

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA

WEDNESDAY, JANUARY 14, 2026

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
Councilmember, 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. 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
- b. Conference with Legal Counsel pursuant to Gov. Code 54956.9(d) – significant exposure to litigation: one case
- c. 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

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 JANUARY 14, 2026
[PRESENTER: Jillian Ubaldo, Clerk of the Board PAGE#: 006]

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#: 013]
- 2b. REPORT ON 3RD STREET CORRIDOR
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 014]

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 – JANUARY 14, 2026
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 015]
4. RECEIVE AND FILE CASH REPORT FOR NOVEMBER 30, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 021]

5. APPROVE AMENDMENT NO. 1 TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TOM DODSON & ASSOCIATES IN AN ADDITIONAL AMOUNT OF \$25,000 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$75,000 TO PROVIDE SERVICES RELATING TO ENVIRONMENTAL ISSUES FOR THE DEVELOPMENT OF FORMER NORTON AIRFORCE BASE PROPERTIES
[PRESENTER: Myriam Beltran, Planning & Programs Manager PAGE#: 024]
6. APPROVE THE FILING OF A NOTICE OF COMPLETION WITH THE BEST DEMOLITION & RECYCLING CO., INC. FOR THE UAS TEST SITE: DEMOLITION PROJECT AND AUTHORIZE THE RELEASE OF RETAINED FUNDS
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 028]
7. APPROVE MEETING MINUTES: DECEMBER 10, 2025
[PRESENTER: Jillian Ubaldo, Clerk of the Board PAGE#: 031]

I. BOARD ACTION ITEMS

8. CONSIDER AND ADOPT PROPOSED BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 037]
9. AWARD A CONSTRUCTION CONTRACT TO LANDMARK PAVING, INC. IN AN AMOUNT NOT TO EXCEED \$63,900 FOR THE DEL ROSA DRIVEWAY AND STREET IMPROVEMENTS PROJECT
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 040]
10. CONDUCT BUSINESS PLAN UPDATE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 057]
11. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH JUNE 30, 2026
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 080]

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, February 11, 2026.

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 1</p> <p>PRESENTER: Jillian Ubaldo, Clerk of the Board</p>
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SUBJECT: POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF JANUARY 14, 2026

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-subsidiary 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</u>	<u>Contractors/Tenants</u>	<u>Subcontractors/Subtenants</u>
<u>Item No.</u>		
5.	<u>Tom Dodson & Associates</u> Tom Dodson, CEO Alma Rushing, CFO Brynn McKinney-Dodson, Secretary	None.
6.	<u>Best Demolition & Recycling Co., Inc.</u> Marie Garcia, CEO Javier Perez, CFO, Secretary	None.
9.	<u>Landmark Paving, Inc.</u> Elizabeth Stanley, CEO Lawrence Stanley, CFO Emily Stanley, Secretary	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.

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

3 **§ 18438.5. Aggregated Contributions Under Section 84308.**

4 For purposes of Section 84308:

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

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

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

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

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

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

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

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

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

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

(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.

HISTORY

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).

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 The logo of the Inland Valley Development Agency. It is a circular emblem with a yellow border. Inside the border, the words "INLAND VALLEY DEVELOPMENT AGENCY" are written in a circular path. The center of the logo features a stylized landscape with a bridge, a road, and industrial structures, with the year "1990" at the bottom.	TO: Inland Valley Development Agency Board DATE: January 14, 2026 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.

 The logo of the Inland Valley Development Agency. It is a circular emblem with a yellow border. Inside the border, the words "INLAND VALLEY DEVELOPMENT AGENCY" are written in a circular path. The center of the logo features a stylized landscape with a bridge, a road, and industrial structures, with the year "1990" at the bottom.	TO: Inland Valley Development Agency Board DATE: January 14, 2026 ITEM NO: 2b PRESENTER: Jeff Barrow, Director of Development
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SUBJECT: INFORMATIONAL ITEMS – REPORT ON 3RD STREET CORRIDOR

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

 The logo of the Inland Valley Development Agency (IVDA) is circular. It features a yellow border with the text "INLAND VALLEY DEVELOPMENT AGENCY" at the top and "1990" at the bottom. The inner circle contains a stylized landscape with a bridge, mountains, and a road, with a small American flag on the left.	TO: Inland Valley Development Agency Board DATE: January 14, 2026 ITEM NO: 3 PRESENTER: Mark Cousineau, Director of Finance
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SUBJECT: RECEIVE REGISTER OF DEMANDS - JANUARY 14, 2026

SUMMARY

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

RECOMMENDED ACTION(S)

Receive for information.

FISCAL IMPACT

Disbursements for amounts due in December 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 December 2025 amount to \$333,041.66 that include the following.

- **Professional Services:** Alvarez Holdings, LLC; Boston Fox Tigue International; California Strategies & Advocacy LLC; California Strategies, LLC; CJMC Holdings, LLC; Cole Huber, LLP; Converse Consultants; Desmond & Louis Inc.; Elizabeth L. Martyn APC; Imagine Systems Inc.; Innovative Federal Strategies LLC; Mirau Edwards Cannon Lewin & Tooke LLP; RSG, Inc.; Tactical Drone Concepts; Terry Parisher, and Zenaida Global were paid \$109,484.84.
- **Capital Projects Cost:** None.
- **Utilities:** Burrtec Waste Industries Inc, Southern California Edison, The Gas Company, Utility Telecom Group LLC, and Verizon Wireless were paid \$56,063.74.
- **Employee Benefits:** American Fidelity Assurance Company, Fidelity Security Life Insurance Co., Newport Group Inc., Texas Life Insurance Company, and The Lincoln National Life Insurance Co. were paid \$16,747.46.

Attachments:

1. Register of Demands for the January 14, 2026 Board Meeting
2. Visa Breakdown - November 2025

Inland Valley Development Agency
Register of Demands for Board Meeting
January 14, 2026

Line	Vendor name	Description	Payment amount
1	3 Alarm Fire and Safety	Fire extinguishers and suppressants	\$ 662.00
2	A.O. Reed & Co., LLC	Repairs and maintenance for HVAC system	31,582.81
3	Alesco, Inc.	Mat maintenance	550.03
4	Alvarez Holdings, LLC	International trade consulting services	46,908.00
5	Amazon Capital Services Inc.	Office supplies and equipment	3,061.84
6	American Fidelity Assurance Company	Employee supplemental benefits	4,488.50
7	Boston Fox Tigue International LLC	Marketing services	405.00
8	Burrtec Waste Industries Inc.	Refuse	1,033.62
9	California Strategies & Advocacy LLC	Professional lobbying and related consulting services	5,000.00
10	California Strategies, LLC	Public affairs consulting services	2,500.00
11	CED-Consolidated Electrical Distributors	Electrical supplies	96.79
12	CJMC Holdings LLC	Construction and project management services for capital projects	1,800.00
13	Cole Huber LLP	Professional legal services	314.50
14	Converse Consultants	Geotechnical engineering and environmental services	2,486.40
15	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
16	Elizabeth L. Martyn APC	Legal services	3,759.00
17	EMCOR Services	Repairs and maintenance for HVAC system	1,144.00
18	Fidelity Security Life Insurance Co (FSA)	Employee group benefits - flexible spending accounts	3,317.18
19	Imagine Systems Inc.	IT consulting services and desktop maintenance	2,662.38
20	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00
21	Internal Revenue Service	Interest charges and penalty fees	113.02
22	Jillian Ubaldo	Employee business expense reimbursement	236.60
23	Mirau Edwards Cannon Lewin & Tookey LLP	Professional services - legal	6,742.50
24	Mobile Modular Management Corp (McGrath Rentcorp)	Mobile office trailer rental at UAS Center	3,690.38
25	Petty Cash - Alka Chudasama	Petty cash disbursement	411.14

Inland Valley Development Agency
Register of Demands for Board Meeting
January 14, 2026

26	Pitney Bowes Global Financial Services	Postal machine rental and postage	225.70
27	RSG, Inc.	Professional services - continuing disclosure and consulting	6,518.70
28	San Bernardino Area Chamber of Commerce	Membership dues	220.00
29	Shute, Mihaly & Weinberger LLP	Settlement	100,000.00
30	Southern California Edison	Electricity	52,358.25
31	Staples, Inc. DBA Staples Contract & Commercial LLC	Office supplies	1,893.43
32	Tactical Drone Concepts	Professional services to provide consulting and training	12,600.00
33	Terry Parisher	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	1,800.00
34	Texas Life Insurance Company	Group benefits - additional life insurance	1,100.47
35	The Gas Company	Gas	201.10
36	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	7,841.31
37	Toshiba Business Solutions	Maintenance and supplies for office equipment	412.88
38	Utility Telecom Group LLC	Ethernet and phone services for Building 48	1,596.99
39	Verizon Wireless	Wireless monthly service and equipment purchases	873.78
40	Visa	Office supplies and other miscellaneous charges	6,017.81
41	Western Exterminator Company	Pest control	281.39
42	Yajaira Maldonado	Employee business expense reimbursement	145.80
43	Zenaida Global	Professional consulting services - UAS Center at SBD	6,988.36
	Total		\$ 333,041.66

Inland Valley Development Agency

Visa Breakdown

November 2025

Line	Description	Payee	Department	Amount
1	Building 48 conference line	Free Conference Call	Administration	\$ 10.00
2	Building 48 water dispenser monthly rental	Quench	Administration	275.19
3	Baggage fee for Y.Maldonado travel for CSDA Conference	Alaska Air	Clerk of the Board	35.00
4	Baggage fee for Y.Maldonado travel for CSDA Conference	Alaska Air	Clerk of the Board	35.00
5	Lodging for J. Ubaldo for CMCC conference in Santa Rosa, CA	Hyatt Regency	Clerk of the Board	1,257.46
6	Lodging for Y. Madldonado for CMCC conference in Santa Rosa, CA	Hyatt Regency	Clerk of the Board	1,257.46
7	Trial for subscription of editing software	Canva	Clerk of the Board	1.00
8	CREDIT - Trial for subscription of editing software	Canva	Clerk of the Board	-1.00
9	CMCA CMC Series 100 training for Y.Maldonado	California Municipal Clerks Association	Clerk of the Board	500.00
10	Gavel for SBIAA commission meetings - 57121	Etsy	Clerk of the Board	73.07
11	Paint and rust remover for Bldg. 48	K&L Hardware	Facilities	212.41
12	HR secure fax line	Interfax	Human Resources	9.50
13	Picture frames for Flying at Altitude Concert drawings	Michaels	Human Resources	309.35
14	Microsoft 365 monthly subscription	Microsoft	Information Technology	814.06
15	Parking for UAS business travel	City of Richmond	UAS Center at SBD	68.00
16	Concessions purchased during UAS meetings	Marriott	UAS Center at SBD	28.70
17	Parking for UAS business travel	City of Richmond	UAS Center at SBD	22.00
18	Concessions purchased during UAS meetings	Richmond Airport	UAS Center at SBD	12.78
19	Parking for UAS business travel	Ontario International Airport	UAS Center at SBD	120.00
20	Concessions purchased during UAS meetings	Marriott	UAS Center at SBD	14.66
21	Rental car for UAS business travel	Hertz	UAS Center at SBD	344.47
22	ESRI staff lunch meeting	Panera Bread	UAS Center at SBD	125.17
23	ESRI staff lunch meeting	Panera Bread	UAS Center at SBD	125.17
24	Refund for ESRI staff lunch meeting	Panera Bread	UAS Center at SBD	-125.17
25	Printed photos for UAS Center office	CVS	UAS Center at SBD	26.09
26	Lodging for international trade meeting	Hampton Inn	Executive Office	195.89

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

Line	Description	Payee	Department	Amount
27	Parking for international trade meeting	CBX Tijuana Airport	Executive Office	56.00
28	World Trade Week lunch meeting	Panera Bread	Administration	215.55
Total				\$ 6,017.81
Visa Statement Balance:				\$ 6,017.81
Date Prepared:				1/5/2026

 The logo of the Inland Valley Development Agency (IVDA) is circular. The outer ring is yellow with the text "INLAND VALLEY DEVELOPMENT AGENCY" at the top and "1990" at the bottom. The inner circle is divided into two halves: the left half shows a stylized landscape with a bridge and a road, while the right half shows an industrial scene with a factory and smokestacks.	TO: Inland Valley Development Agency Board DATE: January 14, 2026 ITEM NO: 4 PRESENTER: Mark Cousineau, Director of Finance
--	--

SUBJECT: RECEIVE AND FILE CASH REPORT FOR NOVEMBER 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 November 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 November 30, 2025, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$20,094,795.27 on November 30, 2025. Banks' statements reflect \$21,071,364.90. The difference in totals is due to deposits in transit and outstanding checks on November 30, 2025.

