

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA

WEDNESDAY, DECEMBER 10, 2025

Zoom Information:

<https://us02web.zoom.us/j/83922982111?pwd=b5Ss09aURH222yfQlf8ablghaKi7ft.1>

Meeting ID: 839 2298 2111 | Passcode: 718044

Dial by your location | +1 669 900 6833 US

5:00 PM

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



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

Phillip Dupper, Chairperson

Mayor, City of Loma Linda

Frank J. Navarro, Vice-Chairperson

Mayor, City of Colton

Joe Baca, Jr., Secretary

Supervisor, County of San Bernardino

BOARD MEMBERS:

Jesse Armendarez

Supervisor, County of San Bernardino

David Toro

Mayor Pro Tem, City of Colton

Rhodes Rigsby

Councilmember, City of Loma Linda

Juan Figueroa

Mayor Pro Tem, City of San Bernardino

Fred Shorett

Councilmember, City of San Bernardino

Sandra Ibarra

Councilmember, City of San Bernardino

ALTERNATE BOARD MEMBERS:

Dawn Rowe

Supervisor, County of San Bernardino

Mario Flores

Councilmember, City of San Bernardino

Rhonda K. Spencer-Hwang

Councilmember, City of Loma Linda

Vacant

City of Colton

- Full agenda packets are available at the IVDA office, 1601 East Third Street, San Bernardino, California, will be provided at the meeting, and are posted in the Agenda section of our website at www.ivdajpa.org. 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 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

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 DECEMBER 10, 2025
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 005**]

G. INFORMATIONAL ITEMS

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

2. Informational Items

- 2a. CHIEF EXECUTIVE OFFICER REPORT
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 012**]
- 2b. REPORT ON GRANT AND LEGISLATIVE ITEMS
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 013**]
- 2c. REPORT ON NORTON TEST RANGE
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 014**]
- 2d. REPORT ON FOREIGN TRADE ZONE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 015**]

H. BOARD CONSENT ITEMS

The following consent items are expected to be routine and non-controversial and will be acted upon by the Board at one time unless the Board directs that an item be held for further discussion.

3. RECEIVE REGISTER OF DEMANDS – DECEMBER 10, 2025
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 016**]

4. RECEIVE AND FILE CASH REPORT FOR OCTOBER 31, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 023**]
5. APPROVE MEETING MINUTES: NOVEMBER 12, 2025
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 026**]

I. BOARD ACTION ITEMS

6. CONDUCT BUSINESS PLAN UPDATE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 032**]

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, January 14, 2026.

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: December 10, 2025</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 DECEMBER 10, 2025

SUMMARY

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

RECOMMENDED ACTION(S)

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

FISCAL IMPACT

None.

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

BACKGROUND INFORMATION

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

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

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

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

<u>Agenda</u>	<u>Contractors/Tenants</u>	<u>Subcontractors/Subtenants</u>
<u>Item No.</u>		

THERE WILL NO ITEMS PRESENTED AT THIS MEETING RELATING TO CONTRACTORS, TENANTS,
SUBCONTRACTORS, SUBTENANTS, ETC.

Attachments:

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

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 84308

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

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

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

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

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

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

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

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

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

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

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

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

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

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 87103

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

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

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

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

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

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

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

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

§ 18438.5. Aggregated Contributions Under Section 84308.

For purposes of Section 84308:

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

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

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

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

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

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

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

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

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

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

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

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

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

5 Government Code.

6 HISTORY

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

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

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

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

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

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

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

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

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

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

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

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



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 2a

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: INFORMATIONAL ITEMS – CHIEF EXECUTIVE OFFICER REPORT

SUMMARY

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


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

BACKGROUND INFORMATION

None.

Attachments:

1. None

	<p>TO: Inland Valley Development Agency Board</p> <p>DATE: December 10, 2025</p> <p>ITEM NO: 2b</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: INFORMATIONAL ITEMS – REPORT ON GRANT AND LEGISLATIVE ITEMS

SUMMARY

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

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

BACKGROUND INFORMATION

None.

Attachments:

1. None



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 2c

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: INFORMATIONAL ITEMS – REPORT ON NORTON TEST RANGE

SUMMARY

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

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

BACKGROUND INFORMATION

None.

Attachments:

1. None



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 2d

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: INFORMATIONAL ITEMS – REPORT ON FOREIGN TRADE ZONE WORKSHOP

SUMMARY

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

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

BACKGROUND INFORMATION

None.

Attachments:

1. None



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 3

PRESENTER: Mark Cousineau, Director of Finance

SUBJECT: RECEIVE REGISTER OF DEMANDS - DECEMBER 10, 2025

SUMMARY

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

RECOMMENDED ACTION(S)

Receive for information.

FISCAL IMPACT

Disbursements for amounts due in November 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 November 2025 amount to \$1,322,807.21 that include the following.

- **Professional Services:** Blue Tiger International; Boston Fox Tigue International; California Strategies & Advocacy LLC; Commonwealth Center for Advanced Logistics Systems; Converse Consultants; Desmond & Louis Inc.; Imagine Systems Inc.; Influential Drones; Innovative Federal Strategies LLC; Mirau Edwards Cannon Lewin & Tooke LLP; Product Research Gear LLC; Terry Parish; Tom Dodson & Associates, and Zenaida Global were paid \$104,772.64.
- **Capital Projects Cost:** Matich Corporation was paid \$897,111.83.
- **Utilities:** Burrtec Waste Industries Inc, City of San Bernardino Water Department, Southern California Edison, The Gas Company, Utility Telecom Group LLC, and Verizon Wireless were paid \$98,129.30.
- **Employee Benefits:** American Fidelity Assurance Company, Ameritas Life Insurance Corp, Fidelity Security Life Insurance Co., Newport Group Inc., Texas Life Insurance Company, and The Lincoln National Life Insurance Co. were paid \$30,355.00.

Attachments:

1. Register of Demands for the December 10, 2025 Board Meeting
2. Visa Breakdown - October 2025

**Inland Valley Development Agency
Register of Demands for Board Meeting
December 10, 2025**

Line	Vendor name	Description	Payment amount
1	A.O. Reed & Co., LLC	Repairs and maintenance for HVAC system	\$ 83,636.43
2	Amazon Capital Services Inc.	Office supplies and equipment	2,979.11
3	American Fidelity Assurance Company	Employee supplemental benefits	4,488.50
4	Ameritas Life Insurance Corp.	Employee group benefits - dental and vision	7,952.05
5	Am-Tec Total Security Inc.	Monthly fire and burglar alarm monitoring and inspection	716.45
6	Amtech Elevator Services	Elevator and escalator maintenance services	615.00
7	Andersen Commercial Plumbing, LLC.	Plumbing repairs and services	427.50
8	Belico Details LLC	Vehicle washes	240.00
9	Blue Tiger International	Foreign Trade Zone (FTZ) boundary modification professional services	380.53
10	Boston Fox Tigue International LLC	Marketing services	405.00
11	Burrtec Waste Industries Inc.	Refuse	1,033.62
12	C & A Janitorial Services	Janitorial services	11,757.65
13	California Strategies & Advocacy LLC	Professional lobbying and related consulting services	7,500.00
14	CED-Consolidated Electrical Distributors	Electrical supplies	165.95
15	City of San Bernardino	2025 State of the City Sponsorship - Gold Sponsor	3,330.40
16	City of San Bernardino Water Department	Water and sewer services	58,243.51
17	Commonwealth Center for Advanced Logistics Systems	Professional services to support UAS efforts in TRRC and energy planning grants	7,500.00
18	Converse Consultants	Geotechnical engineering and environmental services	2,309.00
19	Corodata Shredding Inc.	Interoffice shredding services	53.57
20	Cushman & Wakefield U.S., Inc.	Brokers commission	28,994.40
21	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
22	Eagle Graphics LLC	Employee credit incentive for SBD online apparel store	189.20
23	EMCOR Services	Repairs and maintenance for HVAC system	2,010.00
24	ESRI	ArcGIS annual subscription & maintenance	5,250.00
25	ETS Digital, LLC DBA PSI Services, LLC	FAA Exam vouchers	4,375.00

