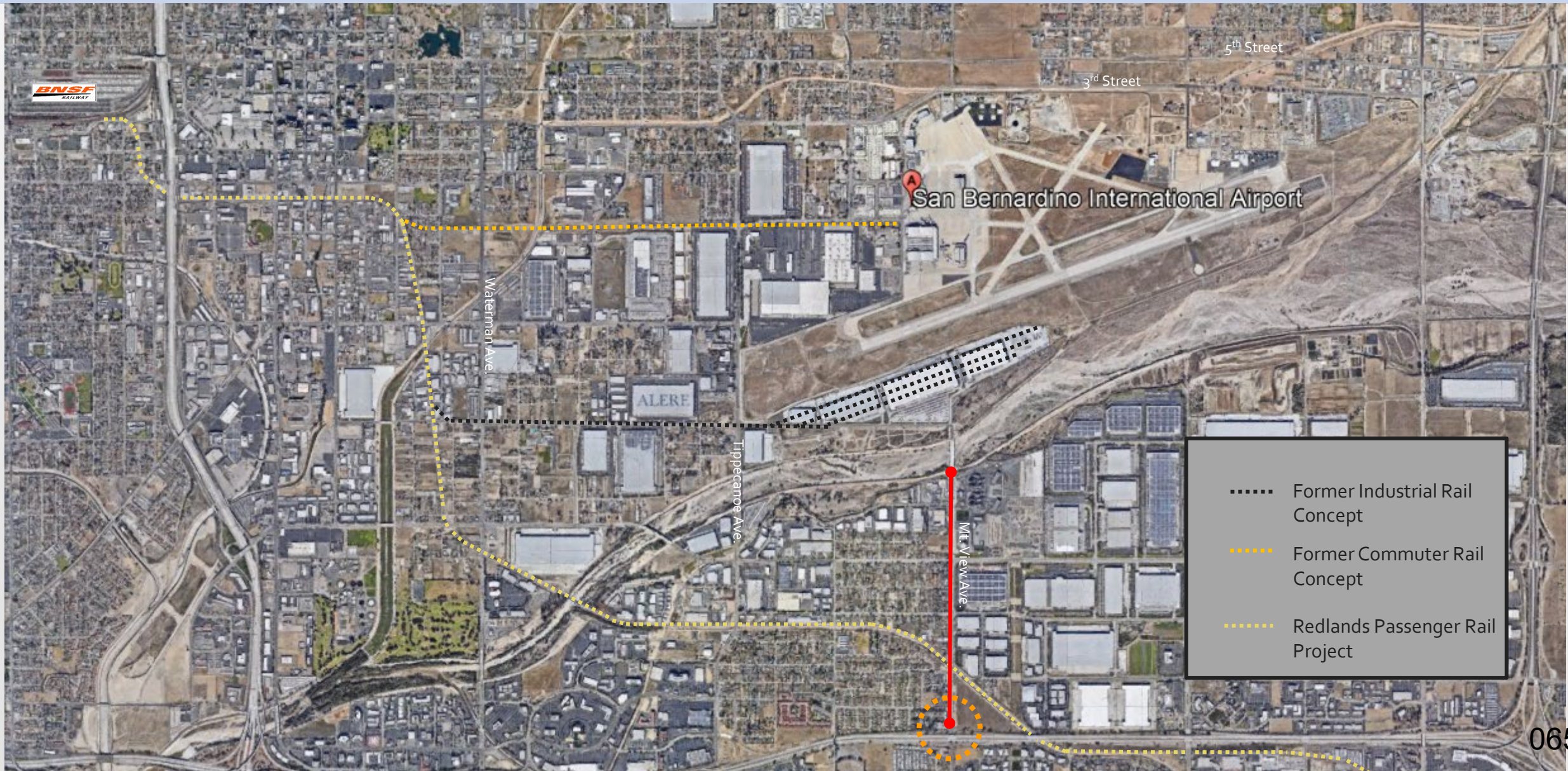
Legend:
IVDA Base Reuse Project Area

Parcels and street and IVDA Boundary data provided by the City of San Bernardino.
It is intended for copy or reproduction in whole or in part.
No part thereof, whether for personal use or resale, without the prior
written permission of the City of San Bernardino.

