

INLAND VALLEY DEVELOPMENT AGENCY
REGULAR MEETING BOARD ACTIONS
WEDNESDAY, JANUARY 14, 2026
5:00 P.M.

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



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

Board Members

City of Colton

Mayor Frank Navarro	Present
Mayor Pro Tem David Toro	Present
VACANT	

City of Loma Linda

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

County of San Bernardino

Supervisor Joe Baca, Jr.	Present
Supervisor Jesse Armendarez	Present (Arrived at 5:03 pm)
Supervisor Dawn Rowe (alt)	Absent

City of San Bernardino

Councilmember Fred Shorett	Present
Councilmember Juan Figueroa	Present
Councilmember Sandra Ibarra	Present
Mayor Pro Tem Mario Flores	Present (In audience)

Staff Members and Others Present

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

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Chairperson Phillip Dupper at approximately 5:00 P.M. on Wednesday, January 14, 2026, 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 Fred Shorett in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comments.

C. CLOSED SESSION

Chairperson Phillip Dupper recessed to closed session at 5:01 P.M. Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, read the closed session items as posted on the Agenda.

- a. 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

Chairperson Phillip Dupper reconvened the meeting at 5:25 P.M. Chairperson Dupper asked Mr. Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin & Tooke, LLP if there were any reportable items. Mr. Lewin reported that there were none.

E. ITEMS TO BE ADDED OR DELETED

There were no items to be added or deleted.

F. CONFLICT OF INTEREST DISCLOSURE

1. Chairperson Phillip Dupper stated Board Members should note the item(s) listed which might require member abstentions.

There were no conflicts noted.

G. INFORMATIONAL ITEMS

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

2. Informational Items
 - a. Chief Executive Officer Report
 - b. Report on 3rd Street Corridor
- 2b. Ms. Jillian Ubaldo, Clerk of the Board, reported that Board Members were provided with physical copies of the Brown Act, as required by SB 707, to ensure the agency's compliance with new state mandates regarding the distribution of the Act to elected and appointed officials.
- 2c. Mr. Jeff Barrow, Director of Development, reported that Caltrans has granted authorization to proceed, and the project is expected to open for bidding in the near future.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – January 14, 2026
4. Receive and file Cash Report for November 30, 2026, for the Inland Valley Development Agency (IVDA)
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
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
7. Approve Meeting Minutes: December 10, 2025

ACTION: Approve Agenda Item Nos. 3-7 of the Consent Calendar.

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

I. **BOARD ACTION ITEMS**

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

Mr. Mark Cousineau, Director of Finance, presented a report regarding proposed budget adjustments for Fiscal Year 2025-2026. Staff noted a technical correction to the oral presentation: the \$64,000 budget adjustment is designated for IVDA’s West Parking Lot, driveway, and related hardscapes, as documented in the Agenda Item No. 8 staff report.

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

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

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

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 9.

ACTION: 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.

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

10. Conduct Business Plan Update Workshop

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled “Inland Valley Development Agency Business Plan Update Workshop Vol. 2, December 10, 2025” (as contained on page 059-079 in the Agenda Packet). Mr. Burrows discussed the key components of the business plan and ongoing work. He provided updates on IVDA Base Reuse resources, the agency’s partnership with Hillwood and Alliance California, and the Foreign Trade Zone. Additionally, he touched on infrastructure, sector growth, the Community Redevelopment Investment Authority (CRIA), and Operational Business Unit Alignment. Feedback from the Board was invited.

Supervisor Joe Baca Jr. thanked staff for the update regarding infrastructure and economic development. He requested clarification on landscaping responsibilities between Mills and Central, suggesting that minor enhancements would significantly improve the visual appeal of the corridor. Additionally, he emphasized the importance of project prioritization in future planning.

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Councilmember Sandra Ibarra expressed appreciation for the presentation, noting that it serves as an excellent snapshot of the collective changes and progress made.

Chairperson Phillip Dupper reported on his recent attendance at an AI Summit, noting that the event provided valuable insights into emerging technologies. He recommended that the agency explore the potential integration of AI solutions to enhance operational efficiency.

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

- 11. Review Status of the Action Plan for the Inland Valley Development Agency (IVDA) through June 30, 2026

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "DRAFT – June, 2026 – IVDA Focal Areas" (as contained on page 082-084 in the Agenda Packet). Mr. Burrows noted that the Action Plan remains a work in progress and will be updated as milestones are achieved and additional data becomes available.

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, Chairperson Phillip Dupper declared the meeting adjourned at 5:44 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on February 11, 2026.



Jillian Ubaldo
 Clerk of the Board