**Inland Valley Development Agency
Register of Demands for Board Meeting
December 10, 2025**

26	Event Design Lab	Live streaming services	2,400.00
27	FedEx	Courier fees	52.62
28	Fidelity Security Life Insurance Co FSA	Employee group benefits - flexible spending accounts	6,498.36
29	Imagine Systems Inc.	IT consulting services and desktop maintenance	2,312.38
30	Influential Drones	Professional services agreement for business development, planning, and execution of the UAD/ACUASI program at SBD	8,851.51
31	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00
32	K&L Hardware and Plumbing Supply Inc	Maintenance, tools, and supplies	27.53
33	Matich Corporation	Sterling Avenue construction project	897,111.83
34	Mirau Edwards Cannon Lewin & Tooke LLP	Professional services - legal	1,842.50
35	Mobile Modular Management Corp	Mobile office trailer rental at UAS Center	3,863.61
36	NAFBM	Annual grant for Norton Airforce Base Museum	6,000.00
37	Newport Group Inc.	Administrative fees for staff retirement account related services	2,682.10
38	ProDIGIQ Inc.	Maintenance and service for Asset and Lease Management System	2,975.00
39	Product Research Gear LLC	Professional services to provide consulting for UAS Center on drone emergency response	7,164.16
40	Sage Intacct Inc	Annual finance and accounting software renewal	12,424.56
41	Southern California Edison	Electricity	35,102.01
42	Staples, Inc. DBA Staples Contract & Commercial LLC	Office supplies	1,190.44
43	Terry Parisher	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	4,247.59
44	Texas Life Insurance Company	Group benefits - life insurance	1,100.47
45	The Gas Company	Gas	1,288.29
46	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	7,633.52
47	Tom Dodson & Associates	Professional services for environmental services	41,391.65
48	Toshiba Business Solutions	Maintenance and supplies for office equipment	578.62
49	University of Alaska	UAS Center consultant for corridor project	75.83
50	Utility Telecom Group LLC	Ethernet and phone services for Building 48	1,596.99
51	Verizon Wireless	Wireless monthly service and equipment purchases	864.88

**Inland Valley Development Agency
Register of Demands for Board Meeting
December 10, 2025**

52	Visa	Office supplies and other miscellaneous charges	17,913.67
53	Western Exterminator Company	Pest control	195.90
54	Zenaida Global	Professional consulting services - UAS Center at SBD	11,868.32
	Total		\$ 1,322,807.21

Inland Valley Development Agency
Visa Breakdown
October 2025

Line	Description	Payee	Department	Amount
1	Building 48 water dispenser monthly rental	Quench	Administration	\$ 275.19
2	Building 48 conference line	Free Conference Call	Administration	10.00
3	Software subscription for shared drive with legal counsel	Dropbox	Administration	119.88
4	Public Policy Certificate Program	National Institute for Lobbying & Ethics	Administration	1,620.00
5	Battery for Security Gate at Building 48	The Home Depot	Maintenance	84.76
6	Shut off valve and supply line	Lowe's	Maintenance	37.63
7	1/4 shut off valve	Hirsch Pipe & Supply	Maintenance	28.56
8	Annual membership to IIMC (full member)	International Institute of Municipal Clerks	Clerk of the Board	295.00
9	Annual membership to IIMC (alternate member)	International Institute of Municipal Clerks	Clerk of the Board	150.00
10	Food for working staff for meeting	El Torito	Clerk of the Board	38.93
11	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	17.02
12	Tool rental for terminal backflow repair (57604-D52320-206730)	Riverside Winnelson Co	Facilities	305.34
13	Parts and supplies for IT Project Building 48 parking lot	The Home Depot	Facilities	26.56
14	Parts and supplies for IT Project Building 48 parking lot	The Home Depot	Facilities	44.45
15	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	59.17
16	Conduit for adding exterior lights	Electrical Distribution Control	Facilities	71.52
17	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	306.06
18	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	45.34
19	Parking lot light bulbs	The Home Depot	Facilities	57.32
20	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	48.73
21	Parts and supplies for IT Project Building 48 parking lot	Consolidated Electrical Distributors, Inc	Facilities	13.17
22	Parking lot lights	Outdoor Solar Outlet	Facilities	861.14
23	Parking lot light bulbs	The Home Depot	Facilities	50.18
24	Light bulbs for Building 58	K&L Hardware	Facilities	10.76
25	Tiles for Building 58	The Home Depot	Facilities	894.95
26	AC belts for Building 48	Allied Refrigeration Inc.	Facilities	115.36
27	Subscription for QuickBooks access	QuickBooks	Finance	130.40
28	Subscription for QuickBooks access	QuickBooks	Finance	130.40
29	New HR Information System	Paycom	Human Resources	3,399.03
30	SHRM Annual Conference fees	Society for Human Resources	Human Resources	2,095.00

Inland Valley Development Agency

Visa Breakdown

October 2025

Line	Description	Payee	Department	Amount
31	Deposit for lodging for SHRM 2026 Conference	Society for Human Resources	Human Resources	190.13
32	SHRM Membership	Society for Human Resources	Human Resources	299.00
33	HR secure fax line	Interfax	Human Resources	9.50
34	Onboarding webinar for Bechtel	HRTrainOnline	Human Resources	199.00
35	Personal purchase error- IVDA reimbursed	United Airlines	Human Resources	150.50
36	Personal purchase error- IVDA reimbursed	United Airlines	Human Resources	322.50
37	Hospitality for employee engagement	Stater Bros	Human Resources	26.38
38	Microsoft 365 monthly subscription	Microsoft	Information Technology	814.06
39	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
40	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
41	Office supplies for UAS Center	Lowe's	UAS Center at SBD	106.95
42	Airfare for UAS meetings - Richmond, VA	United Airlines	UAS Center at SBD	646.37
43	Lodging for UAS meetings - Richmond, VA	Marriott	UAS Center at SBD	733.02
44	Lodging for D. Krause UAS Center meetings	Residence Inn	UAS Center at SBD	197.24
45	Lodging for K. Benson UAS Center meetings	Residence Inn	UAS Center at SBD	203.67
46	Car Rental for travel for UAS meetings	Hertz	UAS Center at SBD	150.15
47	Lodging for J. Ramos UAS Center meetings	Residence Inn	UAS Center at SBD	240.12
48	Parking charges for travel for UAS Center meetings	Residence Inn	UAS Center at SBD	12.00
49	Meals (2)for National Business Aviation Association travel	Peppermill Restaurant	UAS Center at SBD	90.81
50	Meals (2) for National Business Aviation Association travel	Brezza	UAS Center at SBD	68.30
51	Lodging for UAS Center meetings	Residence Inn	UAS Center at SBD	209.03
52	Car Rental for travel for UAS meetings	Hertz	UAS Center at SBD	221.02
53	Lodging for UAS Center meetings	Residence Inn	UAS Center at SBD	929.36
54	Parking charges for travel for UAS Center meetings	Residence Inn	UAS Center at SBD	12.00
55	Hospitality for UAS Center meeting	Panera Bread	UAS Center at SBD	171.76
56	Office supplies for UAS Center	Lowe's	UAS Center at SBD	106.95
Total				\$ 17,913.67
Visa Statement Balance:				<u>\$ 17,913.67</u>
Date Prepared:				12/1/2025



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 4

PRESENTER: Mark Cousineau, Director of Finance

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

SUMMARY

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

RECOMMENDED ACTION(S)

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

FISCAL IMPACT

None.