Prepared By: Precursor Rent
City of San Bernardino EDA
Printing Date: July 10, 2009
File: P:\GIS Data\IVDA-IVDA - Base\IVDA-A1 24x36.mxd

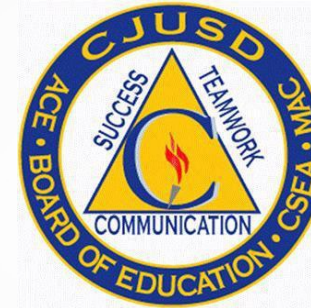


Potential Commuter Rail Concept



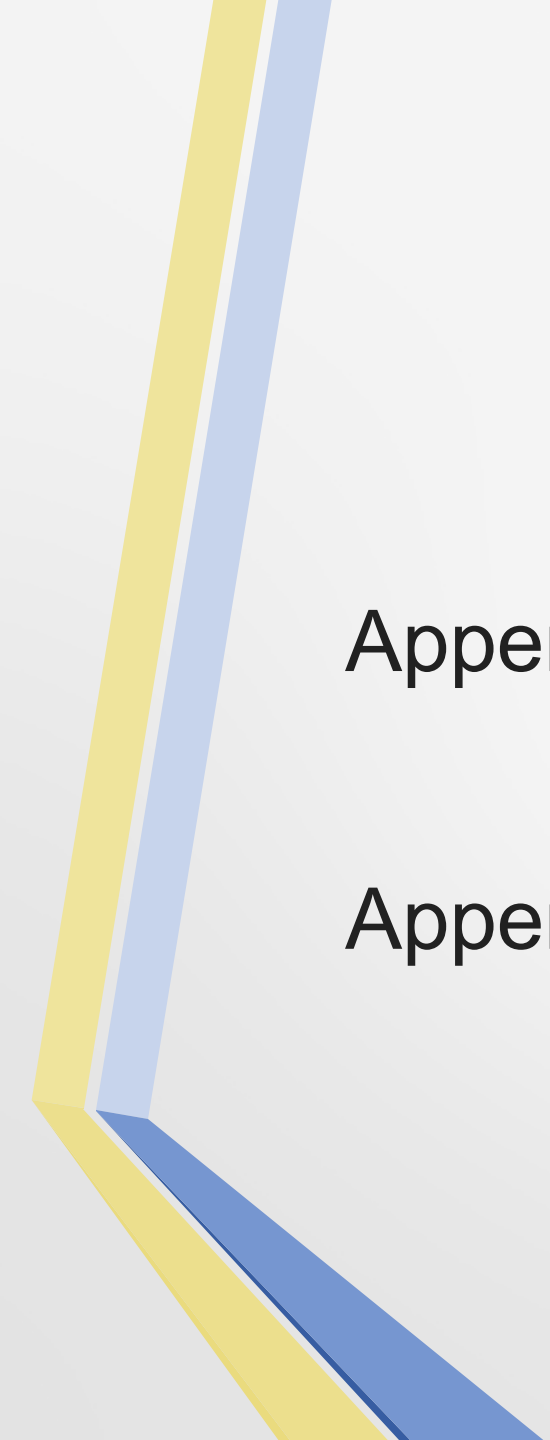


Existing Educational Affiliations



LOMA LINDA
UNIVERSITY





2020 – 2024 Proposed Project & Program Appendices

Appendix 1: Economic Development

Appendix 2: Infrastructure

**ECONOMIC
DEVELOPMENT****Inland Valley Development Agency****Proposed Projects for FY 2020-24**

#	Project	Est. Cost	2020				2021				2022				2023				2024			
			1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR
Planning Projects																						
1	Utility/Water Analysis	\$ 50,000																				
2	UAS Training Center Initiative (SBD International Airport)	\$ 25,000																				
3	Multi-jurisdictional Specific Plan - 3rd and 5th Street Corridor	\$ 150,000																				
4	Multi-jurisdictional Specific Plan - Central Avenue Corridor	\$ 150,000																				
5	Economic Development Gateway Program	\$ 75,000																				
6	Upgrade Development Fee Incentive Zones (Traffic, Storm Drain)	\$ 40,000																				
7	Grant Funding Programs/Initiatives	\$ 10,000																				
8	Legislative Program for Strategic Initiatives	\$ 90,000																				
9	Update Media and Web Site	\$ 75,000																				
10	Site Location Assistance	\$ 250,000																				
Planning Projects - Total		\$ 915,000																				
Development Projects - 5 Year																						
11	Ensure Financial Viability of the Airport	See Below																				
12	Ensure Financial Viability of IVDA	See Below																				
13	Airport Operating Funds	\$ 27,500,000.00																				
14	Airline Joint Service Development Agreements	\$ 7,500,000.00																				
15	Identify and Secure New Capital Funding Sources	\$ 75,000.00																				
16	Pursue successful reuse of former Norton AFB	\$ 2,000,000.00																				
17	Alliance California/DDA Support	\$ 250,000.00																				
18	Economic Development Gateways in IVDA Base Reuse Project Area	\$ 1,000,000.00																				
19	Implement Cooperative Agreements with Stakeholder Communities	\$ 25,000.00																				
20	Property Acquisitions - Misc	\$ 1,000,000.00																				
21	Economic Development Zone Program Support	\$ 125,000.00																				