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

Attachments:

1. Cash Report for November 30, 2025.

Inland Valley Development Agency
Cash Report
November 30, 2025

IVDA JPA CASH

<u>Cash</u>	Balance	Activities	Balance
	10/31/25		
MMKT/ Savings Account - CHASE Bank	\$ 1,815,198.50	(\$ 499,973.90)	\$ 1,315,224.60
Checking Account - CHASE Bank	1,622,704.11	(1,044,406.06)	578,298.05
Deposits In Transit:			
Beginning	62.02	(62.02)	-
Ending	-	-	-
Outstanding Checks:			
Beginning	(1,121,119.36)	1,121,119.36	-
Ending	(976,569.63)	(976,569.63)	
Payroll Account - CHASE Bank	1,194.72	(161.60)	1,033.12
Benefits Account - CHASE Bank	31,758.75	1,174.54	32,933.29
BRORF Account - CHASE Bank	2,098,851.50	31.73	2,098,883.23
Cash with Fiscal Agent- MECLT Trust	152,181.60	(139,634.89)	12,546.71
<u>Subtotal</u>	4,600,831.84	(1,538,482.47)	3,062,349.37
<u>Investments</u>			
Local Agency Investment Funds - Regular Account	84,712.25	-	84,712.25
Local Agency Investment Funds - Bond Account	135,724.73	-	135,724.73
<u>Total</u>	220,436.98	-	220,436.98
<u>Subtotal JPA Cash & Investments</u>	4,821,268.82	(1,538,482.47)	3,282,786.35

IVDA SUCCESSOR AGENCY CASH

RORF Account -CHASE Bank	161,598.99	-	161,598.99
<u>Investments Held With Fiscal Agent</u>			
Special Fund - US Bank - 2014 series	20.53	-	20.53
Interest Account - US Bank - 2014 series	-	-	-
Reserve Account- US Bank - 2014 series	16,650,244.01	70.71	16,650,314.72
Principal Account - US Bank- 2014 series	-	-	-
2011 Project Fund - US Bank - 2014 series	74.68	-	74.68
<u>Subtotal SA Cash & Investments</u>	16,811,938.21	70.71	16,812,008.92
<u>Total Cash and Investments</u>	\$ 21,633,207.03	(\$ 1,538,411.76)	\$ 20,094,795.27

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

Mark Cousineau, Director of Finance

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 5</p> <p>PRESENTER: Myriam Beltran, Planning & Programs Manager</p>
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SUBJECT: APPROVE AMENDMENT NO. 1 TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TOM DODSON & ASSOCIATES IN AN ADDITIONAL AMOUNT OF \$25,000 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$75,000 TO PROVIDE SERVICES RELATING TO ENVIRONMENTAL ISSUES FOR THE DEVELOPMENT OF FORMER NORTON AIRFORCE BASE PROPERTIES

SUMMARY

In June 2025, the Inland Valley Development Agency (IVDA) entered into a contract with Tom Dodson & Associates for \$50,000 to consult on environmental reports and documents for former Norton Airforce Base (NAFB) properties that are adjacent to the San Bernardino International Airport. In order to complete the work needed for development of the new Norton Test Range, additional support services are needed to coordinate workplans with various resource agencies including the U.S. Fish & Wildlife Service, U.S. Air Force, and others. The proposed Amendment No. 1 would increase the current contract by \$25,000 extending through June 30, 2026, bringing the total contract value to a total amount not to exceed \$75,000.

RECOMMENDED ACTION(S)

Approve Amendment No. 1 to the Agreement for Professional Services with Tom Dodson & Associates to provide environmental consulting services related to IVDA development projects, increasing the contract by \$25,000 to a total contract amount not to exceed \$75,000; and authorize the Chief Executive Officer to execute all related documents.

FISCAL IMPACT

None. Funding for these services are included in the approved IVDA Fiscal Year 2025-2026 Budget in the General Fund, Budget Class 52 – Professional Services in the amount of \$1,361,000 of which \$984,715 is available to fund the \$25,000 amendment number 1 of this agreement.

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

BACKGROUND INFORMATION

The total contract amount, if adjusted, would be for a total not to exceed amount of \$75,000. These services are billed on a time and changes basis and rendered as requested.

Based on the information provided by Tom Dodson & Associates and the level of service provided, staff recommends the commission approve the above recommendation.

Attachments:

1. Form of Amendment No. 1

INLAND VALLEY DEVELOPMENT AGENCY

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

[TOM DODSON & ASSOCIATES]

This Amendment No. 1 to the Agreement for Professional Services is entered into and shall be effective as of the **14th day of January 2026**, by and between the **INLAND VALLEY DEVELOPMENT AGENCY**, a joint powers authority created pursuant to Government Code Sections 6500, et seq. ("IVDA"), and **TOM DODSON & ASSOCIATES**, a California corporation (the "Consultant").

I. RECITALS

A. The IVDA and Consultant entered into that certain Agreement for Professional Services for Professional Consulting Services, as of June 30, 2025 ("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 January 14, 2026.

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 increased by \$25,000; for a total revised contract amount as provided in Section 4A of \$75,000 for Fiscal Year 2025/2026.

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
Tom Dodson & Associates,
a California corporation

By: _____
Tom Dodson, President

DRAFT

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 6</p> <p>PRESENTER: Jeff Barrow, Director of Development</p>
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SUBJECT: APPROVE THE FILING OF A NOTICE OF COMPLETION WITH THE BEST DEMOLITION & RECYCLING CO., INC. FOR THE UAS TEST SITE: DEMOLITION PROJECT AND AUTHORIZE THE RELEASE OF RETAINED FUNDS

SUMMARY

The UAS Test Site: Demolition Project is complete in accordance with the project plans and specifications.

RECOMMENDED ACTION(S)

Approve the filing of a Notice of Completion with The Best Demolition & Recycling Co., Inc. for the UAS Test Site: Demolition Project; and authorize the Chief Executive Officer to execute all related documents.

FISCAL IMPACT

None.

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

BACKGROUND INFORMATION

On September 10, 2025, the Inland Valley Development Agency (IVDA) Board approved a construction contract with The Best Demolition & Recycling Co., Inc. for the UAS Test Site: Demolition Project. This project entailed the demolition and removal of existing deteriorated structures located within a depressed area of the lot. The completed demolition greatly enhanced site safety and increased land usage, with cleared areas available for future construction. The project was completed in compliance with all applicable construction safety standards, delivered on time, and within the original approved budget.

This project aligns with IVDA's commitment to providing safe, efficient, and user-friendly experience for all tenants, visitors, and staff.

Staff recommends the Board approve the above recommended actions.

Attachments:

1. Photo



030

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 7</p> <p>PRESENTER: Jillian Ubaldo, Clerk of the Board</p>
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SUBJECT: APPROVE MEETING MINUTES: DECEMBER 10, 2025

SUMMARY

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

RECOMMENDED ACTION(S)

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

FISCAL IMPACT

None.

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

BACKGROUND INFORMATION

None.

Attachments:

1. December 10, 2025 meeting minutes

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

WEDNESDAY, DECEMBER 10, 2025

5:00 P.M.

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



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

Board Members

City of Colton

Mayor Frank Navarro	Present
Mayor Pro Tem David Toro	Present
VACANT	

City of Loma Linda

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

County of San Bernardino

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

City of San Bernardino

Councilmember Fred Shorett	Present
Councilmember Juan Figueroa	Absent
Councilmember Sandra Ibarra	Absent
Mayor Pro Tem Mario Flores	Present

Staff Members and Others Present

Michael Burrows, Chief Executive Officer	Catherine Pritchett, Director of Administration
Mark Gibbs, Director of Aviation	Jillian Ubaldo, Clerk of the Board
Jeff Barrow, Director of Development	Yajaira Maldonado, Deputy Clerk of the Board
Mark Cousineau, Director of Finance	Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin, & Tooke, LLP

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Vice-Chairperson Frank J. Navarro at approximately 5:01 P.M. on Wednesday, December 10, 2025, in the Main Auditorium of the Norton Regional Event Center, 1601 East Third Street, San Bernardino, California

A. CALL TO ORDER / ROLL CALL

Roll call was duly noted and recorded.

Members of the Board and the public joined Councilmember Mario Flores in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comments.

C. CLOSED SESSION

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

- a. Conference with Legal Counsel pursuant to Gov. Code 54956.9(d) – significant exposure to litigation: one case
- b. 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
- c. 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
- d. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Properties: Lot# APNs 0279-053-20, 0279-063-01, 0279-063-23, 0279-063-24, 0279-122-09, 0279-122-10, 0279-122-11, and 0279-122-25
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

Vice-Chairperson Frank J. Navarro reconvened the meeting at 5:44 P.M. Vice-Chairperson Navarro asked Mr. Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin & Tooke, LLP if there were any reportable items. Mr. Lewin reported that Supervisor Joe Baca Jr. and Supervisor Jesse Armendarez recused themselves for Closed Session Agenda Item D.

E. ITEMS TO BE ADDED OR DELETED

There were no items to be added or deleted.

F. CONFLICT OF INTEREST DISCLOSURE

1. Vice-Chairperson Frank J. Navarro stated Board Members should note the item(s) listed which might require member abstentions.

There were no conflicts noted.