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

BACKGROUND INFORMATION

Attached is the Cash Report for October 31, 2025, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$21,633,207.03 on October 31, 2025. Banks' statements reflect \$22,754,264.37. The difference in totals is due to deposits in transit and outstanding checks on September 30, 2025.

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

Attachments:

1. Cash Report for October 31, 2025

Inland Valley Development Agency
Cash Report
October 31, 2025

IVDA JPA CASH

<u>Cash</u>	Balance 09/30/25	Activities	Balance 10/31/25
<i>MMKT/ Savings Account - CHASE Bank</i>	1,915,166.60	(99,968.10)	1,815,198.50
<i>Checking Account - CHASE Bank</i>	1,032,000.84	590,703.27	1,622,704.11
Deposits In Transit:			
Beginning	212.02	(212.02)	-
Ending	-	62.02	62.02
Outstanding Checks:			
Beginning	(105,515.66)	105,515.66	-
Ending		(1,121,119.36)	(1,121,119.36)
<i>Payroll Account - CHASE Bank</i>	2,405.49	(1,210.77)	1,194.72
<i>Benefits Account - CHASE Bank</i>	35,227.04	(3,468.29)	31,758.75
<i>BRORF Account - CHASE Bank</i>	3,181,890.70	(1,083,039.20)	2,098,851.50
<i>Cash with Fiscal Agent- MECLT Trust</i>	52,178.69	100,002.91	152,181.60
Subtotal	6,113,565.72	(1,512,733.88)	4,600,831.84
<u>Investments</u>			
<i>Local Agency Investment Funds - Regular Account</i>	83,796.87	915.38	84,712.25
<i>Local Agency Investment Funds - Bond Account</i>	134,258.12	1,466.61	135,724.73
Total	218,054.99	2,381.99	220,436.98
Subtotal JPA Cash & Investments	6,331,620.71	(1,510,351.89)	4,821,268.82

IVDA SUCCESSOR AGENCY CASH

<i>RORF Account -CHASE Bank</i>	161,598.99	-	161,598.99
<u>Investments Held With Fiscal Agent</u>			
<i>Special Fund - US Bank - 2014 series</i>	19.39	1.14	20.53
<i>Interest Account - US Bank - 2014 series</i>	-	-	-
<i>Reserve Account- US Bank - 2014 series</i>	16,650,175.58	68.43	16,650,244.01
<i>Principal Account - US Bank- 2014 series</i>	-	-	-
<i>2011 Project Fund - US Bank - 2014 series</i>	74.68	-	74.68
Subtotal SA Cash & Investments	16,811,868.64	69.57	16,811,938.21
Total Cash and Investments	\$ 23,143,489.35	(1,510,282.32)	\$ 21,633,207.03

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


Mark Cousineau, Director of Finance



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 5

PRESENTER: Jillian Ubaldo, Clerk of the Board

SUBJECT: APPROVE MEETING MINUTES: NOVEMBER 12, 2025

SUMMARY

Submitted for consideration and approval by the IVDA Board: Meeting minutes of the regular meeting held Wednesday, November 12, 2025.

RECOMMENDED ACTION(S)

Approve meeting minutes of the regular meeting held November 12, 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. November 12, 2025 meeting minutes

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

WEDNESDAY, NOVEMBER 12, 2025

5:00 P.M.

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



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

Board Members

City of Colton

Mayor Frank Navarro	Present
Mayor Pro Tem David Toro	Present
VACANT	

City of Loma Linda

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

County of San Bernardino

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

City of San Bernardino

Councilmember Fred Shorett	Present (Arrived @ 5:04 pm)
Councilmember Juan Figueroa	Present
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 5:02 P.M. on Wednesday, November 12, 2025, in the Main Auditorium of the Norton Regional Event Center, 1601 East Third Street, San Bernardino, California.

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

Roll call was duly noted and recorded.

Members of the Board and the public joined Councilmember 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 5:04 P.M. Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, read the closed session items as posted on the Agenda.

- a. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Board will meet with the Chief Executive Officer and General Counsel related to pending litigation: People’s Collective for Environmental Justice v. Inland Valley Development Agency, et al., San Bernardino County Superior Court, Case No. CIVSB2510434
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 105 North Leland Norton Way, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Betty Liu, Transportation Security Administration (TSA)
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- c. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 1111 E. Mill Street, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Terry Thompson, County of San Bernardino
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price

D. **REPORT ON CLOSED SESSION**

Vice-Chairperson Frank J. Navarro reconvened the meeting at 5:22 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 C. There were no other reportable actions.

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 Cruising at Altitude
 - c. Report on UAS Center at SBD
 - d. Report on Grant Initiatives
- 2a. Mr. Michael Burrows, Chief Executive Officer, deferred to Legal Counsel Michael Lewin, who provided a brief overview of SB 707.
- 2b. Mr. Mark Gibbs, Director of Aviation, presented a brief drone video of the Cruising at Altitude event.
- 2c. Mr. Michael Burrows, Chief Executive Officer, reported that the UAS Center at SBD has entered into a partnership with the State of Virginia.
- 2d. Mr. Michael Burrows, Chief Executive Officer, reported that the agency was not significantly affected by the recent government shutdown due to the way grants are administered. He noted that the Department of Commerce was impacted, resulting in a delay in grant reimbursement for the Sterling Project. Printouts of the proposed 2026 meeting schedule were provided to Board members for feedback.

H. **BOARD CONSENT ITEMS**

3. Receive Register of Demands – November 12, 2025
4. Receive and file Cash Report for September 30, 2025, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: October 8, 2025

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

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

I. <u>BOARD ACTION ITEMS</u>

6. Consider and Adopt Proposed Budget Adjustments for Fiscal Year 2025 - 2026

Mr. Mark Cousineau, Director of Finance, provided an informational report on Agenda Item No. 6.

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

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

7. Approve Amendment No. 1 to the Professional Services Agreement with Hernandez, Kroone & Associates, Inc., in an amount not to exceed \$22,271.21 for additional services related to the Sterling Avenue Upgrade Project 2020

Mr. Jeff Barrow, Director of Development, presented a brief report on Agenda Item No. 7.

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

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

8. Conduct Business Plan Update Workshop

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "Inland Valley Development Agency 2020 Business Plan Update" (as contained on page 046-069 in the Agenda Packet). Mr. Burrows introduced Dr. Jay Prag of Claremont Graduate University, who presented a brief report on the regional economic outlook and Board priorities. Mr. Burrows then discussed key components of the business plan and welcomed feedback from the Board.

Vice-Chairperson, Frank J. Navarro noted that he would like the agency to focus more on passenger services and potential collaborative opportunities.

Councilmember Fred Shorett noted that the possibility of AI powered plants within the agency could be considered in the future.