22	3rd and 5th Street Project - Phase I Implementation	\$ 6,000,000																				
23	Deploy Grant Program for Economic Development	\$ 50,000																				
24	Coordinate General Plan/Specific Plan Updates	\$ 75,000																				
25	Provide funding for Educational Facilities in Project Area	\$ 5,000,000																				
26	Develop a Communications Program to Advertise, Educate, and Inform	\$ 50,000																				
27	Update Internal Media and Communications	\$ 100,000																				
28	Update External Media and Communications	\$ 150,000																				
29	Implement GIS Program	\$ 20,000																				
30	Update Web Site	\$ 75,000																				
31	3rd and 5th Street Project - Phase II Implementation	\$ 15,000,000																				
32	Expand Economic Development Zone Benefits	\$ 50,000																				
33	Expand FTZ Benefits/Boundaries	\$ 75,000																				
34	Update Economic Development Gateway Program	\$ 10,000																				
35	Implement Economic Development Zone Program - Phase I	\$ 5,000,000																				
36	Public Benefit Conveyances	\$ 250,000																				
37	Educational Partnership Program (Base Reuse)	\$ 150,000																				
38	Energy Efficiency Improvements (LEED Retrofits)	\$ 1,000,000																				
39	Workforce Development - Airport	\$ 1,000,000																				
40	Final USAF Property Transfers	\$ 75,000																				
5 Year Planning and Development Projects - Total		\$ 73,605,000																				
5 Year Planning and Development Projects - Total		\$ 74,520,000																				
Development Projects - 10 Year																						
41	Update Economic Development Gateway Program	\$ 50,000																				
42	Implement Economic Development Zone Program - Phases II - III	\$ 12,000,000																				
43	Update Specific Plan	\$ 125,000																				
44	Update Communications Plan	\$ 125,000																				
45	Update Airport Access Improvement Program	\$ 50,000																				
46	Implement Sustainable Communities Initiatives	\$ 12,000,000																				
47	Complete USAF Environmental Permitting Process	\$ 100,000																				
Development Projects - 10 Year Total		\$ 24,450,000																				
Planning and Development Projects - Total		\$ 98,970,000																				
Evaluation/Assessment - Plan Life																						



