

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA

WEDNESDAY, FEBRUARY 11, 2026

Zoom Information:

<https://us02web.zoom.us/j/85797926412?pwd=rkim8Zd7N0tRWrhRZQkKSoJShl8jUH.1>

Meeting ID: 857 9792 6412 | Passcode: 915133

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

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.ivdaipa.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.ivdaipa.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: 1601 East Third Street, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Leslie Barrett, Vanir Executive Director and Vice President
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 275 N. Leland Norton Way, San Bernardino CA 92408
Negotiating Parties: Michael Lewin, IVDA Legal Counsel and Ramon Alvarez, Alvarez Holdings, LLC
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
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. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Properties: Former Norton Air Force Base, Parcels Site 5/SAR
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Kent Hindes, Managing Director, Cushman & Wakefield
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 FEBRUARY 11, 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]
- 2c. REPORT ON FOREIGN TRADE ZONE
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 015]
- 2d. REPORT ON UAS CENTER AT SBD
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 016]
- 2e. ALTERNATIVE WORK WEEK UPDATE
[PRESENTER: Catherine Pritchett, Director of Administration PAGE#: 017]

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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 – FEBRUARY 11, 2026
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 018]
4. RECEIVE AND FILE CASH REPORT FOR DECEMBER 31, 2025 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 024]
5. APPROVE MEETING MINUTES: JANUARY 14, 2026
[PRESENTER: Jillian Ubaldo, Clerk of the Board PAGE#: 027]

I. BOARD ACTION ITEMS

6. CONSIDER AND ADOPT PROPOSED BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 033]
7. AWARD A CONSTRUCTION CONTRACT TO DUSTIN SMITH EQUIPMENT, INC. IN AN AMOUNT NOT TO EXCEED \$139,500 FOR THE UAS TEST SITE: BACKFILL & SITE WORK PROJECT
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 036]
8. CONSIDER AND ADOPT RESOLUTION NO. 2026-01 OF THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) AMENDING ITS RECORDS RETENTION SCHEDULE AND AUTHORIZING DESTRUCTION OF CERTAIN AGENCY RECORDS
[PRESENTER: Jillian Ubaldo, Clerk of the Board PAGE#: 045]
9. CONDUCT BUSINESS PLAN UPDATE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 093]
10. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH JUNE 30, 2026
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 102]

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.

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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, March 11, 2026.