Supervisor Joe Baca Jr. expressed interest in exploring potential flights to Mexico based on demographic trends and demand. He noted that the agency should continue marketing low-cost parking and suggested exploring potential future opportunities in manufacturing. He also inquired about the challenges of obtaining grant funding.

Mr. Micheal Burrows noted that obtaining funding can be challenging, but collaboration with Board members and other partners helps increase the likelihood of success.

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 6:22 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on December 10, 2025.

Jillian Ubaldo
Clerk of the Board



TO: Inland Valley Development Agency Board

DATE: December 10, 2025

ITEM NO: 6

PRESENTER: Michael Burrows, Chief Executive Officer

SUBJECT: CONDUCT BUSINESS PLAN UPDATE WORKSHOP

SUMMARY

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

RECOMMENDED ACTION(S)

Conduct an Inland Valley Development Agency (IVDA) Business Plan workshop and provide feedback and direction to Staff as appropriate, in reference to the prior workshop held on November 12, 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.

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

Attachments:

1. PowerPoint Presentation



Inland Valley Development Agency

Business Plan Update Workshop

Vol. 2

December 10, 2025



Impacts of Base Closure



Economic Impact (1990 – 2010):

- Loss of 15,458 Jobs
- \$1.5 Billion in Annual Payroll
- \$1.9 Billion Loss of Output (Economic Activity)
- About 3% of the 2009 SB Total GDP

Physical Impact:

- Environmental Clean-up (Federal & Local)
- Replacement of All Utility Systems
- Replacement of All Major Roadways
- Abatement & Demolition of Over 125 buildings

Phase III Analysis (2020-2024):

- 2024 Update
- 18,693 Direct Jobs
- Over \$5 Billion in Total Economic Output

IVDA Governance

- The IVDA is a regional organization comprised of local intergovernmental member agencies.

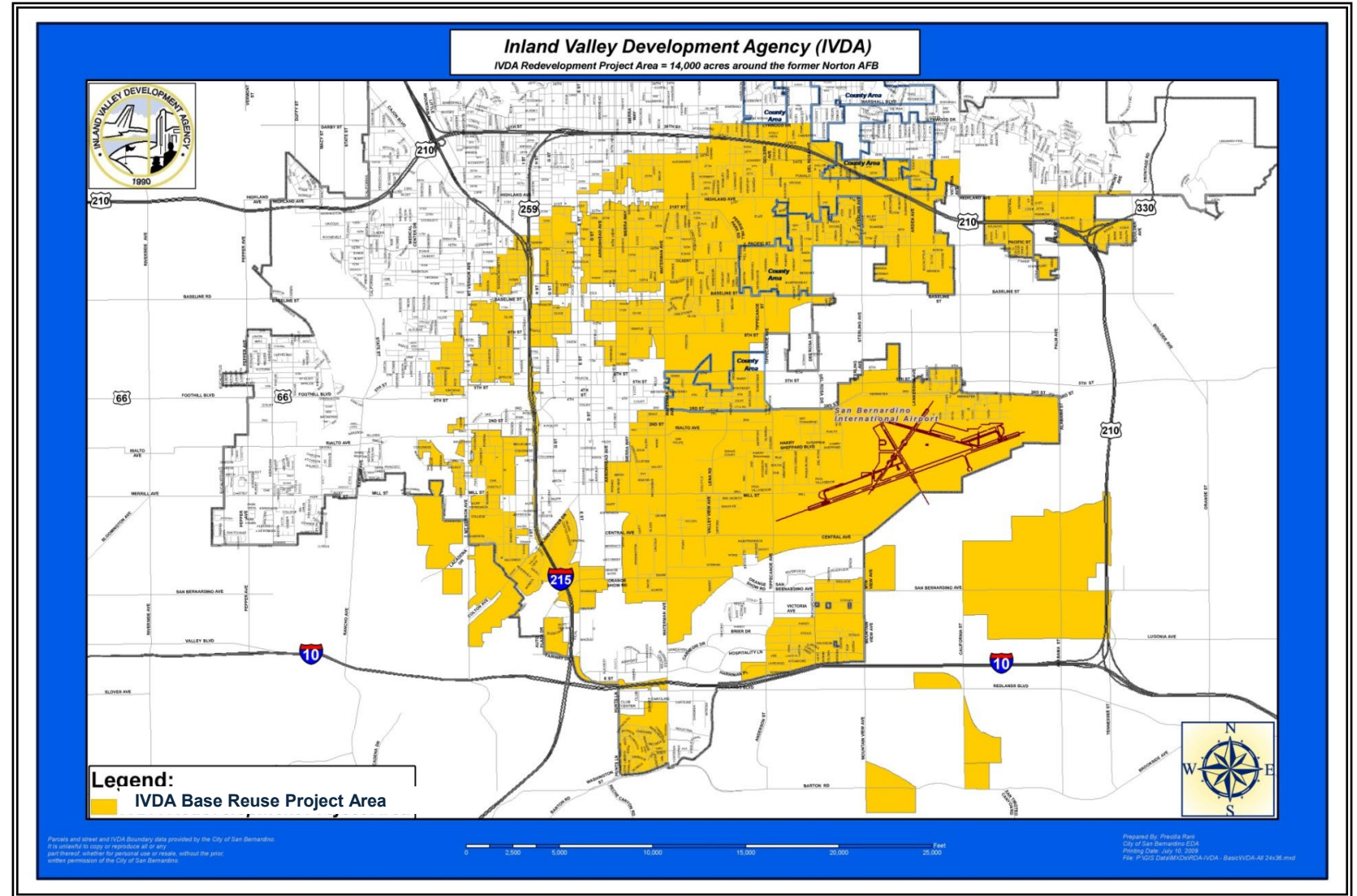
MEMBER ENTITIES

- The IVDA Board of Directors is comprised of appointed public officials from its local member entities.
 - County of San Bernardino
 - City of San Bernardino
 - City of Colton
 - City of Loma Linda



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

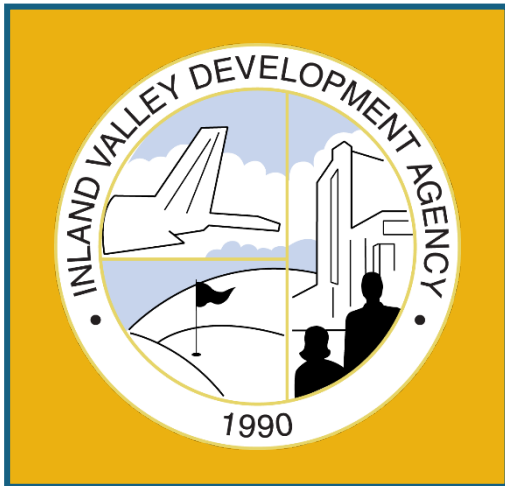
Successor Agency to
the
Inland Valley
Development Agency