G. INFORMATIONAL ITEMS

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

2. Informational Items
 - a. Chief Executive Officer Report
 - b. Report on Grant and Legislative Items
 - c. Report on Norton Test Range
 - d. Report on Foreign Trade Zone Workshop
- 2b. Mr. Michael Burrows, Chief Executive Officer, reported that the agency was not significantly affected by the recent government shutdown. However, the U.S. Department of Commerce did not have sufficient staffing available to process grant reimbursements during that period. The Department has since resumed normal operations and is expected to begin disbursing funds shortly.
- 2c. Mr. Jeff Barrow, Director of Development, reported that the structure and concrete had been removed, along with the surrounding greenery. He further reported that the resulting excavation will be filled with on-site soil, and that the matter will be brought back to the Board at a future date.
- 2d. Mr. Michael Burrows, Chief Executive Officer, reported that the Port of Long Beach will host a Foreign Trade Zone workshop and invited Board Members and local companies and businesses to attend.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – December 10, 2025
4. Receive and file Cash Report for October 31, 2025, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: November 12, 2025

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

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

I. BOARD ACTION ITEMS

6. Conduct Business Plan Update Workshop

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled “Inland Valley Development Agency Business Plan Update Vol. 2, December 10, 2025” (as contained on page 034-052 in the Agenda Packet). Mr. Burrows discussed key components of the business plan and work currently underway and thanked Board Members for their recent support in extending the partnership with Hillwood. Mr. Burrows also thanked Dr. Jay Prag of Claremont Graduate University for his insight at the previous workshop. Dr. Prag presented a brief report on the Community Revitalization and Infrastructure Authority (CRIA) concept. Feedback from the Board was invited.

Supervisor Joe Baca Jr. expressed gratitude for the thoughtful report, noted that infrastructure appears to be a priority for the agency, suggested developing a roadmap based on priorities, and emphasized the importance of employment opportunities.

Vice-Chairperson, Frank J. Navarro concurred with Supervisor Baca and noted that new job opportunities bring additional infrastructure needs. He also welcomed emerging technologies and emphasized the importance of maintaining the workforce.

Councilmember Fred Shorett inquired whether the CRIA would require staffing.

Mr. Micheal Burrows commented that the Inland Valley Development Agency has historically operated with multiple capabilities and that the IVDA Board would serve as the Board of the CRIA, with the inclusion of an at large member.

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

There were no open session public comments.

L. BOARD MEMBER COMMENT

There were no Board Member Comments.

M. ADJOURNMENT

There being no further business before the Board at this session, Vice-Chairperson Frank J. Navarro declared the meeting adjourned at 6:11 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on January 14, 2026.

**Jillian Ubaldo
Clerk of the Board**

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 8</p> <p>PRESENTER: Mark Cousineau, Director of Finance</p>
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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 \$64,000.

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 \$64,000. Cash on hand, ongoing revenues, and deferrals of other approved capital improvement projects are adequate and available to fund these planned expenditures.

The increase in budgetary expenditures of \$64,000 consists of contractor services to demolish and dispose of existing damaged structures; concrete curbs and gutters, surface grinding, removal, compaction, asphalt resurfacing of the driveway, and striping of a new centerline at IVDA's Del Rosa (West) parking lot.

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 2025-2026 Proposed Budget Adjustments
January 2026

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 (26i003-1 Del Rosa Parking Lot)	\$ -	\$ 64,000	\$ 64,000
Increase (Decrease) in expenditures & transfers out				
			<u>64,000</u>	
<i>Revenues & Transfers In</i>				
			<u>-</u>	
			<u>-</u>	
Increase (Decrease) in revenues & transfers in				
			<u>-</u>	
Net Budget Adjustment, Expenditures in Excess of Revenues				
			<u>\$ 64,000</u>	

Notes:

A \$64,000 increase for the rehabilitation of IVDA's West Parking Lot, drive, and related hardscapes.

Staff recommends that the Board approve the above recommended action.

Attachments:

1. None

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 9</p> <p>PRESENTER: Jeff Barrow, Director of Development</p>
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SUBJECT: AWARD A CONSTRUCTION CONTRACT TO LANDMARK PAVING, INC. IN AN AMOUNT NOT TO EXCEED \$63,900 FOR THE DEL ROSA DRIVEWAY AND STREET IMPROVEMENTS PROJECT

SUMMARY

The award of this construction contract would authorize Landmark Paving, Inc. to construct driveway and roadway improvements an access point located at Del Rosa Drive.

RECOMMENDED ACTION(S)

Award a construction contract to Landmark Paving, Inc., in an amount not to exceed \$63,900 for the Del Rosa Driveway and Street Improvements Project; and authorize the Chief Executive Officer to execute all related documents.

FISCAL IMPACT

\$64,000 increase. In the event that the proposed budget adjustment is approved on today's agenda, funding for this project will be included in the then adjusted Inland Valley Development Agency (IVDA) Fiscal Year 2025-2026 Budget, General Fund, Budget Class 63, as a Capital Improvement Project, Project Number 26i003-1 - Del Rosa Parking Lot and Drive Rehabilitation, for \$64,000 of which \$63,900 is allocated for this contract.

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

The leasehold lot located at 221 Del Rosa Drive, San Bernardino, CA 92408, requires repairs, particularly to the driveway and street frontage. The existing driveway is severely deteriorated, with exposed subgrade, large potholes, and loose gravel throughout. With the existing Fleet Yards vehicle parking operations which remain on-going and the adjacent non-profit building located to the south of the lot, ensuring that safe and reliable roadway access requires immediate rehabilitation of the exiting driveway.

The proposed improvements include the construction of new concrete curbs and gutters along the front of the street. Driveway repairs will include surface grinding, removal, and compaction, followed by the placement of four inches of new asphalt. Additionally, the demolition and disposal of existing damaged structures and striping of a new centerline will be performed. The proposed improvements will provide critical repairs to ensure a safe path of travel for tenants, staff, and visitors to the airport. This project aligns with IVDA's commitment to providing a safe, efficient, and user-friendly customer experience.

Staff solicited proposals from qualified contractors. (4) proposals were received, with the full project cost identified below:

• Landmark Paving, Inc.	\$63,900.00
• Geo Paving and Seal Coating	\$66,500.00
• AEC Moreno Corporation	\$69,980.00
• Matich Corporation	\$91,792.00

IVDA's standard construction contract form will be used for this project.

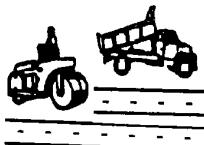
Staff recommends the Board approve the above recommended actions.

Attachments:

1. Site Map
2. Contractors' Proposals

SITE MAP





LANDMARK PAVING, INC

17597 Tamarind Ct.
Bloomington, CA 92316
(909)877-5822 (844)776-2774

LAWRENCE STANLEY - (909)578-1118
landmarkpaving@roadrunner.com
www.landmarkpavinginc.com

PROPOSAL

No. 7719

Date: 12/16/2025

PROPOSAL SUBMITTED TO:

San Bernardino International Airport
Jeff Barrow
295 N. Leland Norton Way
San Bernardino, CA 92408
(909)659-4056

JOB NAME:

Street Improvement
105 N. Del Rosa Ave.
San Bernardino, CA 92408

We hereby submit specifications and estimates for:

Description	Area	Price	Per	Total
1) Form and finish 30 lineal ft. of 8 inch curb with 20 inch gutter.		4,375.00	FLAT RATE	\$ 4,375.00
2) Remove existing soil and compact base to 95% before paving over with 4 inches of 1/2 inch max medium hot asphalt mix 6410 oil - 600 sq. ft.		3,985.00	FLAT RATE	\$ 3,985.00
RED AREA				
3) Remove existing asphalt to the subgrade. Finish grade and compact to 95% before paving back with 4 inches of 1/2 inch max medium hot asphalt mix 6410 oil - 5,000 sq. ft.		29,645.00	FLAT RATE	\$ 29,645.00
YELLOW AREA				
4) Remove concrete footings and bollards. Grind existing asphalt to a depth of 2 inches and haul away grindings. Power sweep clean before applying a tack coat and paving back with 2 inches of 1/2 inch max medium hot asphalt mix 6410 oil - 5,400 sq. ft.		24,975.00	FLAT RATE	\$ 24,975.00
5) Restripe 260 lineal ft. of YELLOW center line with Thermo Plastic Paint.		520.00	FLAT RATE	\$ 520.00

We hereby purpose to furnish labor and materials-complete in accordance with the above specifications for the sum of:

Sixty-three thousand, nine hundred and 00/100 dollars(\$63,900.00)

PAYMENT to be made on COMPLETION OF JOB. This proposal may be withdrawn if not accepted within 30 days.

All material is guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate given. All agreements are contingent upon strikes, accidents or delays beyond our control.

Authorized Signature: Lawrence Stanley

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made on completion of job. I accept responsibility of all court costs and attorney fees if this matter needs to be resolved in this manner. I have obtained a completed copy of this agreement, signed by both parties, prior to any work commencing. I have received the notices attached and know that my right to cancel expires when the contract is signed and work starts.

Date:

Signature:

Notices concerning commercial general liability insurance, workers' compensation insurance, three day right to cancel and mechanic's lien warning are attached to this contract.

PRICES ARE BASED ON CURRENT OIL COST - MATERIAL PRICES ARE SUBJECT TO INCREASE.

ESTIMATE



Service Address Prepared For

Tesla	Inland Valley
Driveway/Street ,	Development
151 N Del Rosa Dr.	Agency
San Bernardino CA	1601 E Third St,
91408	San Bernardino, CA
	92408
	(909) 659-4056

Geo Paving and Sealcoating

9650 Business Ctr. Dr. Ste.122 Rancho Cuc. CA91730,
185 Paularino Ave # D, Costa Mesa, CA 92626

Phone: (951) 463-7002

Email: kal@geopaving.com

Web: www.geopaving.com

Estimate #	2360
Date	12/03/2024
Business / Tax #	License #: 1041655

Description Rate

STREET IMPROVEMENTS	\$66,500.00
---------------------	-------------

-CONCRETE CURBS AND GUTTER

1. Form, set and pour 30 LF of 8 inches curbs and 20 inches of gutter long both sides of the street.

-GRADE AND COMPACT 4" (GREEN AREA)

1. Remove and haul away up to 4' of existing base material for a total area approximately 600 sq.ft.
2. Fine grade and compact existing base for a minimum of 95% compaction for a total area of 600 sq.ft.
3. Place and compact 4 inches of hot mix asphalt for a total area of 600 sq.ft.

-REMOVE AND REPLACE (RED AREA):

1. Full asphalt thickness removal for a total area of 5,000 sq.ft.
2. Remove and haul away 4 inches in thickness of existing asphalt to a dump site
3. Fine grade and compact existing subgrade/Base after all asphalt removal , water and compact subgrade to minimum of 95% compaction
4. Place and compact 4 inches of hot mix asphalt for a total area of 5,000 sq.ft. Compact to max compaction and smooth finish

-GRIND AND OVERLAY (YELLOW AREA):

1. Demo, remove and haul away (2) concrete footings and (2) bollards.
2. Grind and haul away 2 inches of existing asphalt over an area approximate 5,400 sq.ft. to prepare the surface for overlay.

3. Apply tack coat (SS-1H material) to all ground surfaces to ensure proper bonding of the new asphalt layer.
4. Remove damaged asphalt along trench crossing and patch back with 4" of hot mix asphalt:
Trench Measurements: (40'X20")
5. Overlay the prepared surface with 2 inches of hot mix asphalt across the total 5,400 sq.ft. area. Compact the new asphalt to achieve a smooth finish and maximum compaction.