INFRASTRUCTURE

Inland Valley Development Agency Proposed Projects for FY 2020-24

#	Project	Est. Cost	2020				2021				2022				2023				2024			
			1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR
Planning Projects																						
1	Central Avenue Corridor - Entitlements	\$ 100,000																				
2	Commuter Rail Project (Airport Access)	\$ 150,000																				
3	Base Utility System Improvements	\$ 500,000																				
4	Mt. View Avenue I/C PA/ED Phase	\$ 250,000																				
5	Victoria Avenue Interchange PA/ED Phase	\$ 150,000																				
6	SMART Assessment and Integration	\$ 75,000																				
7	Member Entity CIP Projects	\$ 75,000																				
Planning Projects - Total		\$ 1,300,000																				
Construction Projects - 5 Year																						
9	Flood Repairs - Channels	\$ 1,000,000																				
10	B.58 Building Rehabilitation	\$ 500,000																				
11	B.58 Parking Lot	\$ 200,000																				
12	SBD Corporate Center - Building 1 (TI)	\$ 350,000																				
13	SBD Corporate Center - Building 2	\$ 5,000,000																				
14	Northgate Project	\$ 50,000																				
15	Building No. 105 Demolition	\$ 150,000																				
16	Airport - South Drainage Channel Project	\$ 500,000																				
17	Construct Site 5 Parking Lot	\$ 1,500,000																				
18	SR 210 I/C (Local Match Contribution)	\$ 2,500,000																				
19	Building No. 190 Building Demolition	\$ 350,000																				
20	Water Tower Improvements	\$ 400,000																				
21	Mt. View Avenue Phase II (Mission Creek Bridge & Roadway	\$ 12,870,000																				
22	Mt. View Avenue - Phase II (Matching Funds)	\$ 2,000,000																				
23	3rd and 5th Street - Phase II	\$ 6,000,000																				
24	3rd and 5th Street - Phase III	\$ 9,000,000																				
25	3rd and 5th Street - Phase IV	\$ 2,500,000																				
26	Sterling Avenue - Box Culvert/Crossing	\$ 3,300,000																				
27	Small Arms Range/ Site 5 Remediation	\$ 500,000																				
28	City Creek By-pass Reconstruction	\$ 20,000,000																				
29	Central Avenue Corridor - Master Storm Drain Project (Phase I)	\$ 1,250,000																				
30	Central Avenue Corridor - Master Sewer Project	\$ 9,000,000																				
31	Construct Remote Parking Lot (16 acres)	\$ 2,500,000																				
32	Building No. 48 - Tenant Improvements	\$ 150,000																				
33	SBD Corporate Center Building 2 - (DDA)	\$ 400,000																				
34	Building No. 58 - Façade Upgrade	\$ 500,000																				
35	Member Entity CIP Projects	\$ 2,500,000																				
36	E-Parcel Reconfiguration/Infrastructure	\$ 3,000,000																				
37	IVDA Off-Base Sewer System	\$ 50,000																				
38	3rd and 5th Street Project - Phase I Implementation	\$ 9,000,000																				
39	Development Fee Incentive Program	\$ 2,000,000																				
Construction Projects - 5 Year Total		\$ 99,020,000																				
5 Year Planning and Construction Projects - Total		\$ 100,320,000																				
Construction Projects - 10 Year																						
40	Commuter Rail Project (Airport Access)	\$ 250,000																				
41	5th Street Improvements - Tippecanoe to Waterman	\$ 4,000,000																				
42	3rd Street Improvements - Waterman East (incl connect to 2nd Street)	\$ 3,000,000																				
43	5th Street Improvements - Waterman to I-215	\$ 8,000,000																				
44	Tippecanoe Avenue (Santa Ana River to I-10)	\$ 4,000,000																				
45	Del Rosa Ave. (3rd Street to SR-210)	\$ 20,000,000																				
46	Central Avenue (Lena Road to Waterman Ave.)	\$ 200,000																				
47	Baseline Avenue - I-210 to I-215	\$ 15,000,000																				
48	Victoria Avenue - Phase II	\$ 7,000,000																				
49	Victoria Avenue - Phase III	\$ 9,000,000																				
50	Sterling Avenue Corridor - Sewer/Storm Drain Improvements	\$ 3,000,000																				
51	Mt. View - Alabama Extension	\$ 12,000,000																				
52	SB Corporate Center - Parking Structure	\$ 1,250,000																				
53	Central Avenue Corridor - Master Storm Drain Project (Phase II)	\$ 10,000,000																				
Construction Projects - 10 Year Total		\$ 96,700,000																				
Planning and Construction Projects - Total		\$ 197,020,000																				
Evaluation/Assessment - Plan Life																						

Eligible for FHWA/EDA/other grant funding.
Local Funds