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

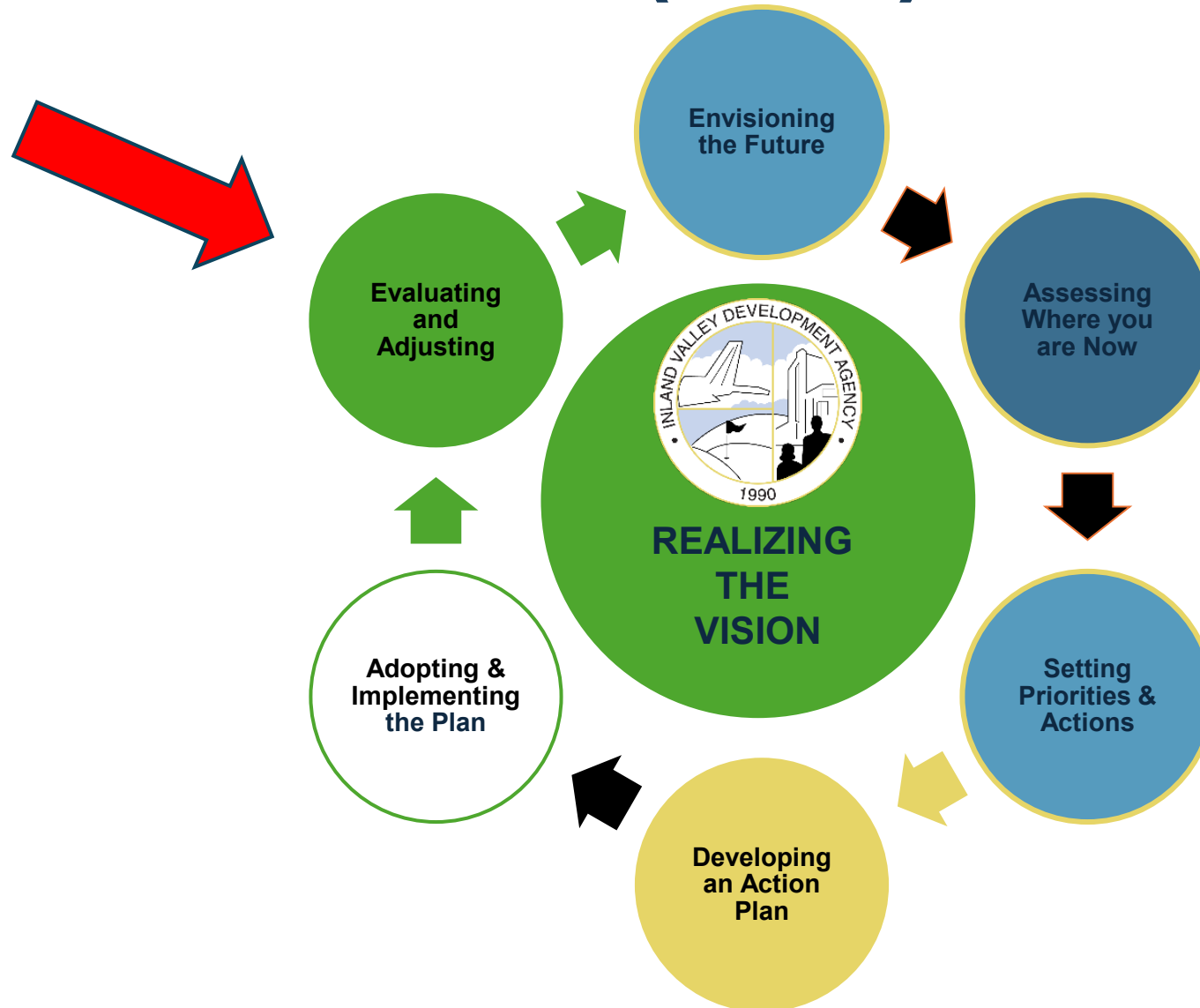


INFRASTRUCTURE

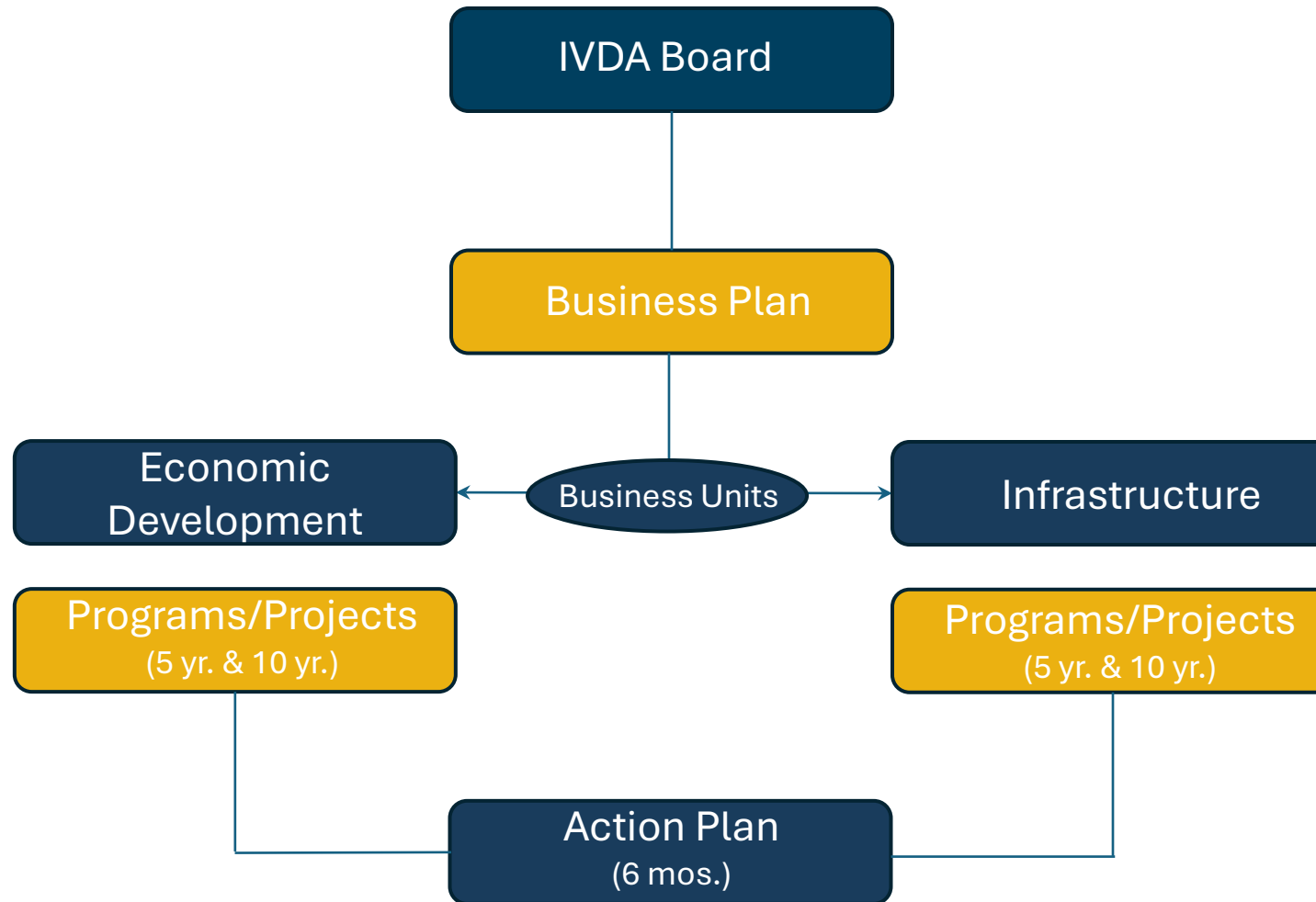
Regional Infrastructure Planning &
Projects

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

IVDA Business Plan (2025)