-STRIPPING:

1. Re-strip yellow center line with thermoplastic paint for a total of 260 LF

Subtotal	\$66,500.00
Total	\$66,500.00

Notes:

Price including Preformance bond

Exclusions:

Traffic control ,Testing , Permits or fees, Designe , Engineering or surveying, Const. water, Sawcut or Removal, Backffill , Base for Concrete/Other , Weedkiller , Prime coat , Seal coat, Drainage < 1% fall, Utility Adjustment's , Patching for utilities/Others , Barricades or Traffic control, Striping , Signage, Bumpers , Truncated domes , ADA compliance , , PSA ,PLA ,CWA , Union laborers of operator , Skilled, Work force ,

Terms and conditions:

- 1) All deliveries of material, supplies, or equipment over roadways of the drives of the premises shall not incur liability to company.
- 2) Geo paving and Sealcoating shall not be responsible for the following:
 - a) Any permits, licenses, fees, etc. unless provided in contract.
 - b) Any damage to underground utilities not shown on blue print or marked on the job site.
 - c) Any pavement sinking or settling resulting from failure or settling of sub-grade from water erosion, improper compaction or other causes beyond control of Geo paving and Sealcoating.
 - e) Geo paving and Sealcoating will not be held responsible for drainage at designed or existing fall of less than 1% fall.
 - f) Geo paving and Sealcoating will not be held responsible for damage to rock or sub-grade caused by water infiltration.
 - g) The guarantee of any seal materials adhering to oil saturated sports or other substances that cause the seal not to bind properly to the asphalt. Normal cleaning procedures do not include the removal of oil.
 - h) Any damaged or tire marks resulting to seal or asphalt of barricades are removed, avoided or taken down prior to the time(s) stipulated.
 - i) Any damaged to cars, concrete, shoes, cloths, carports, or other thing as a result of going onto the asphalt prematurely.
 - j) Any damaged that in not direct result of negligence or willful misconduct or Geo paving and Sealcoating.
 - k) Any crack sealing, as it will settle and re-crack even though it is properly applied. After the cracks have been sealed, they will still show through any seal coating.
 - l) Any damages to underground utilities.
- 3) Geo paving and Sealcoating will warrantee materials and workmanship for 1 year.
- 4) Any invoice not paid upon completion will be subject to interest of 5% per month. An invoice is considered paid when Geo paving and Sealcoating has payment in their possession.
- 5) All landscaping water must off (24) hours prior to commencement of work and must remain off for (48) hours after completion of work to allow for curing of materials. All areas where work was performed must remain closed to foot and vehicular traffic for a minimum of (24) hours after completion of work.
- 6) It is the owner's responsibility to notify any tenants or other interested parties at least (24) hours before the start of the project. If it is necessary for buyers to reschedule the job, he must notify Geo paving and Sealcoating in writing at least (48) hours in advanced. If notice is not given in time, then a "move-in" fee will be charged for all preparations made.

7) Geo paving and Sealcoating shall not be responsible for any steering or scuff marks on the new asphalt or new seal. This is a normal occurrence, especially in hot weather and usually blends back in and mend themselves in few days.

8) Geo paving and Sealcoating will not be responsible for contaminated soil under existing asphalt (vegetation, root trees, etc)

9) The owner or agent shall hold harmless Geo paving and Sealcoating from any claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury or death, or any other occurrence other than resulting from the sole negligence or willful misconduct of Geo paving and Sealcoating.

10). Geo paving and Sealcoating will not be responsible for any A.D.A regulations (slope levels, signs, etc.) for the property unless it is specified under the contract.



By signing this document, the customer agrees to the services and conditions outlined in this document.

Kal Sayegh

Inland Valley Development Agency

December 10, 2025

Manager of Capital Projects

San Bernardino International Airport Authority
1601 East Third Street, Suite 100
San Bernardino, CA 92408
909.382.4100 ext. 152 office
909.831.4532 mobile
909.382.4106 fax
www.sbdairport.com

Construction Bid Proposal: **Del Rosa/ Tesla Private Road Asphalt Repair**

Project Location: San Bernardino International Airport.
255 S Leland Norton Way, San Bernardino, CA 92408

Dear Mr. Jeff,

AEC Moreno Corp. is pleased to offer construction services for the remodel of restroom, located at San Bernardino Airport,

Based on the above paragraph, we have prepared the following estimates and proposed budgets for the project.

We propose to furnish all materials, necessary equipment, and perform all labor to complete the work detailed in the attached "Bid-Proposal" sheet. Total construction cost will be for

Should this proposal meet with your approval and concurrence we are prepared to start work within (1) working day upon receipt of signed contract. We appreciate the opportunity to assist you on this project. Please call us if you have any questions regarding these items.

Respectfully,



Hector Moreno
AEC Moreno Corp.
CSLB Lic. 1002896

“BID PROPOSAL”

AEC Moreno Corp. will furnish labor, materials, and equipment necessary to complete the following scope of work as listed below:

<u>SCOPE OF WORK:</u> Restroom Remodel		QTY	UNIT	UNIT PRICE	SUBTOTAL
1.	ASPHALT PAVING: 1. Remove, off-haul and recycle approx. 9,050 S. F. of existing asphalt, fine grade, water and compact existing subgrade/base rock and pave back with 4" thick new hot plant mix asphalt. 2. Excludes material, plant or density testing. 3. Price is based on Type B, 1/2" Max. Med. Asphalt with PG 64-10 Binder (State Mix) and excludes FAA mixes. 4. Includes cost for fire hydrant construction meter & water.	1	LS	\$.00	\$66,280.00
2.	STRIPING 1. 250 LF of double yellow line with glass bead	1	LS	\$.00	\$1,600.00
8.	Cost for Performance Bonding Project	1	LS	\$.00	\$2,100.00
	Notes 1. Price is based on one (1) move-in. 2. Price is based on Prevailing Wage Rates, normal weekday hours.				
TOTAL:					\$ 69,980.00

EXCLUSIONS

1. Scope of work is limited to that listed above.
2. No lead abatement is included.
3. No asbestos abatement is included.

December 10, 2025

Jeff

Manager of Capital Projects

San Bernardino International Airport Authority

1601 East Third Street, Suite 100

San Bernardino, CA 92408

909.382.4100 ext. 152 office

909.831.4532 mobile

909.382.4106 fax

jharris@sbdairport.com

www.sbdairport.com

Construction Bid Proposal: **Del Rosa/ Tesla Private Road Asphalt Repair**

Project Location: San Bernardino International Airport;
255 S Leland Norton Way, San Bernardino, CA 92408

“PAYMENT SCHEDULE”

Payment schedule is as follows:

To be determined prior to signing contract.

December 10, 2025

Jim Harris

Manager of Capital Projects

San Bernardino International Airport Authority
1601 East Third Street, Suite 100
San Bernardino, CA 92408
909.382.4100 ext. 152 office
909.831.4532 mobile
909.382.4106 fax
jharris@sbdairport.com
www.sbdairport.com

Construction Bid Proposal: **Del Rosa/ Tesla Private Road Asphalt Repair**

Project Location: San Bernardino International Airport;
255 S Leland Norton Way, San Bernardino, CA 92408

“OWNER AUTHORIZATION”

CONTRACTOR SIGNATURE:

DATE: December 10, 2025



Hector Moreno

AEC Moreno Corp.

CSLB Lic. 1002896

By signing below as indicated, AEC Moreno Corp. is authorized to perform the work as listed on the *"Bid Proposal"* portion of this proposal.

OWNER / AUTHORIZED SIGNATURED:

DATE: December 10, 2025



To:

San Bernardino
International Airport
San Bernardino CA 92408

Quote : 2970

Date : 12/22/2025

Phone:

Email: jbarrow@sbdairport.com

From: Jason Jones
Phone: (909) 382-7400
Fax: (909) 382-0113

CA License: 149783 A, B
DIR No: 1000004260
Email: jjones@matichcorp.com

We propose to furnish labor and material in accordance with the plans and specifications for:

**DEL ROSA / TESLA DRIVEWAY IMPROVEMENTS
SAN BERNARDINO, CA**

Item No.	Description	Quantity	U/M	Unit Price	Total Price
BASE BID					
01 1	MOBILIZATION	1	LS	\$14,700.00	\$14,700.00
01 2	REMOVE BOLLARD & FOOTING	2	EA	\$2,600.00	\$5,200.00
01 3	PCC CURB & GUTTER	30	LF	\$283.00	\$8,490.00
01 4	2" AC GRIND & OVERLAY	5,400	SF	\$3.13	\$16,902.00
01 5	REMOVE EXISTING & REPLACE 4" AC	5,680	SF	\$7.50	\$42,600.00
01 6	THERMO DBL. YELLOW STRIPE	260	LF	\$15.00	\$3,900.00
Total for: BASE BID					\$91,792.00

NOTES

1. Payment will be the 10th of the month following the work.
2. Proposal is good for 30 days.
3. If this work is not performed by MARCH 31, 2026 this proposal is subject to a price adjustment.
4. Matich Corporation not responsible for damage to unmarked underground utilities.
5. Proposal is based on unit prices.
6. Quantities are estimated; payment will be by agreed upon field measured quantities.
7. PAVING includes ONE move-in and ONE shift total; additional move-ins are \$4,000 each, additional shifts are \$14,500 each.
8. Prices subject to labor rates, natural gas and OIL INDEX fluctuations.
9. 5% maximum retention to be paid in full within 60 calander days of completion of Matich work for each move-in.
10. Matich Corporation appreciates the opportunity to quote your project. If you choose Matich Corporation as your subcontractor for in-place paving, please contact Alexis Villafan at 800-404-4975 a minimum of four weeks in advance of paving to schedule.
11. By accepting this quote this quote and it's conditions and exclusions it will be part of any agreement or contract between the two parties.

SPECIAL EXCLUSIONS

1. Excludes engineering, staking, testing, permits, and inspection fees.
2. Excludes hazardous material removal / disposal.
3. Excludes import of fill material.
4. Excludes pulverization and aggregate base.
5. Excludes adjustment of manholes, water valves and any utilities.
6. Excludes weedkill and crack fill.
7. Excludes the cost of bonds; add 0.7% if desired.
8. Excludes SWPPP requirements and dust control.
9. Excludes weekend shifts and night shifts.
10. Excludes pavement reinforcing fabric.
11. Excludes lime treatment of asphalt aggregate materials.

(Continued on next page)

Date:

Accepted by:

12. Excludes quality control.
13. Excludes profilograph.
14. Excludes redwood header, lumber, and formwork of any kind.
15. Excludes additional insurance policies for pollution, builders risk, professional liability, and railroad. Any of these policies can be included upon request at an additional cost.
16. Excludes trackless tack.

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 10</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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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, in reference to the prior workshops held on November 12, 2025 and December 11, 2025.

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.

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. Reports and workshops on the pending Business Plan Update were held on May 14, 2025, November 12, 2025, and December 10, 2025.

For consideration, discussion, and provision of direction to Staff.