IVDA Business Plan Structure



ECONOMIC IMPACT

Base Reuse Project Area

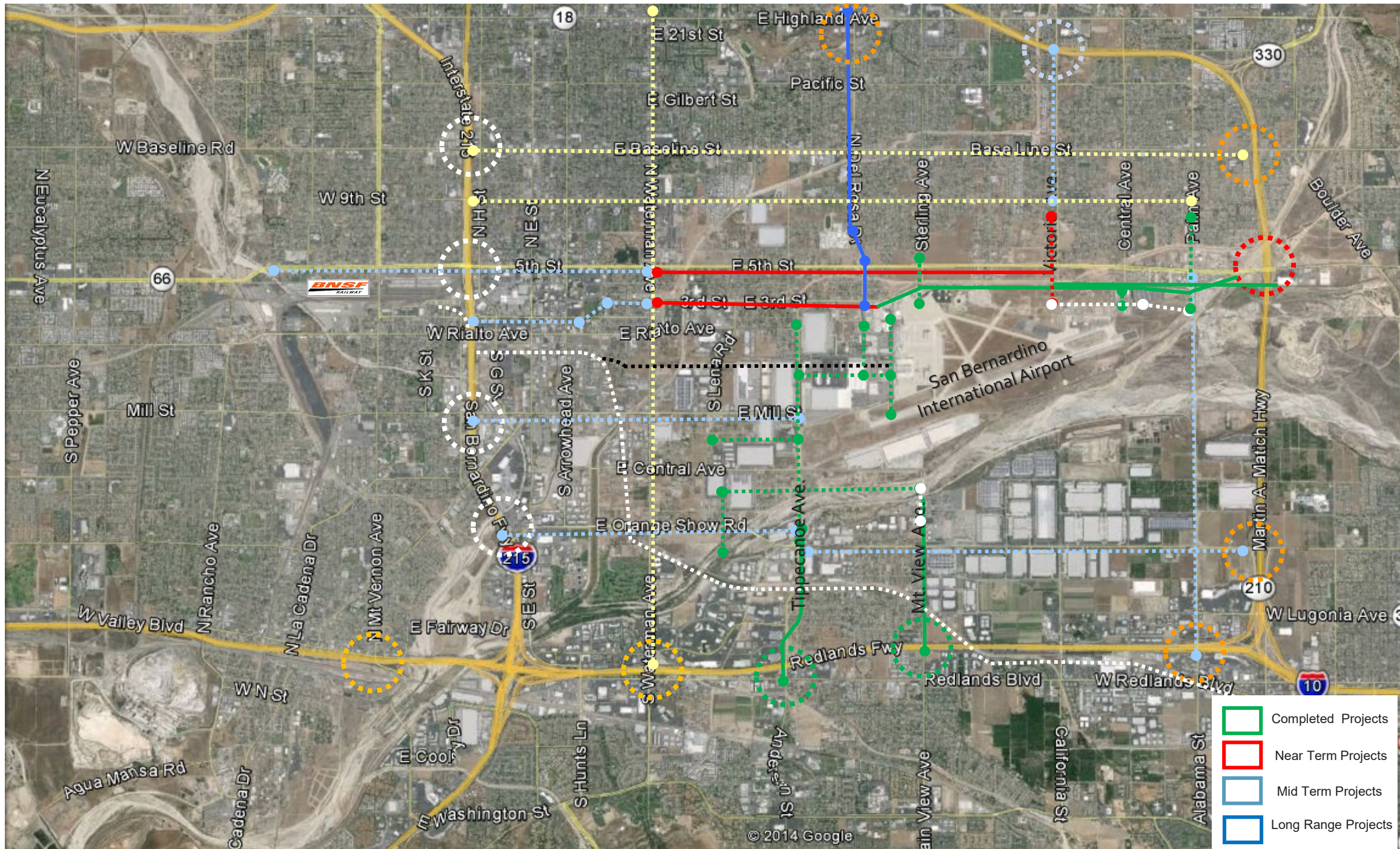
- Total Assessed Value increased 11.14%
- \$12.67 Billion in FY 24/25

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

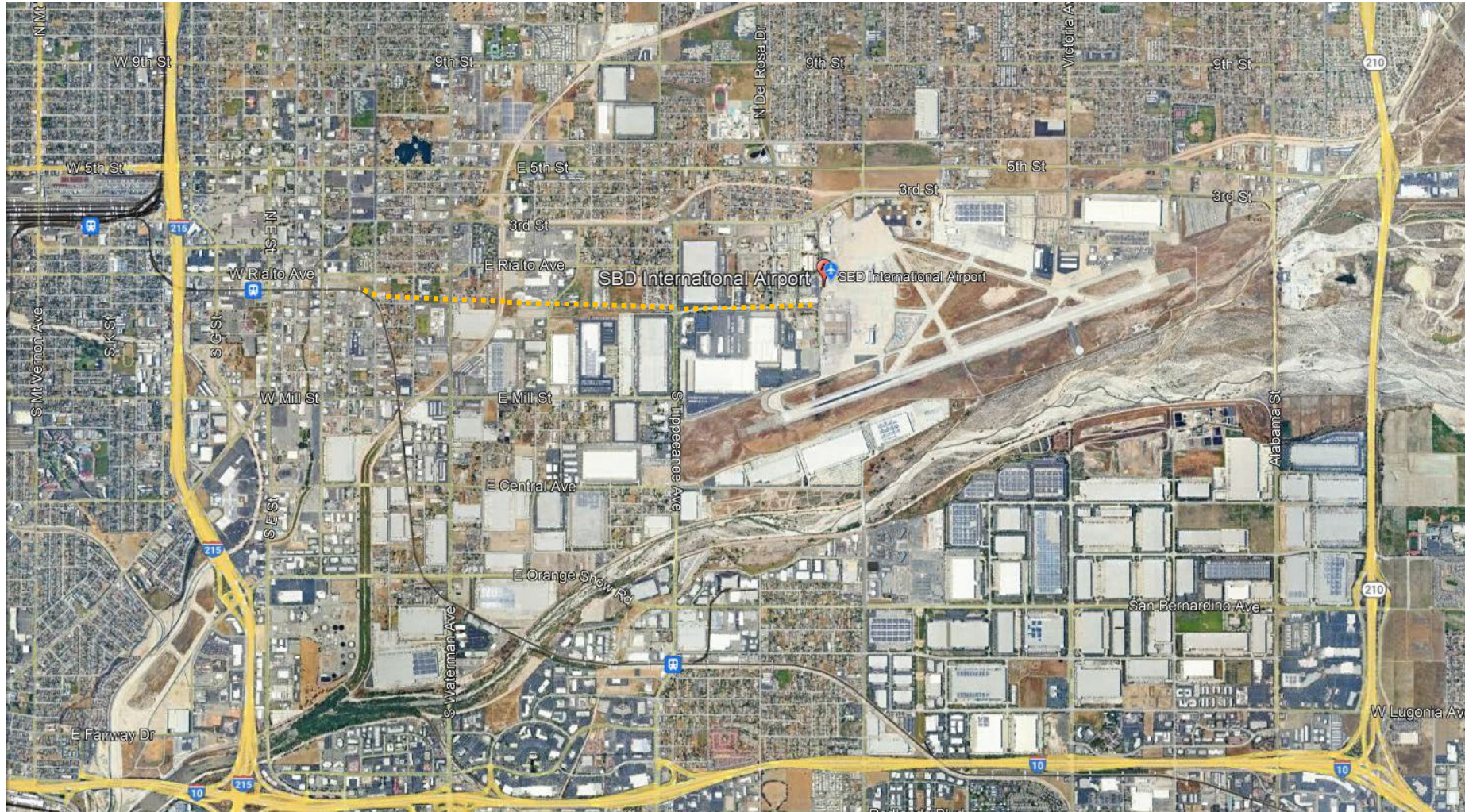
	City of San Bernardino	City of San Bernardino Annex	City of Colton	City of Loma Linda	County of San Bernardino Area	City of Redlands Annex Area	Total IVDA Area
Secured Assessed Value	6,820,002,698	615,420,342	241,712,528	327,899,768	2,607,739,315	59,174	10,612,833,825
Secured Utility Value	371,860	-	3,006,814	-	-	924,119,002	927,497,676
Unsecured Assessed Value	824,484,374	101,590,850	41,972	14,767,066	196,674,767	18,000	1,137,577,029
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-through to Taxing Entities and JPA Member Contributions/before School Payments	(21,490,740)	(2,224,841)	(710,194)	(969,267)	(9,453,358)	(3,346,384)	(38,194,785)
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

Norton AFB – Alliance California 2025





Potential Commuter Rail Concept



- Commuter Rail Concept

GATEWAYS



1. Tippecanoe Avenue Gateway

Primary Route

2. SR-210/5th Street Gateway

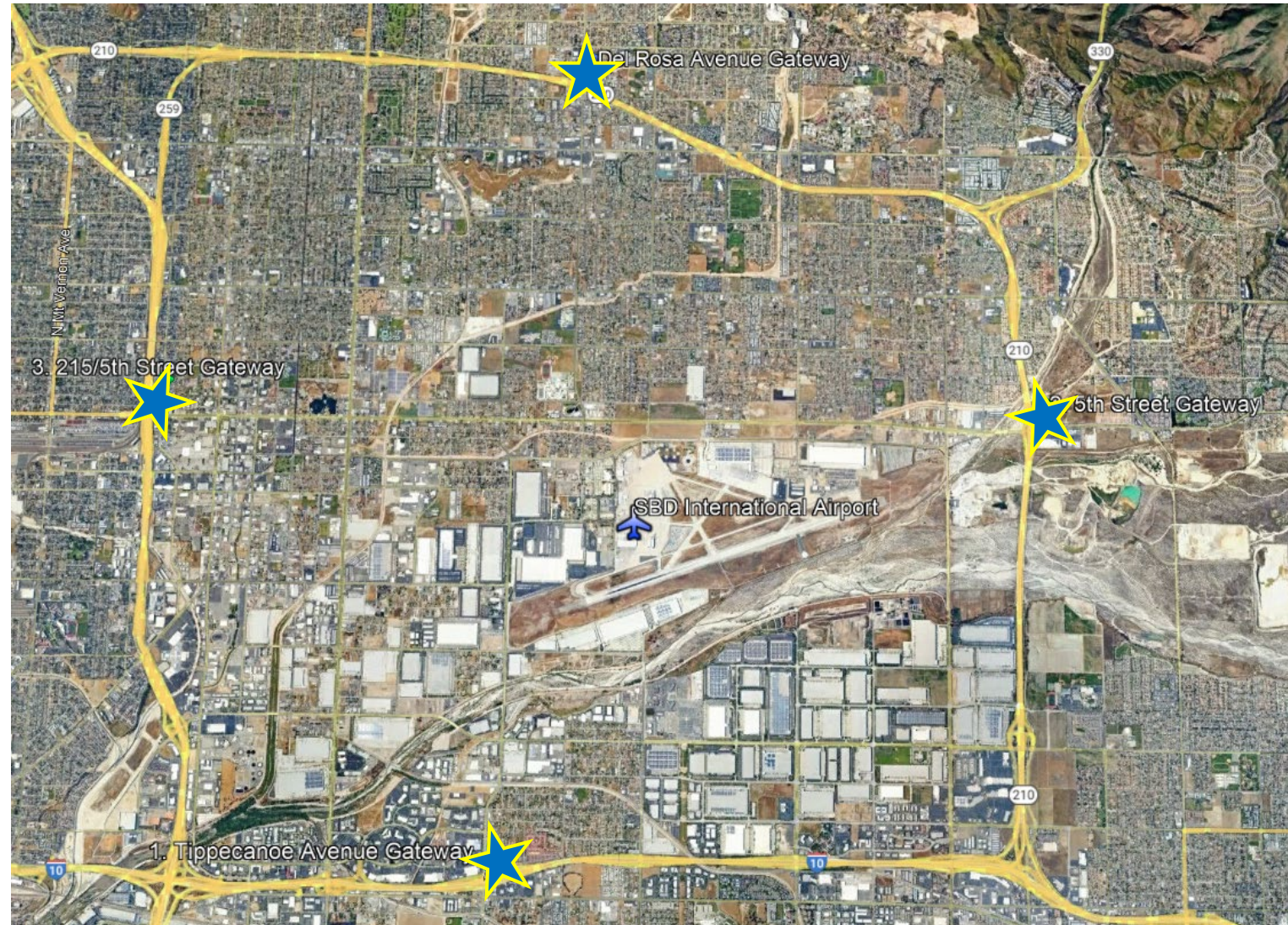
Primary Route

3. 215/5th Street Gateway

Primary Route

4. 210 Fwy./Del Rosa Ave. Gateway

Secondary Route



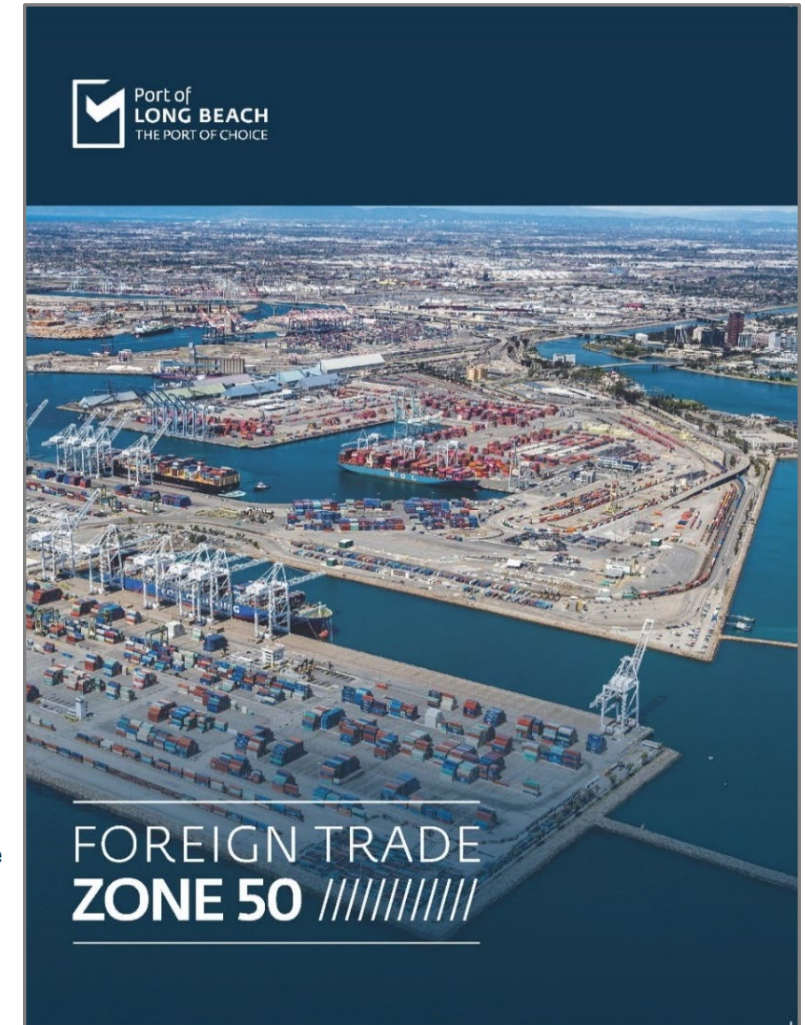
Foreign Trade Zone (FTZ)