Attachments:

1. PowerPoint Presentation



Inland Valley Development Agency

Business Plan Update Workshop

Vol. 2

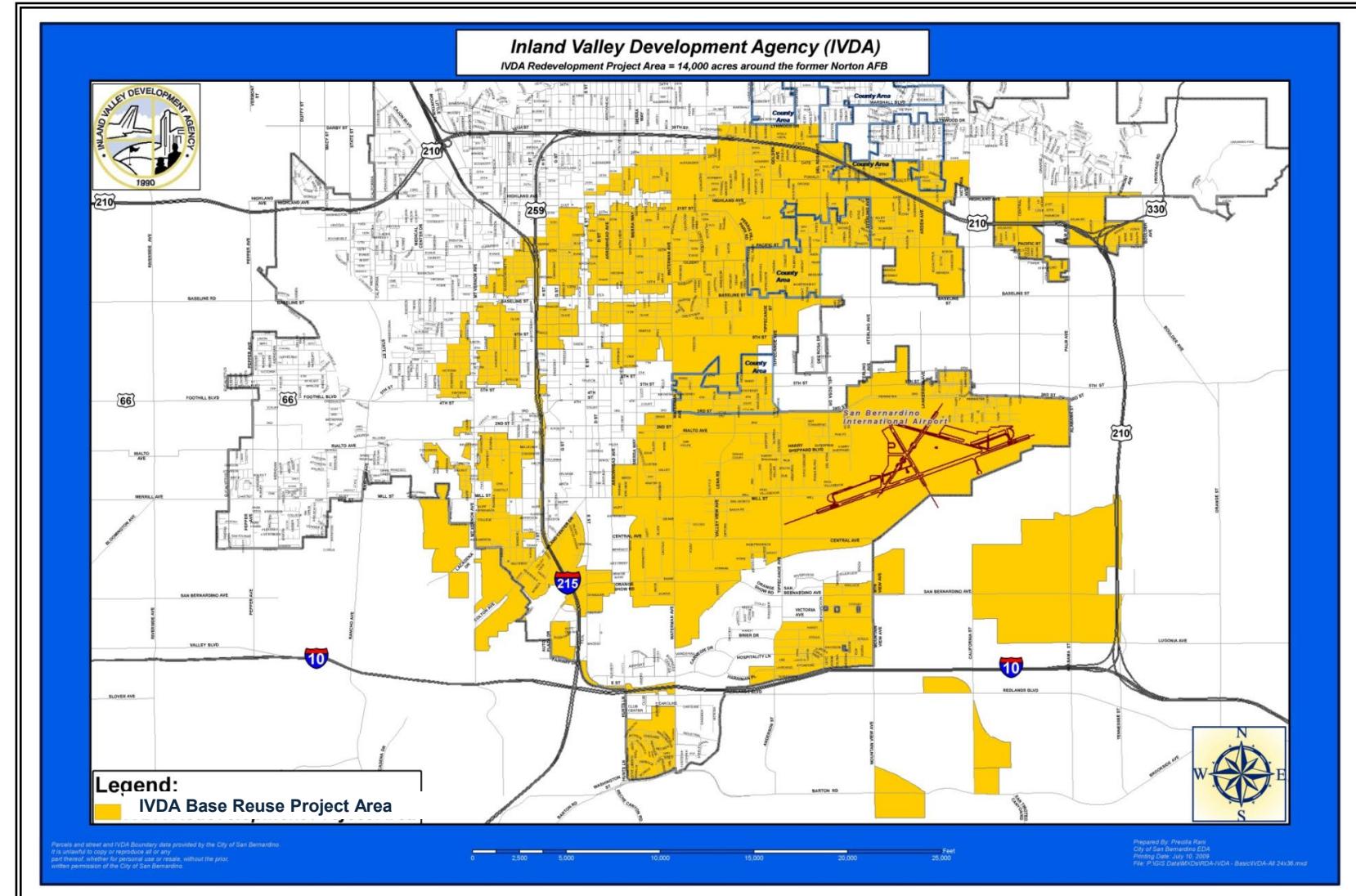
December 10, 2025



Inland Valley Development Agency

Base Reuse Project Area
= 14,000 acres

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.



IVDA Responsibilities

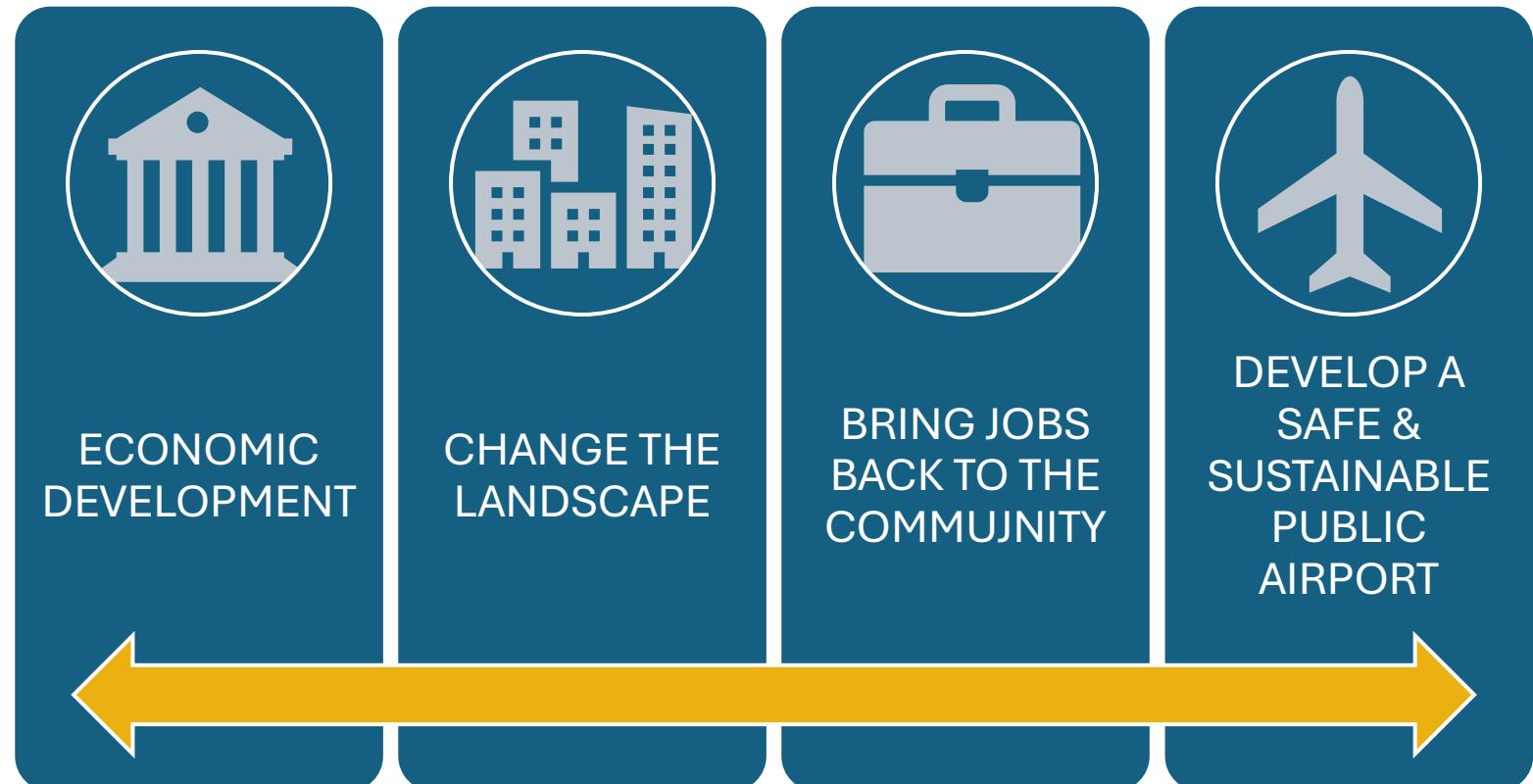
The IVDA is charged with obligations and responsibilities under the “Defense Base Closure and Realignment Act of 1990,” as amended, to serve as the Local Reuse Authority (also Local Redevelopment Authority) to achieve successful implementation of the base reuse plan for the effective reuse of the former Norton Air Force Base.

REUSE

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

REVITALIZATION

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



IVDA – Potential Issues

- Near-term
 - Ever-changing regulatory environment
 - Constrained resources (need new sources and programs... **UAS, CRIA...**)
 - Aging infrastructure
 - Functionally obsolete facilities
 - Environmental issues
 - **UAS, OEM, and workforce availability**
 - **GRID Resiliency**
- 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

IVDA Base Reuse JPA in 2025

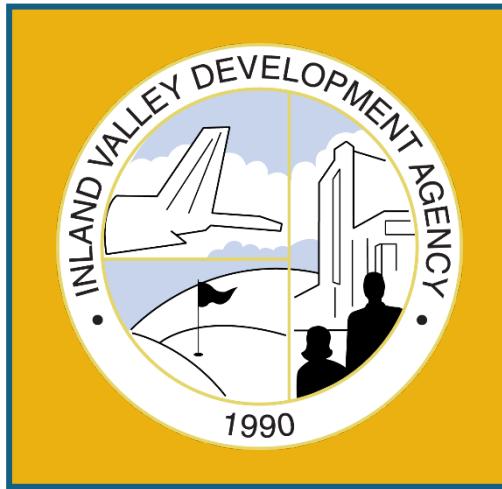
Successor Agency to
the
Inland Valley
Development Agency

Successor Agency



Base Reuse Joint
Powers Authority
(JPA)

IVDA Base Reuse JPA in 2025



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

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 (2020 – 2025)...