Strategic Advantages of FTZ Participation:

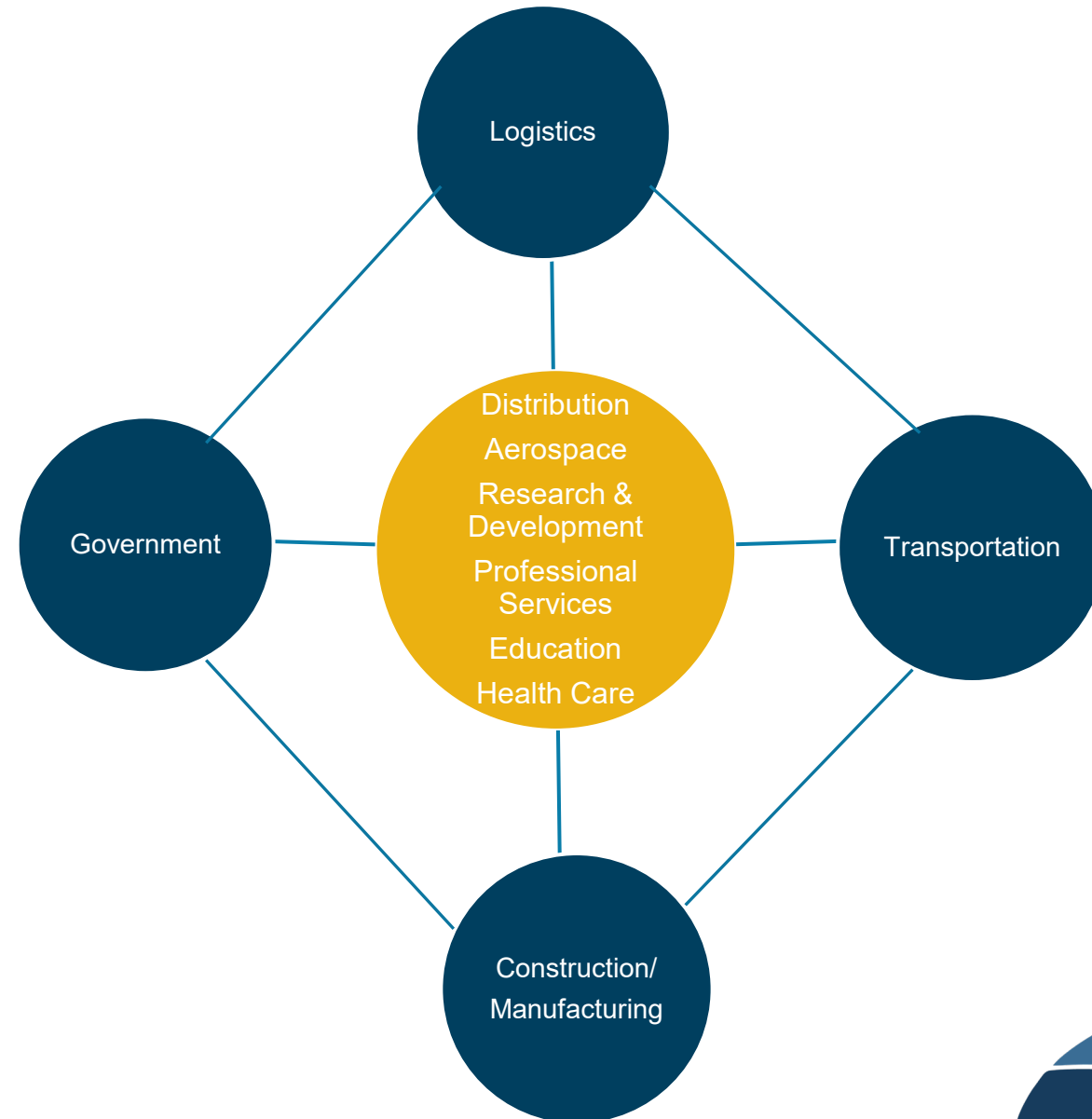
- **Duty Deferral and Elimination-** Businesses can defer U.S. Customs duties and federal excise taxes until goods leave the FTZ for U.S. consumption.
- **Streamlined Customs Procedures** – FTZ participants can consolidate multiple shipments into a single weekly entry, reducing paperwork and customs 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.

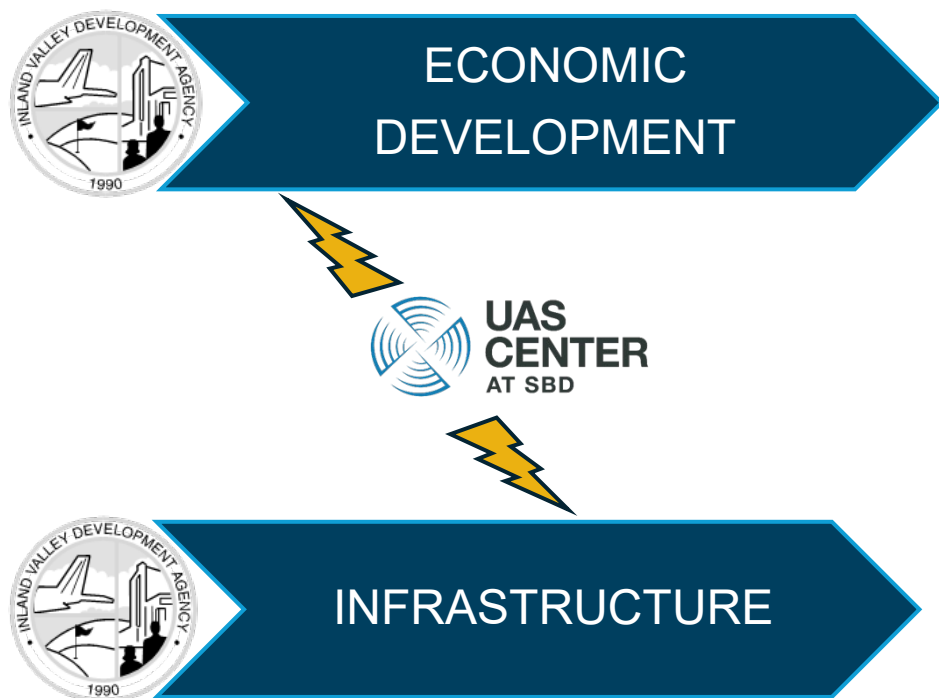


Since 1990, the IVDA and its partners have focused on business attraction and retention programs within the IVDA Base Reuse Project Area in the following sectors:

Emerging Aerospace & Advanced Manufacturing sectors may avail new opportunities during plan life. **AIBOT, Burnbot, Norton Test Range, etc...**



Operational Business Units: Alignment (2025 - 2031)



Focal Areas:

- 1) **Enhanced Air Passenger Service**
- 2) **Technology/AI**
- 3) _____

Focal Areas:

- 1) _____
- 2) _____
- 3) _____