ECONOMIC DEVELOPMENT

Financial & Operational Support for
Airport

Revitalization

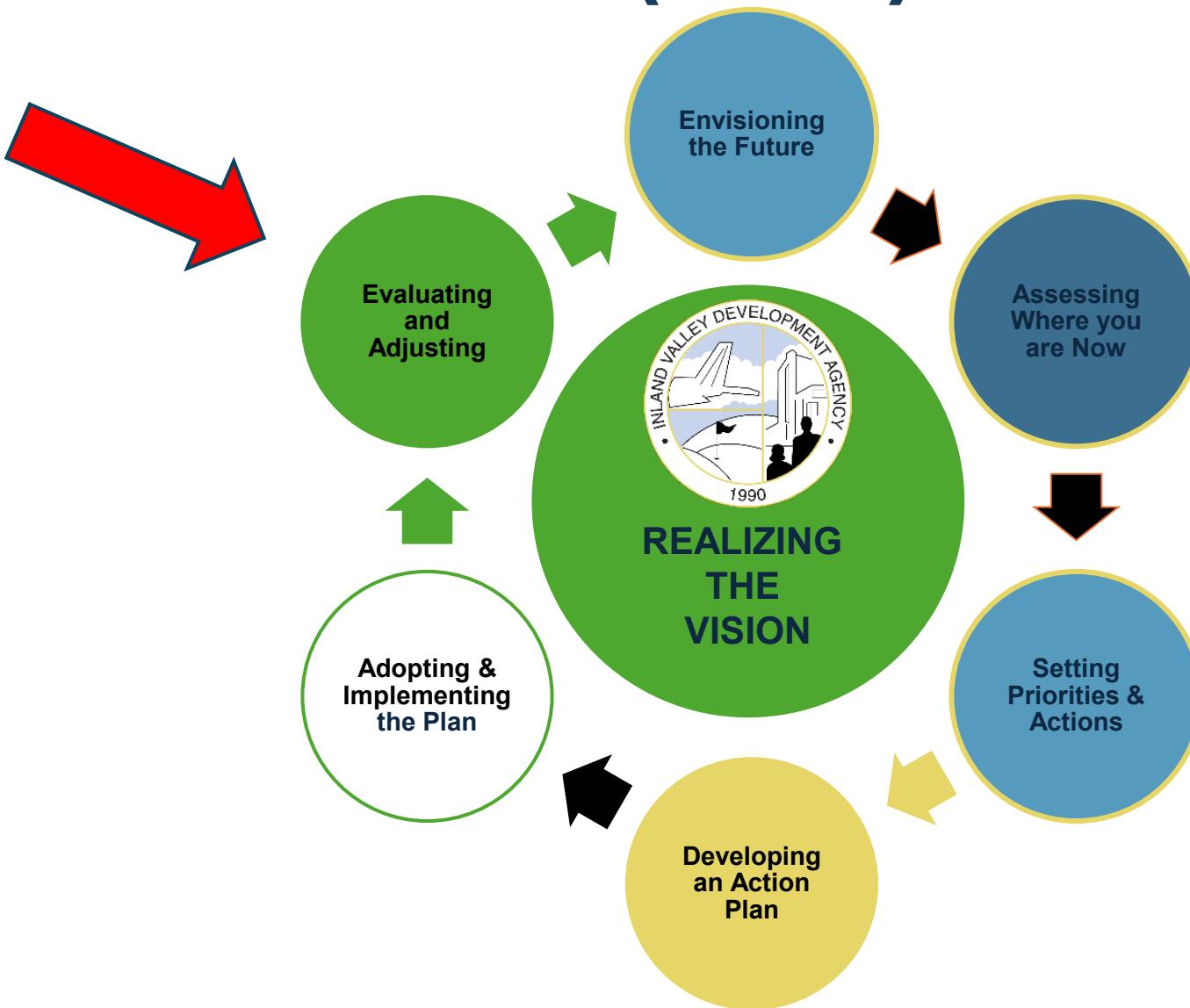


INFRASTRUCTURE

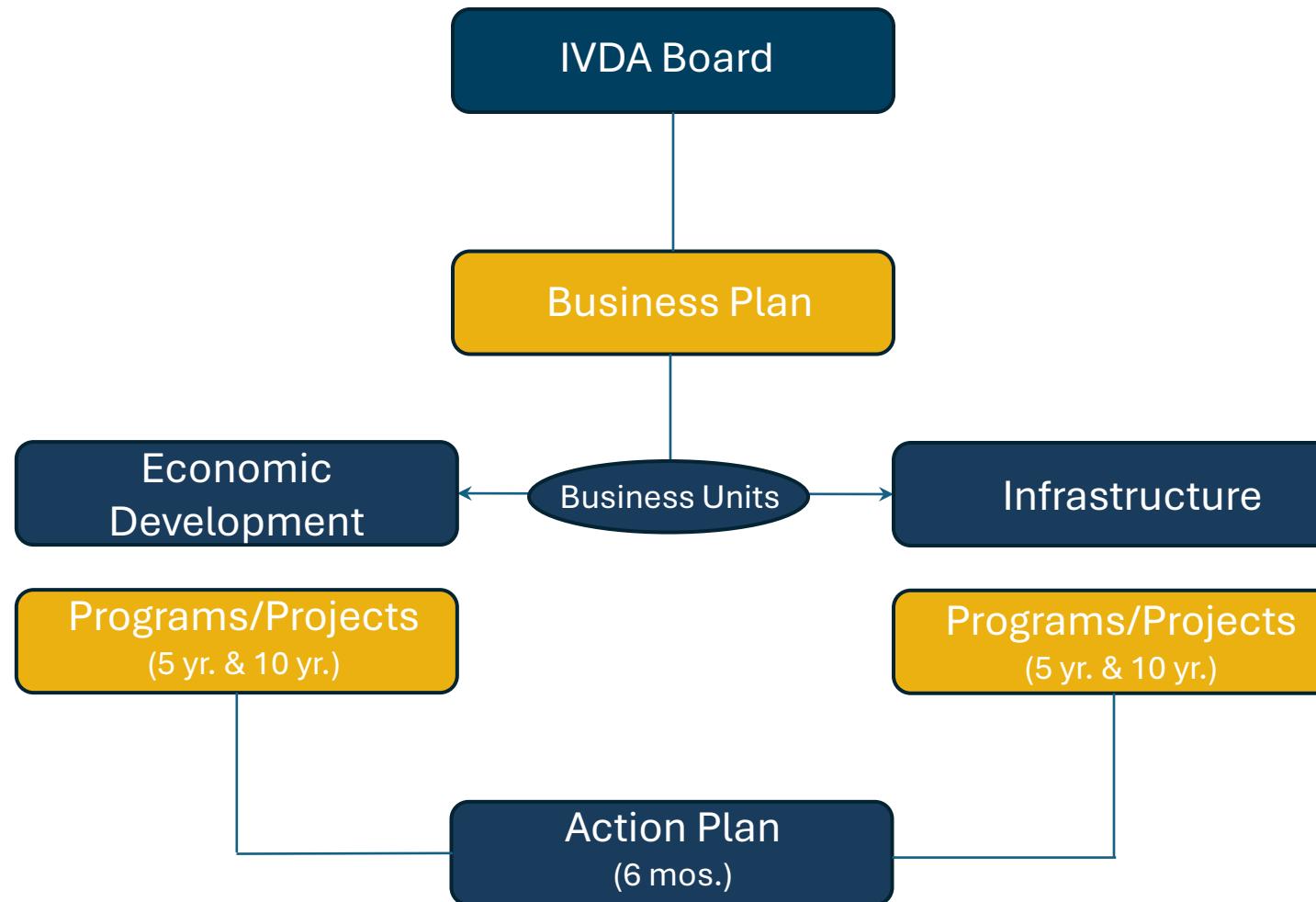
Regional Infrastructure Planning &
Projects

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

IVDA Business Plan (2025)

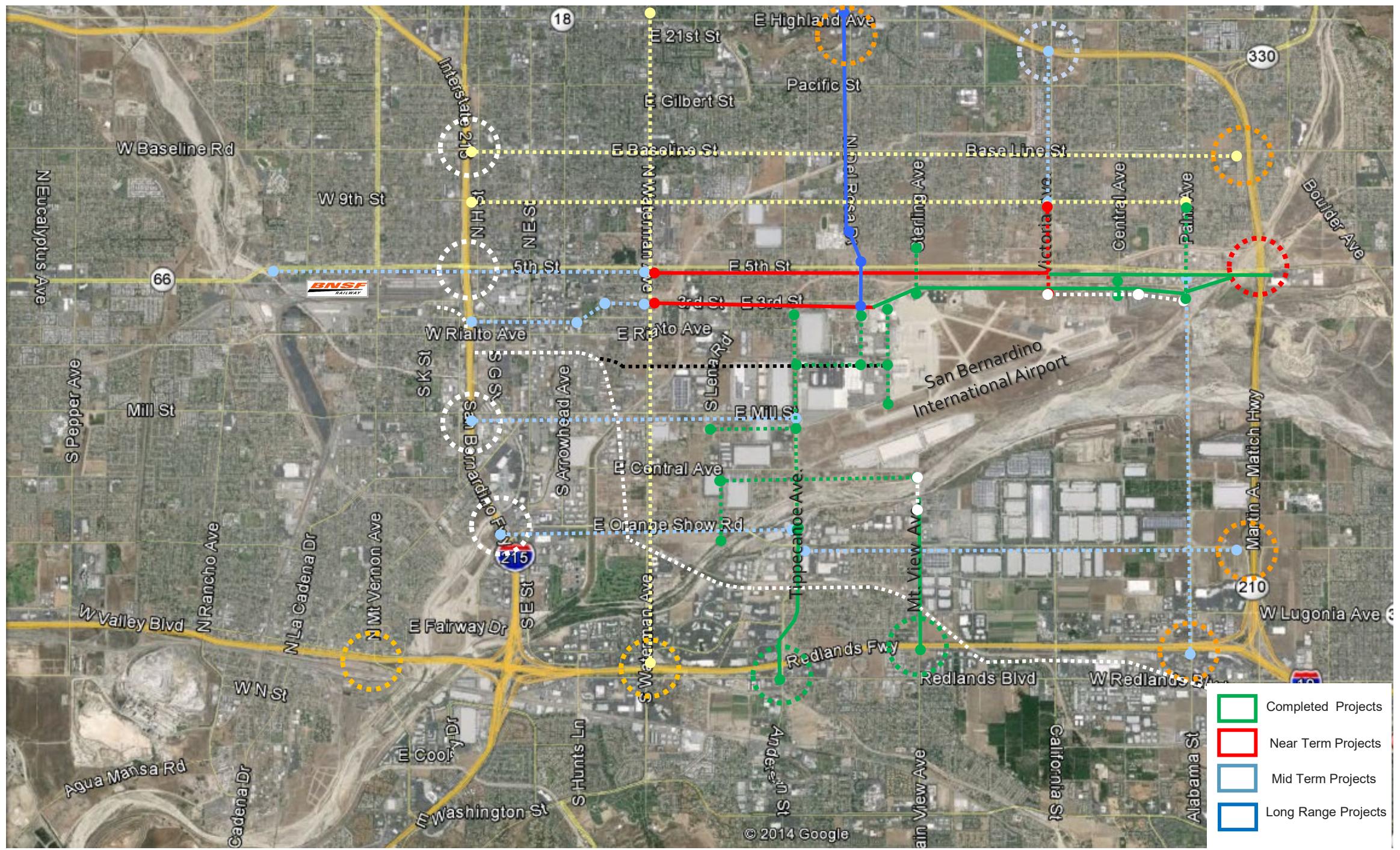


IVDA Business Plan Structure

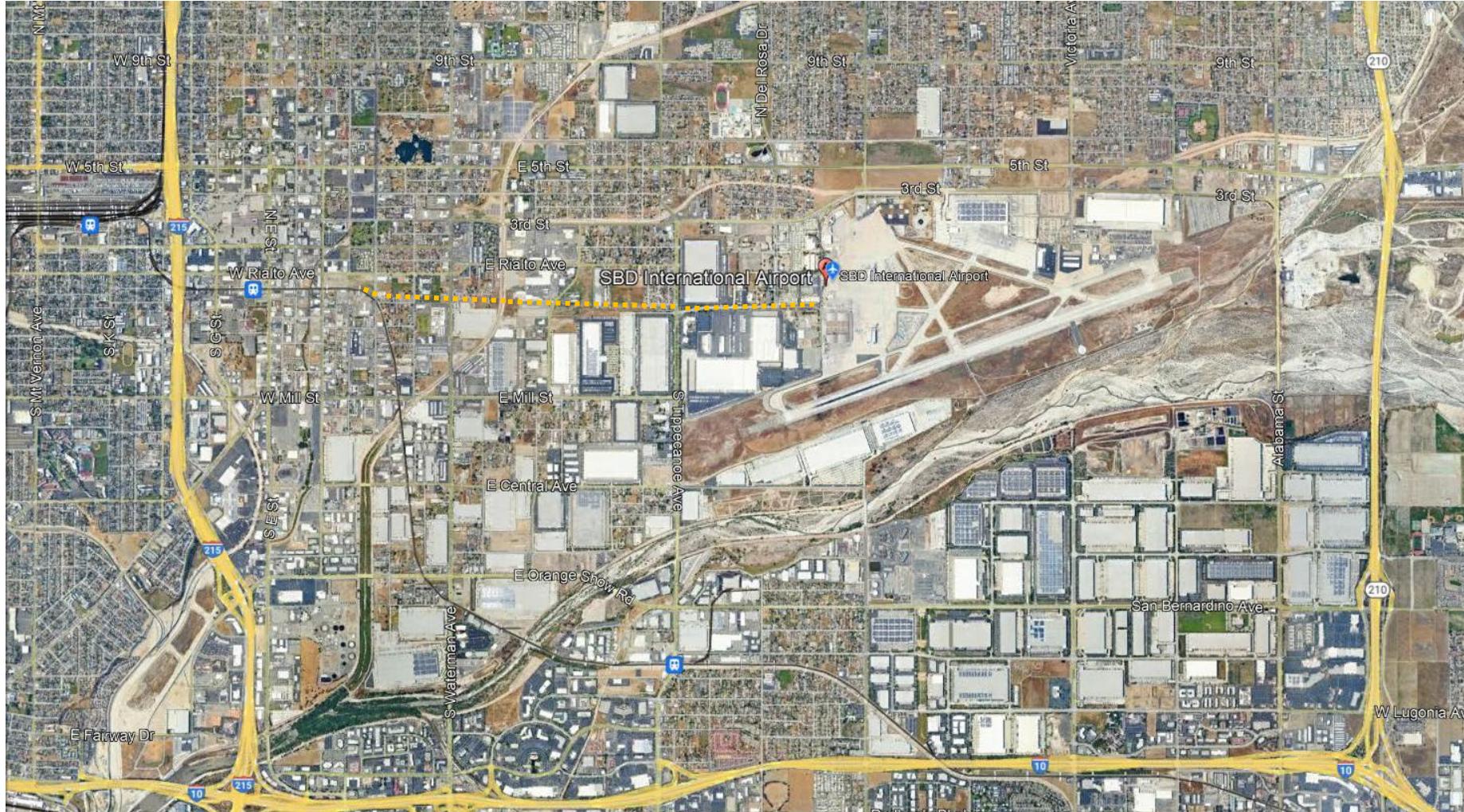


Norton AFB – Alliance California 2025





Potential Commuter Rail Concept



GATEWAYS



1. Tippecanoe Avenue Gateway

Primary Route

2. SR-210/5th Street Gateway

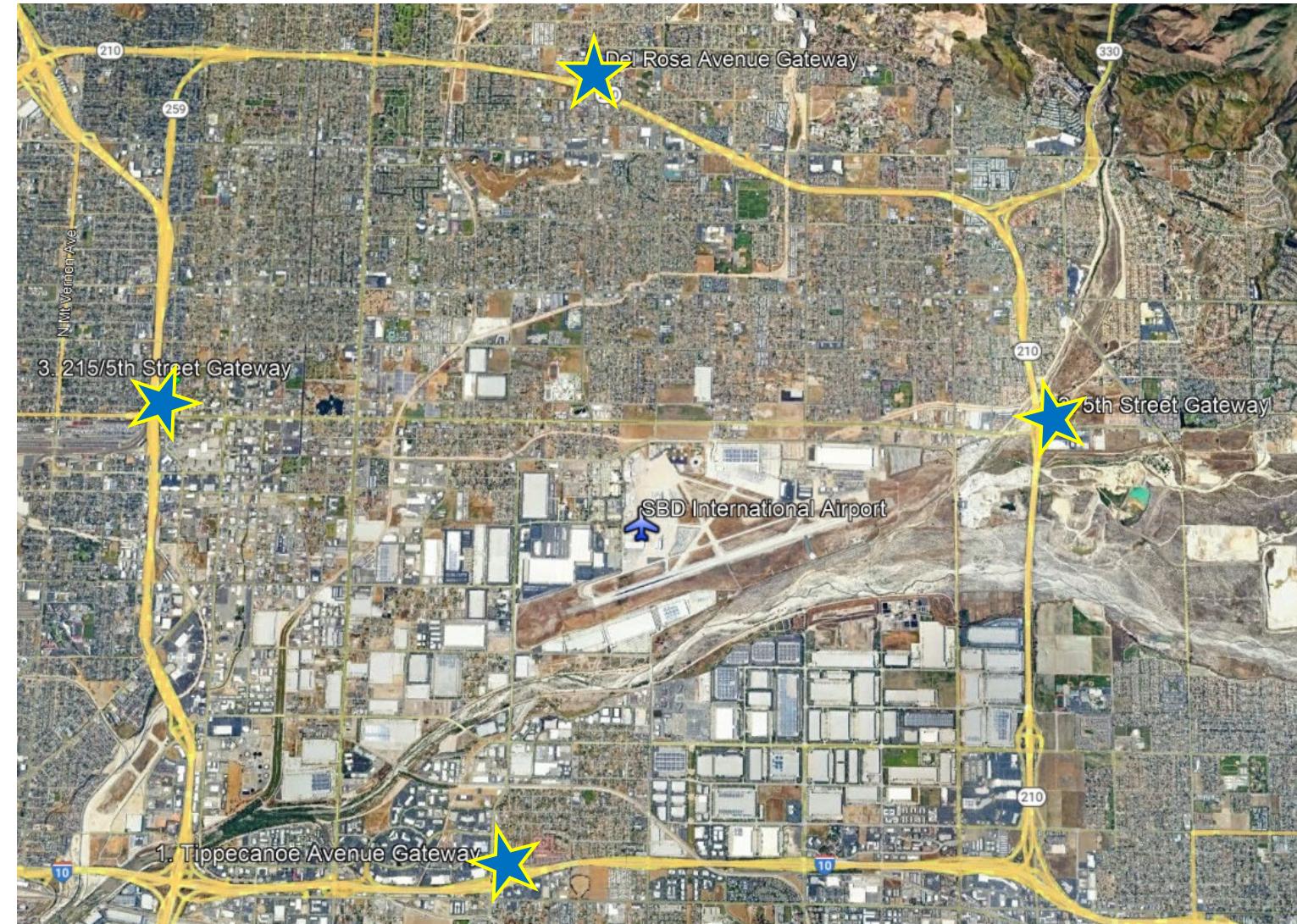
Primary Route

3. 215/5th Street Gateway

Primary Route

4. 210 Fwy./Del Rosa Ave. Gateway

Secondary Route



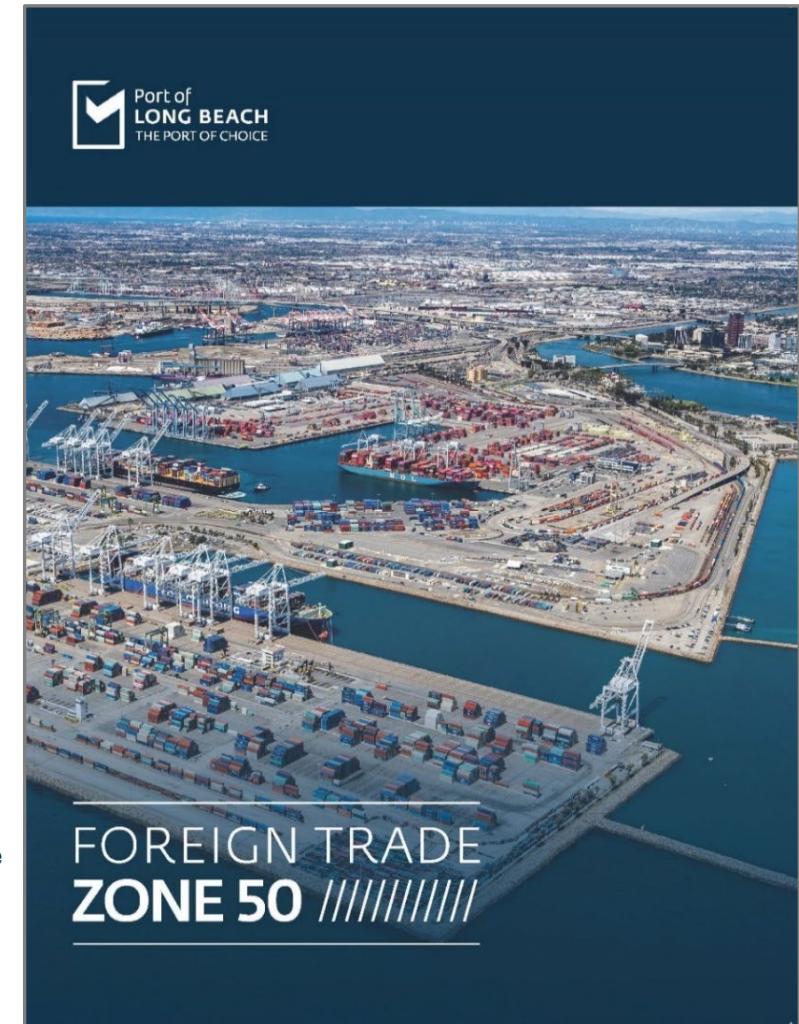
Foreign Trade Zone (FTZ)



Strategic Advantages of FTZ Participation:

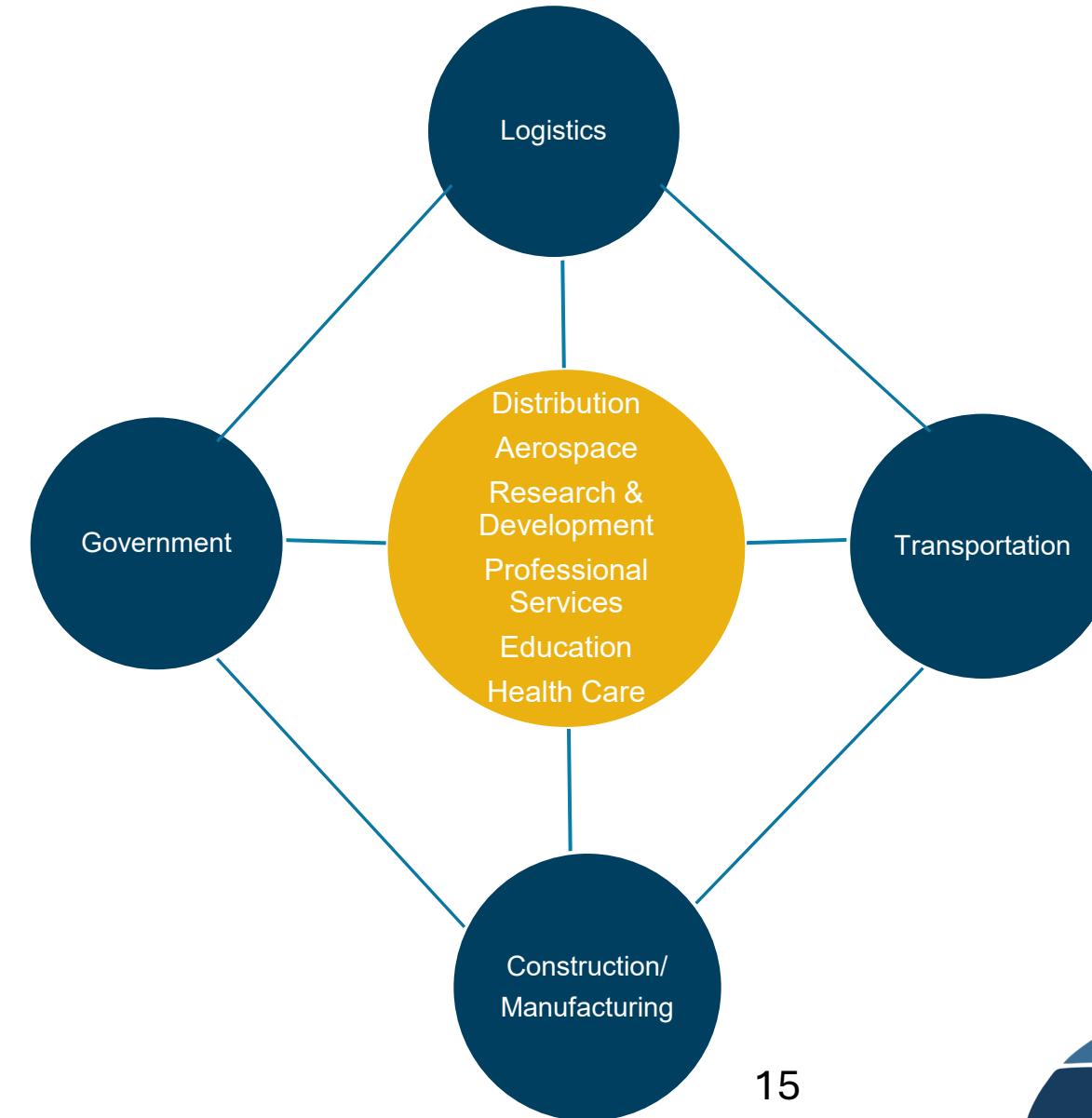
- Duty Deferral and Elimination- Businesses can defer U.S. Customs duties and federal excise taxes until goods leave the FTZ for U.S. consumption.
- Streamlined Customs Procedures – FTZ participants can consolidate multiple shipments into a single weekly entry, reducing paperwork and customs brokerage fees. This streamlined process enhances operational efficiency and compliance.
- Enhanced Supply Chain Flexibility- Businesses can store goods indefinitely within the FTZ, allowing for better inventory management and the ability to respond swiftly to market demands.

These are some of the benefits that collectively support cost reduction, operational efficiency, and competitive advantage for business involved in international trade through the Foreign Trade Zone 50.



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. **AIBOT, Burnbot, Norton Test Range, etc...**



ECONOMIC IMPACT

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

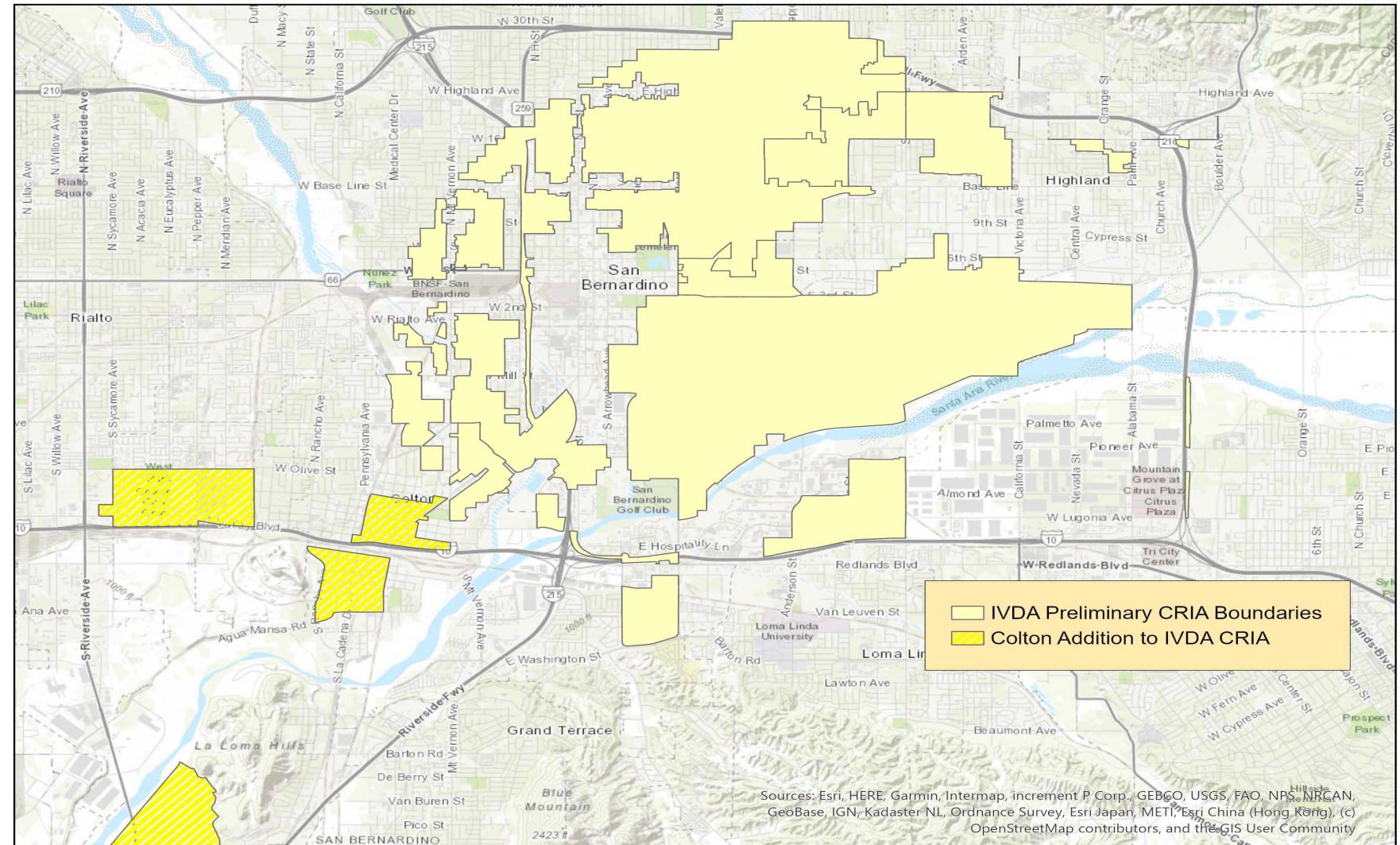
Base Reuse Project Area

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

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

Community Revitalization & Infrastructure Authority (CRIA) concept:

Feasibility study completed in 2020;
Redevelopment 2.0 ??



RSG Inc, Inland Valley Development Agency

“Organizations are organs
of society...”

Arrhythmia



Normal Heartbeat



Ischemia



Operational Business Units: Alignment (2025 - 2031)



ECONOMIC
DEVELOPMENT



INFRASTRUCTURE



Focal Areas:

- 1) Enhanced Air Passenger Service
- 2) Technology/AI
- 3) UAS Center at SBD??

Focal Areas:

- 1) Resources??
- 2) Grants ??? P3 opportunities
- 3) CRIA ???



**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																					
<i>Planning Projects - Total</i>		\$ 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																					
<i>Development Projects - 5 Year Total</i>		\$ 73,605,000																					
5 Year Planning and Development Projects - Total																							
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																					
<i>Development Projects - 10 Year Total</i>		\$ 24,450,000																					
Planning and Development Projects - Total																							
Evaluation/Assessment - Plan Life																							

Yellow = Eligible for FHWA/EDA/other grant funding.

Blue = Local Funds

Red = Completed

Red X = Started - Carry Forward



INFRASTRUCTURE

Inland Valley Development Agency

Proposed Projects for FY 2020-24

#	Project	2020				2021				2022				2023				2024				
		Est. Cost	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	X Base Utility System Improvements	\$ 500,000																				
4	Mt. View Avenue I/C PA/ED Phase	\$ 250,000																				
5	X Victoria Avenue Interchange PA/ED Phase	\$ 150,000																				
6	SMART Assessment and Integration	\$ 75,000																				
7	Member Entity CIP Projects	\$ 75,000																				
<i>Planning Projects - Total</i>		\$ 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	X Northgate Project	\$ 50,000																				
15	Building No. 105 Demolition	\$ 150,000																				
16	Airport - South Drainage Channel Project	\$ 500,000																				
17	X Construct Sie 5 Parking Lot	\$ 1,500,000																				
18	X 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 III (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	X Small Arms Range/ Site 5 Remediation	\$ 500,000																				
28	X 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	X 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																				
<i>Construction Projects - 5 Year Total</i>		\$ 99,020,000																				
<i>5 Year Planning and Construction Projects - Total</i>		\$ 100,320,000																				
Construction Projects - 10 Year																						
40	X 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	X 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																				
<i>Construction Projects - 10 Year Total</i>		\$ 96,700,000																				
<i>Planning and Construction Projects - Total</i>		\$ 197,020,000																				
Evaluation/Assessment - Plan Life																						

SAMPLE

- Yellow: Eligible for FHWA/EDA/other grant funding.
- Local Funds
- Completed
- X Started - Carry Forward

57%

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: January 14, 2026</p> <p>ITEM NO: 11</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH JUNE 30, 2026

SUMMARY

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

RECOMMENDED ACTION(S)

Review the Action Plan for the Inland Valley Development Agency through June 30, 2026.

FISCAL IMPACT

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

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

BACKGROUND INFORMATION

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

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

For review and discussion.

Attachments:

1. IVDA Action Plan

DRAFT - June, 2026 IVDA Focal Areas



- Business Plan Update
- UAS Center at SBD
- Annual ROPS
- Alliance-California Obligations
- Northgate Development
- Economic Development Programs
- Sterling Avenue
- 3rd Street Corridor
- Grant Programs & Initiatives



Inland Valley Development Agency

Action Plan for IVDA (06/30/26)

Month	Key Initiative	Key Resources	Completion Date
January, 2026	Sterling Avenue Project, 3 rd Street Corridor Project, Quarterly Financials	IVDA Board & Committee, CEO, General Counsel, Director of Finance, Staff	January 31, 2026
February, 2026	Annual Audit File Annual ROPS	IVDA Board & Committee, CEO, Director of Finance, Staff	February 28, 2026
March, 2026	Northgate Development Update	IVDA Board & Committee, CEO, Director of Finance, Staff	March 31, 2026
April, 2026	Economic Development Initiatives	IVDA Board & Committee, Project Manager; Director of Finance, Clerk of Board, Staff	April 30, 2026
May, 2026	Draft Annual Budget Preparation; Grant Initiatives	IVDA Board & Committee, CEO, Director of Finance, Staff	May 31, 2026
June, 2026	Adopt Annual Budget	IVDA Board & Committee, CEO, Director of Finance, Staff	June 30, 2026

IVDA Action Plan – Implementation



Sub-Initiative Status:

