

# INLAND VALLEY DEVELOPMENT AGENCY

## SPECIAL MEETING AGENDA

MONDAY, MARCH 9, 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](http://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](http://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: 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  
Property: Former Norton AFB Parcel G-1, San Bernardino CA 92408  
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Erik Levitt, City of San Bernardino City Manager  
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 MARCH 9, 2026**  
**[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 3RD STREET CORRIDOR**  
**[PRESENTER: Jeff Barrow, Director of Development PAGE#: 013]**
- 2c. **REPORT ON UAS CENTER AT SBD**  
**[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 014]**
- 2d. **REPORT ON DFAS I REQUEST FOR QUALIFICATIONS**  
**[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 015]**
- 2e. **REPORT ON ALLIANCE CALIFORNIA**  
**[PRESENTER: Catherine Pritchett, Director of Administration PAGE#: 016]**

March 9, 2026

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 – MARCH 9, 2026  
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 017]
- 4. RECEIVE AND FILE CASH REPORT FOR JANUARY 31, 2026 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)  
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 022]
- 5. APPROVE MEETING MINUTES: FEBRUARY 11, 2026  
[PRESENTER: Jillian Ubaldo, Clerk of the Board PAGE#: 025]

I. **BOARD ACTION ITEMS**

- 6. RECEIVE AND FILE THE ANNUAL INDEPENDENT AUDIT REPORT OF THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) FOR THE FISCAL YEAR ENDED JUNE 30, 2025  
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 032]
- 7. CONDUCT BUSINESS PLAN UPDATE WORKSHOP  
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 080]
- 8. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH JUNE 30, 2026  
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 086]

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, April 8, 2026.

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 1</b></p> <p><b>PRESENTER: Jillian Ubaldo, Clerk of the Board</b></p>
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**SUBJECT: POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF MARCH 9, 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-subsiary 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):

<b><u>Agenda Item No.</u></b>	<b><u>Contractors/Tenants</u></b>	<b><u>Subcontractors/Subtenants</u></b>
6.	<u>Rogers, Anderson, Malody &amp; Scott, LLP</u> Brad Welebir, Partner Jenny Liu, Partner Brenda Olde, Managing Partner Leena Shanbhag, Partner Scott Manno, Partner Terry Shea, Partner	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;

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).

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**TO: Inland Valley Development Agency Board**

**DATE: March 9, 2026**

**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



**TO: Inland Valley Development Agency Board**

**DATE: March 9, 2026**

**ITEM NO: 2b**

**PRESENTER: Jeff Barrow, Director of Development**

**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



**TO: Inland Valley Development Agency Board**

**DATE: March 9, 2026**

**ITEM NO: 2c**

**PRESENTER: Michael Burrows, Chief Executive Officer**

**SUBJECT: INFORMATIONAL ITEMS – REPORT ON UAS CENTER AT SBD**

**SUMMARY**

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

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

**BACKGROUND INFORMATION**

None.

**Attachments:**

1. None



**TO: Inland Valley Development Agency Board**

**DATE: March 9, 2026**

**ITEM NO: 2d**

**PRESENTER: Michael Burrows, Chief Executive Officer**

**SUBJECT: INFORMATIONAL ITEMS – REPORT ON DFAS I REQUEST FOR QUALIFICATIONS**

### **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: March 9, 2026**

**ITEM NO: 2e**

**PRESENTER: Catherine Pritchett, Director of Administration**

**SUBJECT: INFORMATIONAL ITEMS – REPORT ON ALLIANCE CALIFORNIA**

**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><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 3</b></p> <p><b>PRESENTER: Mark Cousineau, Director of Finance</b></p>
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**SUBJECT: RECEIVE REGISTER OF DEMANDS - MARCH 9, 2026**

**SUMMARY**

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

**RECOMMENDED ACTION(S)**

Receive for information.

**FISCAL IMPACT**

Disbursements for amounts due in February 2026.

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 February 2026 amount to \$ 258,053.04 that include the following.

- **Professional Services:** Alvarez Holdings, LLC; CJMC Holdings, LLC; D&A Consulting; Desmond & Louis Inc.; Imagine Systems Inc.; Influential Drones; Innovative Federal Strategies LLC; RSG, Inc.; Terry Parish; Tom Dodson & Associates, and Zenaida Global were paid \$ 95,754.08.
- **Capital Projects Cost:** Cordoba Corporation was paid \$ 4,460.00.
- **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 \$ 75,160.55.
- **Employee Benefits:** American Fidelity Assurance Company, Ameritas Life Insurance Corp., Texas Life Insurance Company, and The Lincoln National Life Insurance Co. were paid \$ 20,061.27.

**Attachments:**

1. Register of Demands for the March 9, 2026 Board Meeting
2. Visa Breakdown - January 2026

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
March 9, 2026**

<b>Line</b>	<b>Vendor name</b>	<b>Description</b>	<b>Payment amount</b>
1	A.O. Reed & Co., LLC	Repairs and maintenance for HVAC system	\$ 12,386.25
2	AlSCO, Inc.	Mat maintenance	643.77
3	Alvarez Holdings, LLC	International trade consulting services	22,950.00
4	Amazon Capital Services Inc.	Office supplies and equipment	2,152.57
5	Amber Setian	Employee reimbursement	327.43
6	American Fidelity Assurance Company	Employee supplemental benefits	4,368.62
7	Ameritas Life Insurance Corp.	Employee group benefits - dental and vision	7,361.29
8	Am-Tec Total Security Inc.	Monthly fire and burglar alarm monitoring and inspection	416.45
9	Amtech Elevator Services	Elevator and escalator maintenance services	615.00
10	Belico Details LLC	Vehicle washes	280.00
11	BrightView Landscape Services, Inc.	Repairs and maintenance on irrigation system	4,040.64
12	Burrtec Waste Industries Inc.	Refuse	2,067.24
13	C & A Janitorial Services	Janitorial services	23,202.52
14	Cintas Uniforms	Uniform and mat rentals	117.17
15	City of San Bernardino Water Department	Water and sewer services	33,276.93
16	CJMC Holdings LLC	Construction and project management services for capital projects	3,400.00
17	Cordoba Corporation	3rd Street Corridor Roadway Rehabilitation Project	4,460.00
18	D&A Consulting	Professional services - UAS Center drone standards development	1,925.00
19	Department of Toxic Substance Control	Hazardous waste management plan	28.38
20	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
21	ETS Digital, LLC DBA PSI Services, LLC	FAA Exam vouchers	4,375.00
22	Imagine Systems Inc.	IT consulting services and desktop maintenance	2,562.38
23	Influential Drones	Professional services agreement for business development, planning, and execution of the UAD/ACUASI program at SBD	18,537.01
24	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00
25	K&L Hardware and Plumbing Supply Inc	Maintenance, tools, and supplies	51.69

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
March 9, 2026**

26	MCCi, LLC	Laserfiche software support services	4,373.95
27	Mobile Modular Management Corp (McGrath Rentcorp)	Mobile office trailer rental at UAS Center	1,963.61
28	National Association of Foreign Trade Zones	National Association of Foreign-Trade Zones membership	1,250.00
29	P3 Tech Consulting LLC	Podcast feature	1,500.00
30	RSG, Inc.	Professional services - continuing disclosure and consulting	8,658.75
31	Southern California Edison	Electricity	32,187.27
32	Terry Parisher	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	5,250.00
33	Texas Life Insurance Company	Group benefits - additional life insurance	1,100.47
34	The Gas Company	Gas	4,881.12
35	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	7,230.89
36	Tom Dodson & Associates	Professional services for environmental services	11,296.70
37	Toshiba Business Solutions	Maintenance and supplies for office equipment	482.06
38	Utility Telecom Group LLC	Ethernet and phone services for Building 48	1,596.99
39	Verizon Wireless	Wireless monthly service and equipment purchases	1,151.00
40	Visa	Office supplies and other miscellaneous charges	4,129.26
41	Western Exterminator Company	Pest control	281.39
42	Zenaida Global	Professional consulting services - UAS Center at SBD	12,174.24
	<b>Total</b>		<b>\$ 258,053.04</b>

**Inland Valley Development Agency  
 Visa Breakdown  
 January 2026**

Line	Description	Payee	Department	Amount
1	Lunch and delivery service for HR transition	Doordash	Administration	\$ 53.38
2	Secure HR fax line	Interfax	Administration	9.50
3	Cards and supplies for employee engagement	Stater Bros	Administration	80.75
4	PSHRA Membership	Public Sector Human Resources Association	Administration	45.00
5	Monitor extension for laptop	Amazon	Administration	178.99
6	Building 48 conference line	Free Conference Call	Executive Office	10.00
7	Building 48 water dispenser monthly rental	Quench	Executive Office	275.19
8	Subscription for QuickBooks access	QuickBooks	Finance	130.40
9	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
10	Microsoft 365 monthly subscription	Microsoft	Information Technology	814.06
11	PARMA public entity membership for A. Setian	Public Agency Risk Management Association	Risk Management	300.00
12	Registration for PARMA Conference	Public Agency Risk Management Association	Risk Management	549.00
13	Porta potty cleaning	United Site Services	UAS Center at SBD	104.01
14	Office supplies for UAS Center	Lowe's	UAS Center at SBD	106.95
15	Lodging for K. Benson UAS Center meetings	Residence Inn	UAS Center at SBD	235.83
16	Lodging for D. Krause UAS Center meetings	Residence Inn	UAS Center at SBD	245.48
17	Lodging for UAS Center meetings	Residence Inn	UAS Center at SBD	274.12
18	Lodging for UAS Center meetings	Residence Inn	UAS Center at SBD	485.60
<b>Total</b>				<b>\$ 4,129.26</b>
Visa Statement Balance:				\$ 4,129.26
Date Prepared:				2/17/2026

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 4</b></p> <p><b>PRESENTER: Mark Cousineau, Director of Finance</b></p>
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**SUBJECT: RECEIVE AND FILE CASH REPORT FOR JANUARY 31, 2026 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 January 31, 2026 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 January 31, 2026, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$27,758,547.49 on January 31, 2026. Banks' statements reflect \$27,802,554.42. The difference in totals is due to deposits in transit and outstanding checks on January 31, 2026.

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

**Attachments:**

1. Cash Report for January 31, 2026

**Inland Valley Development Agency**  
**Cash Report**  
**January 31, 2026**

**IVDA JPA CASH**

<u>Cash</u>	Balance 12/31/25	Activities	Balance 01/31/26
<i>MMKT/ Savings Account - CHASE Bank</i>	243,120.29	(149,996.95)	93,123.34
<i>Checking Account - CHASE Bank</i>	284,957.36	178,049.04	463,006.40
Deposits In Transit:			
Beginning	14,099.85	(14,099.85)	-
Ending		-	-
Outstanding Checks:			
Beginning	(27,195.40)	27,195.40	-
Ending		(44,006.93)	(44,006.93)
<i>Payroll Account - CHASE Bank</i>	1,032.74	(701.96)	330.78
<i>Benefits Account - CHASE Bank</i>	93,367.84	(47,104.23)	46,263.61
<i>BRORF Account - CHASE Bank</i>	2,098,920.63	(199,966.97)	1,898,953.66
<i>Cash with Fiscal Agent- MECLT Trust</i>	12,546.71	91,836.06	104,382.77
Subtotal	2,720,850.02	(158,796.39)	2,562,053.63
<u>Investments</u>			
<i>Local Agency Investment Funds - Regular Account</i>	84,712.25	895.72	85,607.97
<i>Local Agency Investment Funds - Bond Account</i>	135,724.73	1,435.10	137,159.83
Total	220,436.98	2,330.82	222,767.80
Subtotal JPA Cash & Investments	2,941,287.00	(156,465.57)	2,784,821.43

**IVDA SUCCESSOR AGENCY CASH**

<i>RORF Account -CHASE Bank</i>	8,640,558.99	(317,382.00)	8,323,176.99
<u>Investments Held With Fiscal Agent</u>			
<i>Special Fund - US Bank - 2014 series</i>	20.53	-	20.53
<i>Interest Account - US Bank - 2014 series</i>	-	-	-
<i>Reserve Account- US Bank - 2014 series</i>	16,650,383.15	70.71	16,650,453.86
<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	25,291,037.35	(317,311.29)	24,973,726.06
Total Cash and Investments	<u>\$ 28,232,324.35</u>	<u>(473,776.86)</u>	<u>\$ 27,758,547.49</u>

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

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 5</b></p> <p><b>PRESENTER: Jillian Ubaldo, Clerk of the Board</b></p>
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**SUBJECT: APPROVE MEETING MINUTES: FEBRUARY 11, 2026**

**SUMMARY**

Submitted for consideration and approval by the IVDA Board: Meeting minutes of the regular meeting held Wednesday, February 11, 2026.

**RECOMMENDED ACTION(S)**

Approve meeting minutes of the regular meeting held February 11, 2026.

**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. February 11, 2026 meeting minutes

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING BOARD ACTIONS

WEDNESDAY, FEBRUARY 11, 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 J. Navarro	Present
Mayor Pro Tem David Toro	Absent
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	Absent
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	Amber Casarez, Marketing Manager
Jeff Barrow, Director of Development	Jillian Ubaldo, 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 Navarro at approximately 5:02 P.M. on Wednesday, February 11, 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 Juan Figueroa 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 5:03 P.M. Mr. Michael Lewin, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, read the closed session items as posted on the Agenda.

- a. Conference with 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 Hinds, 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**

Vice-Chairperson Frank Navarro reconvened the meeting at 6:26 p.m. He asked Mr. Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin & Tooke, LLP, whether there were any reportable actions. Mr. Lewin reported that there were none and noted for the record that Supervisor Joe Baca Jr. recused himself from Closed Session Agenda Item C.

**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 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 3rd Street Corridor
  - c. Report on Foreign Trade Zone
  - d. Report on UAS Center at SBD
  - e. Alternative Work Week Update
- 2b. Mr. Jeff Barrow, Director of Development, reported that Caltrans has completed all required approvals and that bids are due on March 3, 2026.
- 2c. Mr. Michael Burrows, Chief Executive Officer, reported that the proposed reorganization of the acreage was approved by the Board of Harbor Commissioners of the Port of Long Beach. He further reported that an application package has been submitted to the Foreign Trade Zones Board in Washington, D.C., and that this Board will be notified upon its completion.
- 2d. Ms. Amber Casarez, Marketing Manager, provided a brief report on updates to the UAS Center at SBD website. She noted that the website is currently in beta, with final details still being finalized.
- 2e. Ms. Catherine Pritchett, Director of Administration, provided an update regarding revisions to the Policies and Procedures Manual due to the recent transition to Paycom. She reported that the alternative workweek schedule has been updated to ensure compliance, a new policy establishing a 90-day probationary period has been implemented, and board notification procedures have been revised to minimize the number of notifications sent to Board Members.

H. **BOARD CONSENT ITEMS**

3. Receive Register of Demands – February 11, 2026
4. Receive and file Cash Report for December 31, 2025, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: January 11, 2026

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

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

I. **BOARD ACTION ITEMS**

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

Mr. Mark Cousineau, Director of Finance, presented a report on Agenda Item No. 6.

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

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

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

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

**ACTION:** 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; and authorize the Chief Executive Officer to execute all related documents.

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

February 11, 2026

- 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

Ms. Jillian Ubaldo, Clerk of the Board, presented a report on Agenda Item No. 8.

**ACTION:** Adopt Resolution No. 2026-01 of the Inland Valley Development Agency (IVDA) amending the Records Retention Schedule and authorizing destruction of certain Agency records.

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

- 9. 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. 3, January 14, 2026” (as contained on page 095-101 in the Agenda Packet). Mr. Burrows discussed the key components of the business plan and ongoing work. He provided updates regarding IVDA responsibilities and the alignment of operational business units.

Supervisor Joe Baca Jr. thanked staff for the update and asked about local project funding, including whether there is a method to rank projects based on priority.

Mr. Burrows noted that the agency would use operating funds to seed projects in collaboration with public and private partners. He also stated that a list of projects, provided in a “cheat sheet” format, would be made available for updates.

Councilmember Sandra Ibarra noted that while projects are underway, the amount of \$250,000 listed pertains to projects that are still pending completion.

Mr. Burrows commented that some of the projects are still pending permitting and that there is minimal overlap between planning and construction.

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

- 10. 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 104-106 in the Agenda Packet). Mr. Burrows noted that an annual audit is expected at the next meeting, scheduled for March.

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 Navarro declared the meeting adjourned at 6:44 P.M.

**Approved at a Special Meeting of the Inland Valley Development Agency Board on March 9, 2026.**

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**Jillian Ubaldo**  
**Clerk of the Board**

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 6</b></p> <p><b>PRESENTER: Mark Cousineau, Director of Finance</b></p>
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**SUBJECT: RECEIVE AND FILE THE ANNUAL INDEPENDENT AUDIT REPORT OF THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

**SUMMARY**

The Inland Valley Development Agency (IVDA) annual independent financial audit for Fiscal year ending June 30, 2025, has been completed by Rogers, Anderson, Malody & Scott, LLP, an independent Certified Public Accounting firm.

**RECOMMENDED ACTION(S)**

Receive and file the annual independent audit report and Single Audit of the Inland Valley Development Agency (IVDA) for Fiscal Year ended June 30, 2025; and approve the submittal of these reports to the appropriate agencies.

**FISCAL IMPACT**

None. Funding for these services is included in the approved Fiscal Year 2025-2026 Budget.

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

**BACKGROUND INFORMATION**

The Inland Valley Development Agency (IVDA) annual independent financial audit for Fiscal Year ended June 30, 2025, has been completed by Rogers, Anderson, Malody, & Scott, LLP, an independent Certified Public Accounting firm. Auditing standards, generally accepted in the United States, require the independent auditor to communicate significant audit findings or difficulties encountered, if any, to IVDA's Board of Directors. Rogers, Anderson, Malody & Scott, LLP will make a brief presentation at the time of the meeting.

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

**Attachments:**

1. IVDA Financial Report for the Year Ended June 30, 2025



# *Inland Valley Development Agency*

FINANCIAL STATEMENTS

WITH INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED JUNE 30, 2025

# *Inland Valley Development Agency*

**For the Year Ended June 30, 2025**

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*Independent Auditor's Report*

To the Board of Directors  
Inland Valley Development Agency  
San Bernardino, California

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Inland Valley Development Agency (the Agency), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Agency, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Emphasis of Matter***

As described in Note 1 to the financial statements during the year ended June 30, 2025, the Agency adopted new accounting guidance under Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, and No. 102, *Certain Risk Disclosures*. Our opinions are not modified with respect to this matter.

## ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 24, 2026, on our consideration of Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Agency's internal control over financial reporting and compliance.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
February 24, 2026

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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The Inland Valley Development Agency ("Agency") is a regional joint powers authority ("JPA") specifically designated by the U.S. Department of Defense as the officially recognized Local Redevelopment Authority as defined under 32 CFR Part 175, Section 175.3 and under Public Law 100-526 (also referred to as the Base Realignment and Closure Act) created in 1990.

The Agency was created for the purpose of acquiring the former Norton Air Force Base ("Air Base") to facilitate the successful reuse of the property and to promote economic development within a three mile perimeter of the Air Base. In addition to the powers inherent in the Agency as formed as a joint exercise of powers authority pursuant to Government Code Section 6500, et seq., the Agency was granted certain additional powers through the adoption of AB419 by the State Legislature in 1989 as currently found in Health & Safety Code Section 33492.40, whereby the Agency also had the ability to exercise redevelopment powers under California Community Redevelopment Law. Since redevelopment agency dissolution on February 1, 2012, the Agency has functioned as both a regional joint powers authority ("JPA") and as a successor agency to hold the assets and liabilities acquired with the Agency's dissolved redevelopment powers.

The Agency derives revenue from leases, fees for services, intergovernmental revenue, and contributions from the member jurisdictions.

### **The Financial Statements**

The Agency members are the City of Colton, City of Loma Linda, City of San Bernardino, and the County of San Bernardino in Southern California.

The Agency's financial statements consist of four parts: *Management's Discussion and Analysis*, *Basic Financial Statements*, *Notes to the Financial Statements*, and *Required Supplementary Information*. The financial statements present two views of the Agency- government-wide and by fund.

The *Management's Discussion and Analysis* or MD&A is an integral part of a government's annual financial statements. The purpose of the MD&A is to provide a narrative explanation, through the eyes of management, of currently known facts, decisions, or conditions of future significance, including the entity's performance and financial condition.

*Government-Wide Financial Statements* report information about the Agency as a whole using accounting methods similar to those used by private-sector companies, and for the Agency's purpose, have two categories: governmental activities and business-type activities. These statements consist of a *Statement of Net Position* and a *Statement of Activities*. The *Statement of Net Position* includes all of the Agency's assets, liabilities, and deferred outflows and deferred inflows of resources. Current year's revenues and expenses are accounted for in the *Statement of Activities* regardless of when cash is received or paid.

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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*Fund Financial Statements* provide more detailed information about the Agency's most significant funds. The Agency uses fund accounting to keep track of specific sources of funding and spending for particular purposes. The Agency has three kinds of funds:

- Governmental funds,
- Proprietary funds, and
- Fiduciary funds.

Governmental Fund. The Agency has one governmental fund- the *JPA General Fund*. Financial activity for the fund is presented in the following statements:

- *Balance Sheet Governmental Fund,*
- *Statement of Revenues, Expenditures, and Changes in Fund Balances-Governmental Fund.*

The following reconciliations are provided to enhance the readers' understanding of the differences between the two sets of statements.

- *Reconciliation of the Balance Sheet-Governmental Fund to the Statement of Net Position,*
- *Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of Governmental Fund to the Statement of Activities.*

Proprietary Fund. The Agency uses enterprise funds, a type of proprietary fund, to account for the Water and Sewer Fund and the UAS Center at SBD Fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Beginning in the 2003 fiscal year, the Water and Sewer Fund collects water and sewer revenues from retail users. Expenses are incurred for costs related to providing water and wastewater treatment services to the users. Beginning in the 2021 fiscal year, the UAS Center at SBD Fund generates revenues by providing training, system integration, and other related unmanned aircraft systems (UAS) services to individual, corporate, and government users. Expenses are incurred for costs related to providing these services to the users. The proprietary funds financial statements include the *Statement of Net Position-Proprietary Fund, Statement of Revenues, Expenses, and Changes in Fund Net Position-Proprietary Fund,* and a *Statement of Cash Flows- Proprietary Fund.*

Fiduciary Fund. Fiduciary funds are used to account for assets held in trust by the government for the benefit of individuals or other entities. The Agency maintains a Private-Purpose Trust Fund to report the assets, liabilities, deferred inflows and deferred outflows of resources, and activities of the Successor Agency. The fiduciary fund financial statements include the *Statement of Fiduciary Net Position,* and the *Statement of Changes in Fiduciary Net Position.*

# Inland Valley Development Agency

## Management's Discussion and Analysis For the Year Ended June 30, 2025

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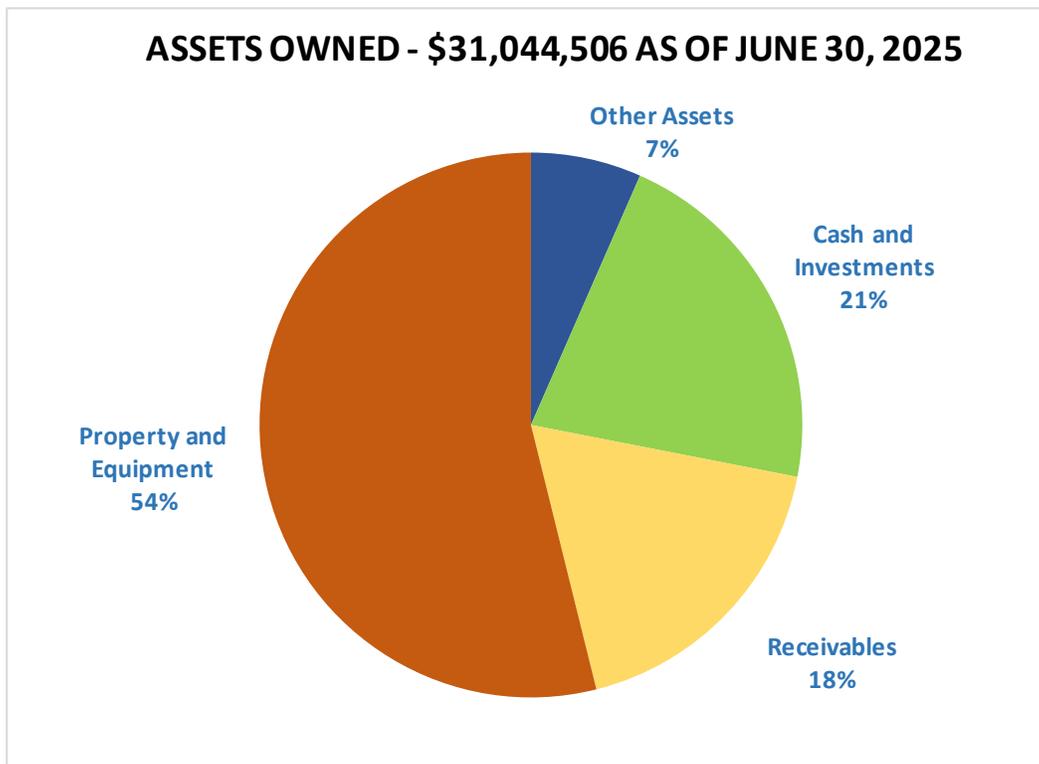
*Notes to Financial Statements* ("Notes") are additional information added to the end of financial statements that help explain specific items in the statements as well as provide a more comprehensive assessment of an entity's financial condition. Notes to financial statements can include information on debt, going concern criteria, accounts, contingent liabilities or contextual information explaining the financial numbers (e.g. to indicate a lawsuit).

*Required Supplementary Information* consists of the *Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual General Fund* and *Note to Required Supplementary Information*.

### Summary Financial Information and Analysis

#### Government-Wide Financial Statements

The following chart reflects the composition of total assets owned on June 30, 2025 as shown on the *Government-Wide Statement of Net Position* (governmental and business-type activities).



# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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The following is a comparison of the summaries of financial position and changes in net position shown on the government-wide financial statements (governmental activities only) for fiscal years ended 2025 and 2024.

### **Financial Statement Summary Governmental Activities (in thousands)**

	<i>June 30, 2025</i>	<i>June 30, 2024</i>
Current Assets	\$ 14,198	\$ 15,959
Noncurrent Assets	16,358	16,881
Total Assets	<u>30,556</u>	<u>32,840</u>
Current Liabilities	1,802	1,606
Noncurrent Liabilities	43	25
Total Liabilities	<u>1,845</u>	<u>1,631</u>
Total Deferred Inflows of Resources	<u>2,017</u>	<u>1,411</u>
Net Investment in Capital Assets	16,321	16,881
Unrestricted	10,373	12,917
Net Position	<u>\$ 26,694</u>	<u>\$ 29,798</u>
Program Revenues	\$ 1,157	\$ 1,435
General Revenues and Transfers	2,381	1,737
Total Revenues	<u>3,538</u>	<u>3,172</u>
Program Expenses	6,642	9,726
Change in Net Position	(3,104)	(6,554)
Beginning Net Position	29,798	36,352
Ending Net Position	<u>\$ 26,694</u>	<u>\$ 29,798</u>

The decrease in net position of \$3,104,392 is due to delays in anticipated development projects and related revenue during the fiscal year; and public transportation network expenditures in economic development support of the San Bernardino International Airport authority, a related party.

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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The following is a comparison of the summaries of financial position and changes in net position shown on the government-wide financial statements (business-type activities only) for fiscal years ended 2025 and 2024. This includes the Water and Sewer and UAS Center activities.

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Current Assets	\$ 120	\$ 57
Noncurrent Assets	368	270
Total Assets	<u>488</u>	<u>327</u>
Total Liabilities	<u>129</u>	<u>242</u>
Net Investment in Capital Assets	368	270
Unrestricted (deficit)	(9)	(185)
Total Net Position	<u>\$ 359</u>	<u>\$ 85</u>
Operating Revenues	\$ 579	\$ 388
Transfers of Operating Allowances	<u>470</u>	<u>183</u>
Total Revenues and Transfers	1,049	571
Program Expenses	<u>787</u>	<u>643</u>
Change in Net Position	262	(72)
Beginning Net Position, as previously reported	85	157
Correction of an error	12	-
Beginning Net Position, as restated	<u>97</u>	<u>157</u>
Ending Net Position	<u>\$ 359</u>	<u>\$ 85</u>

### **Categories of Net Position**

The Agency is required to present its net position in three categories: *Net Investment in Capital Assets, Restricted,* and *Unrestricted* reflected on the *Government-Wide Statement of Net Position*.

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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### Net Investment in Capital Assets

At June 30, 2025, Invested in Capital Assets, net of related debt was \$16,688,688.

### Restricted

No amounts of net position are restricted as of June 30, 2025.

### Unrestricted

The Agency had \$10,363,669 at June 30, 2025 in unrestricted net position.

## **Fiduciary Fund Financial Statements**

The Agency has one fiduciary fund - the Successor Agency Fund (sub-classed as a private - purpose trust fund).

The following table is a comparison of the summary of the financial position and changes in net position for fiscal years ended June 30, 2025 and 2024.

In summary, for the year ended June 30, 2025 total assets and deferred outflows of resources in the fiduciary funds total \$26,658,552 and the total liability and deferred inflows of resources totaled \$ 213,439,694, which results in net position deficit of \$186,781,142.

### **Financial Statement Summary Fiduciary Fund Successor Agency Fund (in thousands)**

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Total Assets & Deferred Outflows of Resources	\$ 26,659	\$ 27,690
Total Liabilities & Deferred Inflows of Resources	<u>213,440</u>	<u>220,485</u>
Total Net Position	<u>\$ (186,781)</u>	<u>\$ (192,795)</u>
Additions	\$ 17,014	\$ 16,939
Deductions	11,000	11,234
Change in Net Position	<u>\$ 6,014</u>	<u>\$ 5,705</u>

The 2025 change in net position of \$6,013,259 is due to timing differences between property tax increment revenue and debt service payments.

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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### **Budget to Actual Analysis**

Variations between the original budget adopted on June 12, 2024, and the final budget amounts at fiscal year close were not significant.

The intergovernmental revenue budget of \$6,015,530 is for various budgeted grants from Federal, State and Local sources for various multi-year projects. The allocation in the budget reflected the revenue for the entire capital projects portfolio for multiple years; however, the projects' activities didn't take place entirely in this fiscal year. Therefore, the Agency's reimbursements from various agencies in this fiscal year were less than the available allocated project funds. Developer income was budgeted for \$2,472,312; however, major planned development activities didn't take place during the fiscal year. Therefore, Developer income was less than budgeted.

The project improvement costs expense budget of \$8,962,594 is for the entire estimated cost of the Agency's capital projects portfolio that spans multiple years. However, the Agency did not incur all the costs for construction in process during the fiscal year, resulting in a variance.

### **Additional Information and Analysis**

#### **Development Projects**

The Agency previously entered into an ongoing Master Disposition and Development Agreement (MDDA) with Hillwood/San Bernardino, LLC, a Delaware limited liability company, owned 100% by H. Ross Perot, Jr. The MDDA's purpose is to develop Alliance-California, a business and industrial park in and around the San Bernardino International Airport. As of April 2025, over 16 million square feet of new facilities had been developed on or near the former Norton Air Force Base.

The Agency also entered into an Owners Participation Agreement with Stater Bros. Markets, a California Corporation, and a Tri-Party Agreement with Stater Bros. Markets and Hillwood/San Bernardino, LLC, a Delaware limited liability company. These agreements allowed Stater Bros. Market to relocate their corporate offices and distribution facilities to the former Norton Air Force Base. Stater Bros. Market constructed over 2.1 million square feet of warehousing facilities that provides over 2,000 jobs.

During the 2024-25 fiscal year, the Agency began utilizing its avigation easement rights to facilitate public and private project development within the Agency's project plan area.

The Inland Valley Development Agency will continue to help develop the San Bernardino International Airport pursuant to its military base reuse joint powers authority obligations in the current and subsequent fiscal years.

# *Inland Valley Development Agency*

## **Management's Discussion and Analysis For the Year Ended June 30, 2025**

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Pursuant to its obligations, the Agency has previously committed to support the San Bernardino International Airport Authority through and including the 2024-2025 and future fiscal years to assist airport operations and other capital project needs.

### **Going Forward**

On February 27, 2014, the IVDA entered into a binding settlement agreement with the State of California, Department of Finance (DOF) and others to resolve prior litigation matters regarding the IVDA's unique formation and operation under Federal and State law. That settlement ensures that going forward, the IVDA has a separate Successor Agency function that serves to address the post-dissolution functions related to IVDA's exercise of California redevelopment powers. It further establishes that IVDA's existence and operation as a military base reuse joint powers authority was not dissolved and continues to function for the purposes for which it was originally established. The Successor Agency and the Joint Powers Authority are separate and distinct legal entities.

On May 15, 2014, the IVDA completed a comprehensive refinancing of all long-term debt with the issuance of its IVDA 2014 Tax Allocation Refunding Bonds Series A and Series B. This \$239 million issuance provides for stable and level debt service payments through 2045.

Going forward, the IVDA military base reuse joint powers authority continues to be engaged in implementation of its base reuse plan, supporting the San Bernardino International Airport, and deploying quality public infrastructure projects, programs, and services throughout its base reuse project area (a 3-mile radius around the former base).

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# Inland Valley Development Agency

## Statement of Net Position June 30, 2025

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and investments	\$ 6,557,421	\$ 26,439	\$ 6,583,860
Cash and investments with fiscal agents	80,399	-	80,399
Receivables:			
Accounts	115,492	93,627	209,119
Grants	1,014,236	-	1,014,236
Interest	4,380	-	4,380
Lease	2,132,647	-	2,132,647
Participation payment	2,248,720	-	2,248,720
Prepaid expenses	17,001	-	17,001
Deposits held with others	312,240	-	312,240
Due from other governments	1,715,847	-	1,715,847
Capital assets, not being depreciated	6,309,502	-	6,309,502
Capital assets, being depreciated, net	10,048,529	368,026	10,416,555
	<u>30,556,414</u>	<u>488,092</u>	<u>31,044,506</u>
Total assets			
	<u>30,556,414</u>	<u>488,092</u>	<u>31,044,506</u>
<b>LIABILITIES</b>			
Accounts payable	1,155,903	127,340	1,283,243
Accrued expenses	230,875	-	230,875
Due to Successor Agency	500	-	500
Retention payable	37,369	-	37,369
Unearned revenue	109,175	2,000	111,175
Deposits	225,629	-	225,629
Long-term liabilities:			
Compensated absences, current	42,816	-	42,816
Compensated absences, noncurrent	42,815	-	42,815
	<u>1,845,082</u>	<u>129,340</u>	<u>1,974,422</u>
Total liabilities			
	<u>1,845,082</u>	<u>129,340</u>	<u>1,974,422</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Leases	2,017,727	-	2,017,727
	<u>2,017,727</u>	<u>-</u>	<u>2,017,727</u>
<b>NET POSITION</b>			
Net investment in capital assets	16,320,662	368,026	16,688,688
Unrestricted	10,372,943	(9,274)	10,363,669
	<u>26,693,605</u>	<u>358,752</u>	<u>27,052,357</u>
Total net position			
	<u>\$ 26,693,605</u>	<u>\$ 358,752</u>	<u>\$ 27,052,357</u>

The accompanying notes are an integral part of these financial statements.

# Inland Valley Development Agency

## Statement of Activities For the Year Ended June 30, 2025

	Governmental Activities	Business-type Activities	Total
<b>PROGRAM EXPENSES</b>			
General government	\$ 6,642,294	\$ -	\$ 6,642,294
Water and sewer	-	236,278	236,278
UAS center	-	550,919	550,919
	<u>6,642,294</u>	<u>787,197</u>	<u>7,429,491</u>
<b>PROGRAM REVENUES</b>			
Charges for services	241,205	579,317	820,522
Capital grants	915,722	-	915,722
	<u>1,156,927</u>	<u>579,317</u>	<u>1,736,244</u>
Net program revenues (expenses)	<u>(5,485,367)</u>	<u>(207,880)</u>	<u>(5,693,247)</u>
<b>GENERAL REVENUES AND TRANSFERS</b>			
Interest	25,236	-	25,236
Lease income	2,664,966	-	2,664,966
Developer income	150,000	-	150,000
Other income	10,773	-	10,773
Transfers of operating allowances	(470,000)	470,000	-
	<u>2,380,975</u>	<u>470,000</u>	<u>2,850,975</u>
Change in net position	(3,104,392)	262,120	(2,842,272)
Beginning net position, as previously reported	29,797,997	84,992	29,882,989
Correction of an error: understated revenues	-	11,640	11,640
Beginning net position, as restated	<u>29,797,997</u>	<u>96,632</u>	<u>29,894,629</u>
Net position, end of year	<u>\$ 26,693,605</u>	<u>\$ 358,752</u>	<u>\$ 27,052,357</u>

The accompanying notes are an integral part of these financial statements.

# *Inland Valley Development Agency*

## **Balance Sheet Governmental Funds June 30, 2025**

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	<u>General Fund</u>
<b>ASSETS</b>	
Cash and investments	\$ 6,557,421
Cash and investments with fiscal agents	80,399
Receivables:	
Accounts	115,492
Grants	1,014,236
Interest	4,380
Lease	2,132,647
Prepaid expenses	17,001
Deposits held with others	312,240
Due from other governments	<u>1,715,847</u>
 Total assets	 <u><u>\$ 11,949,663</u></u>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 1,155,903
Accrued expenses	230,875
Retention payable	37,369
Unearned revenue	109,175
Deposits	225,629
Due to Successor Agency	<u>500</u>
 Total liabilities	 <u>1,759,451</u>
 <b>Deferred Inflows of Resources:</b>	
Leases	<u>2,017,727</u>
 Total deferred inflows of resources	 <u>2,017,727</u>
 <b>Fund Balance:</b>	
Nonspendable	
Prepaid expenses	17,001
Deposits held with others	312,240
Unassigned	<u>7,843,244</u>
 Total fund balance	 <u>8,172,485</u>
 Total liabilities, deferred inflows of resources and fund balance	 <u><u>\$ 11,949,663</u></u>

The accompanying notes are an integral part of these financial statements.

## *Inland Valley Development Agency*

### **Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position June 30, 2025**

---

Total fund balance of governmental funds \$ 8,172,485

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, not reported in the funds. These assets consist of:

Capital assets, not being depreciated	6,309,502	
Capital assets, being depreciated	<u>10,048,529</u>	
		16,358,031

Participation payment receivable is not a current financial resource and therefore is not reported in the General Fund. 2,248,720

Long-term liabilities applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. These liabilities consist of:

Compensated absences	<u>(85,631)</u>	
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Net position of governmental activities \$ 26,693,605

The accompanying notes are an integral part of these financial statements.

# *Inland Valley Development Agency*

## **Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds For the Year Ended June 30, 2025**

---

<b>REVENUES</b>	<u>General Fund</u>
Charges for services	\$ 241,205
Lease income	2,778,275
Intergovernmental	1,050,244
Developer income	150,000
Other income	10,773
Interest income	<u>25,236</u>
 Total revenues	 <u>4,255,733</u>
 <b>EXPENDITURES</b>	
General and administrative costs	1,878,870
Professional services	491,946
Planning, survey and design	215,010
Operation of acquired property	836,713
Project improvement costs	1,613,654
Public transportation support payments	<u>1,047,896</u>
 Total expenditures	 <u>6,084,089</u>
 Excess (deficiency) of revenues over (under) expenditures	 (1,828,356)
 <b>OTHER FINANCING SOURCES (USES)</b>	
Transfers out	<u>(470,000)</u>
 Total other financing sources (uses)	 <u>(470,000)</u>
 Net change in fund balance	 (2,298,356)
 Fund balance, beginning of year	 <u>10,470,841</u>
 Fund balance, end of year	 <u><u>\$ 8,172,485</u></u>

The accompanying notes are an integral part of these financial statements.

## *Inland Valley Development Agency*

### **Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Funds to the Statement of Activities For the Year Ended June 30, 2025**

---

Net change in fund balance - governmental funds	\$ (2,298,356)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Participation payments received were recorded as revenue including principal and amortization on the discount on sale	(113,309)
Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense.	
Capital outlays as expenditures	413,666
Depreciation expense	(936,771)
Revenues that were previously reported as deferred inflows of resources in the governmental funds were recognized as revenue in a prior year in the government-wide statements. Accordingly, the current-year recognition of those amounts in the governmental funds does not result in additional revenue in the Statement of Activities	(134,522)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	
Change in compensated absences	<u>(35,100)</u>
Change in net position of governmental activities	<u>\$ (3,104,392)</u>

The accompanying notes are an integral part of these financial statements.

# *Inland Valley Development Agency*

## **Statement of Net Position Proprietary Funds June 30, 2025**

---

	Water and Sewer	UAS Center	Total
<b>ASSETS</b>			
Cash	\$ 25,324	\$ 1,115	\$ 26,439
Accounts receivable	20,714	72,913	93,627
Capital assets, being depreciated, net	<u>167,829</u>	<u>200,197</u>	<u>368,026</u>
Total assets	<u>213,867</u>	<u>274,225</u>	<u>488,092</u>
<b>LIABILITIES</b>			
Accounts payable	36,181	91,159	127,340
Unearned revenue	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total liabilities	<u>36,181</u>	<u>93,159</u>	<u>129,340</u>
<b>NET POSITION</b>			
Net investment in capital assets	167,829	200,197	368,026
Unrestricted	<u>9,857</u>	<u>(19,131)</u>	<u>(9,274)</u>
Total net position	<u>\$ 177,686</u>	<u>\$ 181,066</u>	<u>\$ 358,752</u>

The accompanying notes are an integral part of these financial statements.

*Inland Valley Development Agency*

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended June 30, 2025**

	Water and Sewer	UAS Center	Total
<b>OPERATING REVENUE</b>			
Charges for sales and service	\$ 253,444	\$ 325,873	\$ 579,317
<b>OPERATING EXPENSES</b>			
Costs of sales and services	227,206	-	227,206
Depreciation	9,072	15,109	24,181
Administrative costs	-	92,033	92,033
Professional service	-	443,777	443,777
Total operating expenses	236,278	550,919	787,197
Operating income (loss)	17,166	(225,046)	(207,880)
<b>TRANSFERS</b>			
Transfers in	-	470,000	470,000
Total transfers	-	470,000	470,000
Change in net position	17,166	244,954	262,120
Beginning net position (deficit), as previously reported	148,880	(63,888)	84,992
Correction of an error: understated revenues	11,640	-	11,640
Beginning net position (deficit), as restated	160,520	(63,888)	96,632
Net position, end of year	<u>\$ 177,686</u>	<u>\$ 181,066</u>	<u>\$ 358,752</u>

The accompanying notes are an integral part of these financial statements.

# Inland Valley Development Agency

## Statement of Cash Flows Proprietary Funds For the Year Ended June 30, 2025

	Water and Sewer	UAS Center	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash received from customers	\$ 244,370	\$ 280,085	\$ 524,455
Cash paid to suppliers	(250,839)	(492,550)	(743,389)
Net cash used for operating activities	<u>(6,469)</u>	<u>(212,465)</u>	<u>(218,934)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition and construction of capital assets	-	(122,150)	(122,150)
Net cash used for capital and related financing activities	<u>-</u>	<u>(122,150)</u>	<u>(122,150)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Transfers (to) from other funds	-	470,000	470,000
Cash received from other governments	5,798	-	5,798
Cash paid to other governments	-	(134,270)	(134,270)
Net cash provided by noncapital financing activities	<u>5,798</u>	<u>335,730</u>	<u>341,528</u>
Net increase (decrease) in cash	(671)	1,115	444
Cash, beginning of year	<u>25,995</u>	<u>-</u>	<u>25,995</u>
Cash, end of year	<u>\$ 25,324</u>	<u>\$ 1,115</u>	<u>\$ 26,439</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ 17,166	\$ (225,046)	\$ (207,880)
Adjustments to reconcile operating income (loss) to net cash used for operating activities:			
Depreciation	9,072	15,109	24,181
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable	(9,074)	(47,788)	(56,862)
Increase (decrease) in accounts payable	(23,633)	43,260	19,627
Increase (decrease) in unearned revenue	-	2,000	2,000
Net cash used for operating activities	<u>\$ (6,469)</u>	<u>\$ (212,465)</u>	<u>\$ (218,934)</u>

The accompanying notes are an integral part of these financial statements.

# *Inland Valley Development Agency*

## **Statement of Net Position Fiduciary Funds June 30, 2025**

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	Private-Purpose Trust Fund
<b>ASSETS</b>	
Cash and investments	\$ 8,443,570
Cash and investments with fiscal agents	16,650,080
Prepaid bond issuance costs	661,915
Deposits held with others	110,663
Due from other government agencies	500
Investment property	229,750
	<hr/>
Total assets	26,096,478
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred loss on refunding	562,074
	<hr/>
<b>LIABILITIES</b>	
Accrued interest	3,532,304
Deposits	110,663
Bonds payable, net:	
Portion due or payable within one year	6,536,423
Portion due or payable after one year	203,260,304
	<hr/>
Total liabilities	213,439,694
<b>NET POSITION (DEFICIT)</b>	
Restricted for individuals, organizations, and other governments	\$ (186,781,142)
	<hr/> <hr/>

The accompanying notes are an integral part of these financial statements.

*Inland Valley Development Agency*

**Statement of Changes in Fiduciary Net Position  
Fiduciary Funds  
For the Year Ended June 30, 2025**

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	Private-Purpose Trust Fund
<b>ADDITIONS</b>	
Property tax increment	\$ 16,928,846
Interest income	872
Transfers from IVDA	<u>83,851</u>
Total additions	<u>17,013,569</u>
<b>DEDUCTIONS</b>	
Administrative costs	325,056
Interest and fees	<u>10,675,254</u>
Total deductions	<u>11,000,310</u>
Change in net position	6,013,259
Net position (deficit), beginning of year	<u>(192,794,401)</u>
Net position (deficit), end of year	<u><u>\$ (186,781,142)</u></u>

The accompanying notes are an integral part of these financial statements.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 1 – Organization**

Inland Valley Development Agency (Agency) is a Joint Powers Authority (JPA) formed pursuant to the provisions of the Government Code of the State of California and is comprised of four local governmental entities. These entities are the County of San Bernardino and the Cities of San Bernardino, Colton, and Loma Linda. The Agency was initially formed pursuant to a Joint Powers Agreement dated January 24, 1990, which was subsequently amended on February 12, 1990. The Agency was created to serve as a federal base reuse authority pursuant to the requirements of the Department of Defense in the Base Realignment and Closure Act for effectuating the conversion of the former Norton Air Force Base into civilian reuse. In addition, the Agency had the ability to exercise redevelopment powers pursuant to a special legislation, which became a part of the California Community Redevelopment Law. Specifically, Health and Safety Code Section 33320.5, which became effective January 1, 1990, provides that the Agency shall have, and exclusively exercise, powers of a redevelopment agency pursuant to the California Community Redevelopment Law in connection with a redevelopment project area approved by such joint powers authority.

The Agency adopted a Redevelopment Plan for the Inland Valley Redevelopment Project Area. The Agency's prime purpose and function in the adoption of this Redevelopment Plan was to provide the mechanism and funding to (1) acquire Norton Air Force Base (Air Base) and facilitate the successful reuse of the property; (2) ensure that adequate access exists to and from the major transportation systems and the Air Base; and (3) promote economic development within the area surrounding the Air Base.

California redevelopment agencies were dissolved effective January 31, 2012 pursuant to Assembly Bill (AB)x1 26. The Agency elected to serve as the successor agency to hold the assets and liabilities acquired with the Agency's dissolved redevelopment powers until they are distributed to other units of State and local government.

### **Note 2 – Summary of Significant Accounting Policies**

#### **A. Reporting Entity**

As required by generally accepted accounting principles, these financial statements present the Agency and the Private-Purpose Trust Fund for the Successor Agency.

Pursuant to the provisions of the Redevelopment Restructuring Act, the Agency elected to become the successor agency to hold the assets and liabilities acquired with the Agency's dissolved redevelopment powers. All assets and liabilities related to the former redevelopment agency were transferred to the Successor Agency as of February 1, 2012, and the activities of the Successor Agency are reported as a fiduciary fund in the accompanying financial statements. The Successor Agency operates under the auspices of a legislatively formed Oversight Board comprised of representatives of the local agencies that serve the redevelopment project area. It is tasked with fulfilling the obligations of the former redevelopment agency.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **B. Government-Wide and Fund Financial Statements**

The basic financial statements of the Agency are comprised of the following:

- Government-wide financial statements;
- Fund financial statements; and
- Notes to the financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the reporting entity. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds. Fiduciary funds are excluded from the government-wide financial statements. The Agency has only one governmental fund.

#### **C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)**

For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The proprietary and private-purpose trust funds are reported using the economic resources measurement focus and the accrual basis of accounting.

The Agency reports the following major governmental funds:

*General Fund* - This is the Agency's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Agency reports the following major proprietary funds:

*Enterprise Funds* - The Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business, where the intent of the Board of Directors is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The Agency reported the following enterprise funds:

*Water and Sewer Fund* - This fund accounts for the activities of the government in providing water and sewer services to retail users.

*UAS Center Fund* - This fund accounts for the activities of the government in providing unmanned aerial systems or drone flight training and systems integration consulting to individuals, corporations, and governments.

The Agency reports the following fiduciary fund type:

*Private-Purpose Trust Fund* - This fund is a fiduciary fund type used by the Agency to report trust arrangements under which principal and income are dedicated to providing benefits to recipients in accordance with the benefit term. This fund reports the assets, liabilities, and activities of the Successor Agency.

Certain eliminations have been made as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34 and Generally Accepted Accounting Principles (GAAP) in regards to interfund activities, payables, and receivables.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)**

All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances. In the statement of activities, transactions between governmental and business-type activities have not been eliminated.

Amounts reported as program revenues include: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions. Internally-dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include taxes, if any.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of salaries and benefits, services and supplies, administrative expenses, utilities, maintenance, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### **D. Budgetary Practices**

Each year, the Agency adopts a budget for all governmental funds, which provide for the general operations of the Agency. Budgets are prepared on the modified accrual basis of accounting.

#### **E. Cash**

Cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

#### **F. Investments**

Investments for the government are reported at fair value (generally based on quoted market prices) except for the position in the Local Agency Investment Fund (LAIF), which is part of the pooled money investment account that is regulated by the California Government Code under the oversight of the State Treasurer, Director of Finance, and State Controller. The Agency's investment in this pool is reported in the accompanying financial statements at cost, which approximates fair value. Fair value is calculated based on the Agency's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio).

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **G. Receivables and Payables**

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either due to/from other funds (i.e., the current portion of interfund loans) or advances to/from other funds (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as due to/from other funds. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

Accounts receivable are stated at the amount management expects to collect from outstanding balances. A receivable balance is charged off in the period in which the receivable is deemed uncollectible. All accounts receivable are shown net of an allowance for uncollectible amounts when applicable. Management evaluates uncollectible amounts based on its assessment of the current status of individual accounts. Accounts receivable are deemed to be fully collectible. There was no allowance for doubtful accounts at June 30, 2025.

#### **H. Capital Assets**

Capital assets, which include property and equipment are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$5,000 and have an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the government are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	10-35
Equipment and vehicles	5-7

Construction in progress includes all capitalized costs for expenditures directly incurred to bring a capital asset to a useable condition. These capitalized costs will be recorded to capital assets when the asset is operational. At that time, the costs will be depreciated or amortized over the respective capital asset's estimated useful life.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **I. Investment Property**

Investment property is reported in the statement of fiduciary net position at historical or acquisition cost.

#### **J. Bond Issuance Costs and Premiums/Discounts**

Bond premiums and discounts in the fiduciary funds are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are recognized as an outflow of resources in the period incurred on the statement of changes in fiduciary net position.

#### **K. Employee Compensated Absences**

Accumulated vacation, holiday benefits, and compensatory time are recorded as an expense and liability as the benefits are earned. Compensated absence liabilities are recorded when incurred in the government-wide and proprietary fund financial statements.

#### **L. Deferred Outflows/Inflows of Resources**

A deferred outflow of resources is defined as a consumption of net assets by the Agency that is applicable to a future reporting period. The Agency currently has one item in the statement of net position, which qualifies for reporting as deferred outflows of resources: deferred loss on refunding.

A deferred inflow of resources represents an acquisition of net assets that applies to future reporting periods and will not be recognized as an inflow of resources until that time. The Agency currently reports one item that qualifies as a deferred inflow of resources: leases.

#### **M. Net Position Classification**

In the government-wide financial statements, net position is categorized as follows:

*Net Investment in Capital Assets* - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **M. Net Position Classification (Continued)**

*Restricted Net Position* - This component of net position consists of constraints placed on net position through external constraints imposed by creditors (such as through debt covenants), granters, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

*Unrestricted Net Position* - This component of net position consists of net position that does not meet the definition of net investment in capital assets, or restricted net position.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, and then unrestricted resources as they are needed.

#### **N. Fund Balances**

In the fund financial statements, fund balances are categorized as follows:

*Nonspendable* - Items that cannot be spent because they are not in a spendable form (such as inventory) or items that are legally or contractually required to be maintained intact.

*Restricted* - Items with constraints placed on their use that are either: (1) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (2) imposed by law by constitutional provisions or by enabling legislation.

*Committed* - Items that encompass the portion of net fund resources, the use of which is constrained by the limitations that the government imposes upon itself at its highest level of decision-making authority (Board of Directors) through resolution and that remain binding unless removed in the same manner.

*Assigned* - Items that are constrained by the government's intent to be used for specific purposes. The intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. The Board of Directors is authorized for this purpose.

*Unassigned* - This category is for any spendable balances that have not been restricted, committed, or assigned to a specific purpose.

For the classification of fund balances, the Agency considers restricted amounts to have been spent before unrestricted if the expenditure meets the criteria for use of restricted funds. Unrestricted funds are used in the following order: committed, assigned, and unassigned funds.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **O. Property Taxes**

The Successor Agency receives incremental property taxes on property within its project area over a base assessed valuation on the date the project area was established. The duties of assessing and collecting property taxes are performed by the San Bernardino County Assessor and Tax Collector, respectively. Tax levies cover the period from July 1 to June 30 of each year. All tax liens attach annually on the first day in March preceding the fiscal year for which the taxes are levied. Taxes are levied on both real and personal property as it exists on that date.

Secured property taxes are levied against real property and are due and payable in two equal installments. The first installment is due on November 1 and becomes delinquent if not paid by December 10. The second installment is due on February 1 and becomes delinquent if not paid by April 10. Unsecured personal property taxes are due on July 1 each year. These taxes become delinquent if not paid by August 31.

The Successor Agency records incremental property tax revenues in the fiscal year to which they relate and are received, rather than at the related lien date, except that an accrual is made for revenues received within 60 days after the end of the fiscal year.

#### **P. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Management believes that the estimates utilized in preparing its financial statements are reasonable and prudent. Actual results could differ from those estimates.

#### **Q. Leases (Lessor)**

The Agency is a lessor for certain leases. The Agency recognizes a lease receivable and a deferred inflow of resources in the financial statements. The same recognition principle is used in the Government-Wide Financial Statements and Fund Financial Statements.

At the commencement of the lease, the Agency initially measures the lease receivable at the present value of payments expected to be received during the lease term. In subsequent periods, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources are recognized as revenue over the lease term.

Key estimates and judgments include the Agency's determination of the discount rate used to discount expected lease receipts to present value, the lease term, and lease receipts.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 2 – Summary of Significant Accounting Policies (Continued)**

#### **Q. Leases (Lessor) (Continued)**

- The Agency uses the estimated incremental borrowing rate as the discount rate for leases when an explicit rate is not provided in the lease agreement.
- The lease term includes the noncancellable period of the lease plus periods covered by the Agency and the lessee's option to extend the lease if the Agency is reasonably certain, based on all relevant factors, that the Agency and lessee will exercise that option.

The Agency monitors changes in circumstances that would require remeasuring its leases and will remeasure the lease receivable and deferred inflows of resources if specific changes occur that are expected to affect the amount of the lease receivable significantly.

#### **R. New Accounting Pronouncements**

During the fiscal year ended June 30, 2025, the Agency implemented two new accounting pronouncements issued by the Governmental Accounting Standards Board (GASB):

- GASB Statement No. 101, *Compensated Absences*. This Statement establishes recognition and measurement guidance for compensated absences such as vacation, sick leave, and similar benefits. Under GASB 101, a liability is recognized when (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) it is more likely than not that the leave will be used for time off or paid upon termination or retirement. Upon implementation, the Agency reviewed all leave types and updated its methodology for measuring compensated absences in accordance with the "more-likely-than-not" threshold. Implementation of this Statement did not have a material impact on the Agency's financial position or results of operations as the Agency's existing accrual practices were consistent in all material respects with the requirements of GASB 101.
- GASB Statement No. 102, *Certain Risk Disclosures*. This Statement enhances the disclosure requirements related to risks that could significantly affect an entity's ability to provide services or meet obligations as they come due. Specifically, GASB 102 requires disclosure of certain concentrations, constraints, and vulnerabilities due to dependencies on particular revenue sources, grantors, or other conditions. The Agency evaluated its exposure to such risks and determined that existing disclosures adequately described relevant concentrations and constraints. Implementation of this Statement did not have a material impact on the Agency's financial position or results of operations.

# Inland Valley Development Agency

## Notes to the Financial Statements For the Year Ended June 30, 2025

### Note 3 – Cash and Investments

Cash and investments at June 30, 2025 are classified in the accompanying financial statements as follows:

Statement of Net Position	
Cash and investments	\$ 6,583,860
Cash and investments with fiscal agents	80,399
Statement of Fiduciary Net Position	
Cash and investments	8,443,570
Cash and investments with fiscal agents	<u>16,650,080</u>
 Total cash and investments	 <u>\$ 31,757,909</u>

Cash and investments as of June 30, 2025 consisted of the following:

Cash deposits with financial institutions	\$ 15,027,430
Cash with fiscal agents	<u>16,730,479</u>
 Total cash and investments	 <u>\$ 31,757,909</u>

### Investments Authorized by the California Government Code and the Agency's Investment Policy

The investments authorized by the Agency's investment policy are in accordance with Section 53601 of the California Government Code. The table below identifies the investment types that are authorized:

AUTHORIZED INVESTMENT TYPE	MAXIMUM MATURITY	MAXIMUM PERCENTAGE OF PORTFOLIO
Securities of the United States Government or its agencies	5 years	None
Treasury notes, bonds, or legal obligations of the State of California	5 years	None
Municipal bonds rated A+ by Standard & Poor's or A-1 by Moody's Investment Service or A+ by Fitch Ratings	5 years	None
Certificates of deposit	5 years	30%
Bankers acceptances	180 days	30%
Repurchase agreements	90 days	10%
Commercial paper rated A-1 by Standard & Poor's or P-1 by Moody's Investment Service	270 days	15%
California Local Agency Investment Fund	None	75 million
Time deposits	5 years	20%
Money-market accounts	5 years	20%

Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreement rather than the general provisions of the California Government Code or the Agency's investment policy.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 3 – Cash and Investments (continued)**

#### **Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates.

As of June 30, 2025, the Agency's investment in LAIF had an average maturity of 9 months.

#### **Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. LAIF does not have a rating provided by a nationally recognized statistical rating organization.

#### **Concentrations of Credit Risk**

With the exception of securities of the U.S. government or its agencies and LAIF, it is the investment policy of the Agency that no more than 50% of the Agency's total investment portfolio be invested in a single investment type or with a single issuer. Investments of bond debt proceeds are not subject to this limitation.

#### **Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Of the bank balances, up to \$250,000 is federally insured and the remaining balances are collateralized in accordance with the California Government Code.

The Agency's investment policy requires that for investments in certificates of deposit and repurchase agreements, a collateral level of at least 102% of the market value of the deposit be maintained. The California Government Code requires that a financial institution secure deposits made by State or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under State law. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 3 – Cash and Investments (continued)**

#### **Investment in State Investment Pool**

The Agency is a voluntary participant in LAIF, which is part of the pooled money investment account that is regulated by the California Government Code under the oversight of the State Treasurer, Director of Finance, and State Controller. The Agency's investment in this pool is reported in the accompanying financial statements at cost, which approximates fair value at amounts based on the Agency's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Investments in LAIF are highly liquid, as deposits can be converted to cash within 24 hours without loss of interest.

All investments with LAIF are secured by the full faith and credit of the State of California. Separate LAIF financial statements are available from the California State Treasurer's Office on the Internet at <http://www.treasurer.ca.gov>. Investment income from the pool is allocated back to the respective funds based on each fund's equity in the pool.

### **Note 4 – Receivables**

#### *Lease Receivable*

On July 1, 2021, the Agency entered into several leases, ranging from 48-month to 115-month as Lessor. As of June 30, 2025, the value of the lease receivable is \$2,132,647. The lessee is required to make annual fixed payments ranging from \$20,941 to \$579,888. The leases have an interest rate ranging from 0.2450% to 1.2900%. The value of the deferred inflow of resources as of June 30, 2025 is \$2,017,727, and the Agency recognized lease revenue of \$970,417 on these leases during the fiscal year.

#### *Participation Payment Receivable*

The participation payment receivable arises from the Disposition and Development Agreement (Agreement) for the sale of the Agency's DFAS II real property (DFAS II). DFAS II consists of 211,701 square feet of land with a building of approximately 79,834 square feet. DFAS II was transferred via a quitclaim deed from the United State of America to the Agency pursuant to Public Law 100-526 in furtherance of the Agency's base reuse obligations for the former Norton Air Force Base and the further obligations if the Agency to support the development and operations of the San Bernardino International Airport. On March 31, 2022, the Agency transferred DFAS II to SBD Corporate Center II, LLC (Developer) for the nominal consideration of \$6,350,000. The consideration received for the DFAS II property is comprised of \$2,600,000 in cash and \$3,750,000, before discount at 4.00 percent, of participation payments. The participation payments are payable in quarterly amounts of \$37,500 for twenty-five years. The Agreement protects the Agency's rights to the participation payments through pre-approval rights to transfers of DFAS II underlying real property or transfers and/or changes in lessor/landlord rights and obligations.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 4 – Receivables (continued)**

Participation payments start upon occupation of DFAS II by the Developer's tenant, San Bernardino County Fire Protection District upon completion of remodeling and furnishing of DFAS II, which began during FY 2024-25.

Future minimum participation payments to be received are as follows:

<u>Year ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 60,958	\$ 89,042	\$ 150,000
2027	63,433	86,567	150,000
2028	66,009	83,991	150,000
2029	68,689	81,311	150,000
2030	71,478	78,522	150,000
2031 - 2035	403,354	346,646	750,000
2036 - 2040	492,169	257,831	750,000
2041 - 2045	600,540	149,460	750,000
2046 - 2048	422,090	27,910	450,000
	<u>\$ 2,248,720</u>	<u>\$ 1,201,280</u>	<u>\$ 3,450,000</u>

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# Inland Valley Development Agency

## Notes to the Financial Statements For the Year Ended June 30, 2025

### Note 5 – Capital Assets

Capital asset activity for the year ended June 30, 2025 was as follows:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025
<b>Governmental Activities</b>				
Capital assets, not being depreciated				
Land	\$ 6,284,752	\$ -	\$ -	\$ 6,284,752
Construction in progress	-	24,750	-	24,750
Total capital assets, not being depreciated	6,284,752	24,750	-	6,309,502
Capital assets, being depreciated				
Buildings and improvements	27,254,611	388,916	-	27,643,527
Equipment and vehicles	983,924	-	-	983,924
Total capital assets, being depreciated	28,238,535	388,916	-	28,627,451
Less: accumulated depreciation for				
Buildings and improvements	(16,561,497)	(923,773)	-	(17,485,270)
Equipment and vehicles	(1,080,654)	(12,998)	-	(1,093,652)
Total accumulated depreciation	(17,642,151)	(936,771)	-	(18,578,922)
Total capital assets, being depreciated, net	10,596,384	(547,855)	-	10,048,529
Governmental activities capital assets, net	<u>\$16,881,136</u>	<u>\$ (523,105)</u>	<u>\$ -</u>	<u>\$ 16,358,031</u>
<b>Business-Type Activities</b>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 122,150	\$ -	\$ 122,150
Total capital assets, not being depreciated	-	122,150	-	122,150
Capital assets, being depreciated				
Property and equipment	491,525	-	-	491,525
Less: Accumulated depreciation for				
Property and equipment	(221,468)	(24,181)	-	(245,649)
Total capital assets, being depreciated, net	270,057	(24,181)	-	245,876
Business-type activities capital assets, net	<u>\$ 270,057</u>	<u>\$ 97,969</u>	<u>\$ -</u>	<u>\$ 368,026</u>

Depreciation expense charged to the primary government in the governmental activities amounted to \$936,771 and for business-type activities in the amount of \$24,181.

For the year ended June 30, 2025, the Successor Agency held real property with a carrying value of \$229,750, which is included as part of the Private-Purpose Trust Fund in the fiduciary funds.

# Inland Valley Development Agency

## Notes to the Financial Statements For the Year Ended June 30, 2025

### Note 6 – Compensated Absences

The following is a summary of changes in compensated absences for the year ended June 30, 2025:

	Balance July 1, 2024	Net Change	Balance June 30, 2025	Amount due within one year	Amount due beyond one year
Compensated absences	\$ 50,531	\$ 35,100	\$ 85,631	\$ 42,816	\$ 42,815

### Note 7 – Long-Term Debt

The following is a summary of changes in long-term debt for the Successor Agency for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025	Amount due within one year
Tax Allocation Bonds, Issue of:					
2014A	\$ 146,220,000	\$ -	\$ -	\$ 146,220,000	\$ -
2014A Bond Premium	6,871,135	-	(340,385)	6,530,750	340,386
Tax Allocation Bonds, Issue of:					
2014B	63,345,000	-	(5,825,000)	57,520,000	6,130,000
2014B Bond Discount	(540,060)	-	66,037	(474,023)	66,037
Total long-term liabilities	<u>\$ 215,896,075</u>	<u>\$ -</u>	<u>\$ (6,099,348)</u>	<u>\$ 209,796,727</u>	<u>\$ 6,536,423</u>

### Successor Agency to the Inland Valley Development Agency Tax Allocation Refunding Bonds, Series 2014A (\$146,220,000) and Series 2014B (\$93,650,000) (2014 Bonds)

The Successor Agency issued Tax Allocation Bonds, Series 2014A and Series 2014B on May 15, 2014 totaling \$239,870,000. The Bonds were issued to refund and defease the Tax Allocation Bonds, Series 2011A, Series 2011B, and Series 2011C, and the CMB Investment Groups B and 1-V promissory notes. In addition, bond proceeds were used to fund a debt service reserve account and to pay the costs of issuance of the 2014 Bonds. The 2014 Bonds are secured by and payable from the Successor Agency's tax revenues, which consist of all monies deposited from time to time in the Redevelopment Property Tax Trust Fund. The 2014 Bonds are subject to optional redemption and mandatory sinking account redemption prior to their stated maturity.

The net proceeds of the 2014 bonds were \$248,871,000 with a net premium of \$9,111,391. The net proceeds were placed in an escrow account to advance refund the Tax Allocation Bonds, Series 2011A, Series 2011B, and Series 2011C, and the CMB Investment Groups B and 1-V promissory notes, along with other sources of funds in the amount of \$33,370,960. The debt service payments for the new bonds will exceed the debt service payments for the old bonds by \$76,411,440, and will result in an economic loss of \$72,057,623, using effective rates ranging from 4.5% to 5.5%. The proceeds from the refunding issue were placed in escrow accounts to pay the future debt service on the bonds being refunded. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the statement of fiduciary net position.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 7 – Long-Term Debt (continued)**

The net carrying amount of the Series 2011A bonds exceeded its reacquisition price by \$1,253,278. The reacquisition price of the rest of the refunded bonds and promissory notes exceeded the net carrying amount by \$3,264,376. The amounts are reported as a deferred outflow of resources in the statement of fiduciary net position and amortized over the life of the new debt issued. The balance at June 30, 2025, net of amortization, was \$562,074.

#### 2014 Series A Bonds

The 2014A Bonds were issued in the aggregate principal amount of \$146,220,000 and will mature and be payable through September 1, 2044. The 2014A Bonds consist of \$48,925,000 term bonds maturing on September 1, 2037 bearing interest at 5.25% and \$97,295,000 term bonds maturing on September 1, 2044 bearing interest at 5.00%. The 2014A term bonds are subject to mandatory sinking fund redemption prior to maturity beginning March 1, 2033 equal to the sum of the principal amount plus accrued interest to the redemption date. Interest on the 2014A Bonds was initially payable on September 1, 2014 and semi-annually thereafter on each March 1 and September 1. The 2014A Bonds were issued at a premium of \$10,320,691.

Debt service requirements on these bonds are as follows:

Year ending June 30,	Principal	Interest	Total
2026	\$ -	\$ 7,433,313	\$ 7,433,313
2027	-	7,433,313	7,433,313
2028	-	7,433,313	7,433,313
2029	-	7,433,313	7,433,313
2030	-	7,433,313	7,433,313
2031-2035	21,655,000	36,182,713	57,837,713
2036-2040	58,230,000	24,998,656	83,228,656
2041-2045	66,335,000	8,564,750	74,899,750
Total	<u>\$ 146,220,000</u>	<u>\$ 106,912,684</u>	<u>\$ 253,132,684</u>

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 7 – Long-Term Debt (continued)**

#### 2014 Series B Bonds

The 2014B Bonds were issued in the aggregate principal amount of \$93,650,000 and will mature and be payable through March 1, 2033. The 2014B Bonds consist of \$33,185,000 Serial Bonds maturing beginning on September 1, 2018 through September 1, 2024 bearing interest from 2.745% to 4.532% and \$60,465,000 Term Bonds maturing on March 1, 2033 bearing interest at 5.50%. The 2014B term bonds are subject to mandatory sinking fund redemption prior to maturity beginning March 1, 2025 at a redemption price equal to the sum of the principal amount plus accrued interest to the redemption date. Interest on the 2014B Bonds was initially payable on September 1, 2014 and semi-annually thereafter on each March 1 and September 1. The 2014B Bonds were issued at a discount of \$1,209,300.

Debt service requirements on these bonds are as follows:

Year ending June 30,	Principal	Interest	Total
2026	\$ 6,130,000	\$ 3,080,413	\$ 9,210,413
2027	6,475,000	2,738,588	9,213,588
2028	6,835,000	2,377,650	9,212,650
2029	7,215,000	1,996,500	9,211,500
2030	7,615,000	1,594,313	9,209,313
2031-2033	23,250,000	2,138,813	25,388,813
Total	<u>\$ 57,520,000</u>	<u>\$ 13,926,277</u>	<u>\$ 71,446,277</u>

Total interest expense incurred for the Successor Agency for the year ended June 30, 2025 was \$10,675,254.

### **Note 8 – Federal Agency Capital Grants**

In 2018, the Agency and two other co-recipients were awarded a grant totaling \$2,964,360 from the United States Department of Commerce Economic Development Administration. The grant is for improvements to existing infrastructure along the 3<sup>rd</sup>/5<sup>th</sup> Street Corridor in the Agency of Highland. Funds may also be used for related administrative and legal expenses, architectural and engineering fees, inspection fees, and contingencies. Revenue from grants is recognized in the fiscal year in which all eligibility requirements have been satisfied.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 8 – Federal Agency Capital Grants (continued)**

The Agency was granted beneficial use of \$36,500,000 from the Inland Valley Goods Movement Bill (IVGMB) in August 2005 for funding various transportation related projects in proximity to the former Norton Air Force Base. Subsequently, the Agency entered into an agreement with the San Bernardino County Transportation Authority (SBCTA) to exchange and substitute the amount of funds that would be received by the Agency from the \$36,500,000 of the IVGMB for a like-dollar amount of existing Measure "I" funds. The total grant amount is subject to a percentage reduction by the federal government that will vary from federal fiscal year to federal fiscal year dependent upon factors that are outside the control or influence of either the Agency or SBCTA. Measure "I".

Grant revenue of \$1,050,244 was recognized for the year ended June 30, 2025 and is included with intergovernmental revenue in the financial statements.

Grants are subject to review and audit by grantor agencies. Such audits could lead to requests for reimbursement to the grantor agency for any expenditure disallowed under the terms of the grant. The amount, if any, of expenditures which may be disallowed cannot be determined at this time, although based on prior experience, Agency management believes such disallowances, if any, will not be material.

### **Note 9 – Related-Party Transactions**

#### **Operating Expenses**

The Agency shares certain common expenses with SBIAA, a related party, by virtue of common control. These expenses, which include salaries, benefits, services, and supplies, are appropriately allocated between the two government agencies. The expense allocated to SBIAA for the year ended June 30, 2025 was \$2,044,374. The Agency's allocable share of the expenses paid by SBIAA are reported as due to other governments and SBIAA's allocable share of the expenses paid by the Agency are reported as due from other governments and are essentially short-term advances of working capital. The advances are noninterest bearing and due on demand. The net amount due from SBIAA for operating expenses at June 30, 2025 was \$1,715,847.

### **Note 10 – Interfund Transactions**

During the year ended June 30, 2025, the General Fund transferred working capital of \$470,000 to the UAS Center Fund.

# *Inland Valley Development Agency*

## **Notes to the Financial Statements For the Year Ended June 30, 2025**

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### **Note 11 – Restatement**

During the year ended June 30, 2025, the Agency identified permit fees in the Water and Sewer Fund that had been recorded in the books of its related party, SBIAA, but which pertained to the fiscal year ended June 30, 2023. To correctly classify and record these amounts, the beginning net position was restated as follows:

	Business-type Activities	<u>Proprietary Funds</u> Water and Sewer
Beginning net position, as previously reported	\$ 84,992	\$ 148,880
Correction of an error: understated revenues	11,640	11,640
Beginning net position, as restated	<u>\$ 96,632</u>	<u>\$ 160,520</u>

## **Required Supplementary Information**

# Inland Valley Development Agency

## Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance With Final Budget
<b>REVENUES</b>				
Charges for services	\$ 376,400	\$ 376,400	\$ 241,205	\$ (135,195)
Lease income	2,707,866	2,707,866	2,778,275	70,409
Intergovernmental	6,015,530	6,015,530	1,050,244	(4,965,286)
Developer income	2,472,312	2,472,312	150,000	(2,322,312)
Other income	79,000	79,000	10,773	(68,227)
Interest income	7,000	7,000	25,236	18,236
Total revenues	<u>11,658,108</u>	<u>11,658,108</u>	<u>4,255,733</u>	<u>(7,402,375)</u>
<b>EXPENDITURES</b>				
General and administrative costs	2,115,370	2,135,188	1,878,870	256,318
Professional services	1,076,760	922,760	491,946	430,814
Planning, survey and design	166,000	400,000	215,010	184,990
Operation of acquired property	1,287,583	1,062,565	836,713	225,852
Project improvement costs	8,870,594	8,962,594	1,613,654	7,348,940
Public transportation support payments	2,000,000	2,000,000	1,047,896	952,104
Total expenditures	<u>15,516,307</u>	<u>15,483,107</u>	<u>6,084,089</u>	<u>9,399,018</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>				
	<u>(3,858,199)</u>	<u>(3,824,999)</u>	<u>(1,828,356)</u>	<u>(16,801,393)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to related party	1,499,181	-	-	-
Transfers in	2,930,252	10,000	-	(10,000)
Transfers out	(3,765,252)	(470,000)	(470,000)	-
Total other financing sources (uses)	<u>664,181</u>	<u>(460,000)</u>	<u>(470,000)</u>	<u>(10,000)</u>
Net change in fund balance	<u>\$ (3,194,018)</u>	<u>\$ (4,284,999)</u>	<u>(2,298,356)</u>	<u>\$(16,811,393)</u>
Fund balance, beginning of year			<u>10,470,841</u>	
Fund balance, end of year			<u>\$ 8,172,485</u>	

# *Inland Valley Development Agency*

## **Notes to Required Supplementary Information June 30, 2025**

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### **Note 1: General Budget Policies**

The Board of Directors adopts an annual budget, submitted by the Director of Finance prior to June 30 each year. The appropriated budget is prepared by fund, function, and department. All annual appropriations lapse at the end of the fiscal year. The Board of Directors has the legal authority to amend the budget at any time during the fiscal year. The annual budget is prepared on a basis consistent with generally accepted accounting principles and is adopted for all governmental funds.



**TO: Inland Valley Development Agency Board**

**DATE: March 9, 2026**

**ITEM NO: 7**

**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 workshops held on November 12, 2025, December 11, 2025, January 14, 2026, and February 11, 2026.

**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, December 11, 2025, January 14, 2026, and February 11, 2026.

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

**Attachments:**

1. PowerPoint Presentation



# Inland Valley Development Agency

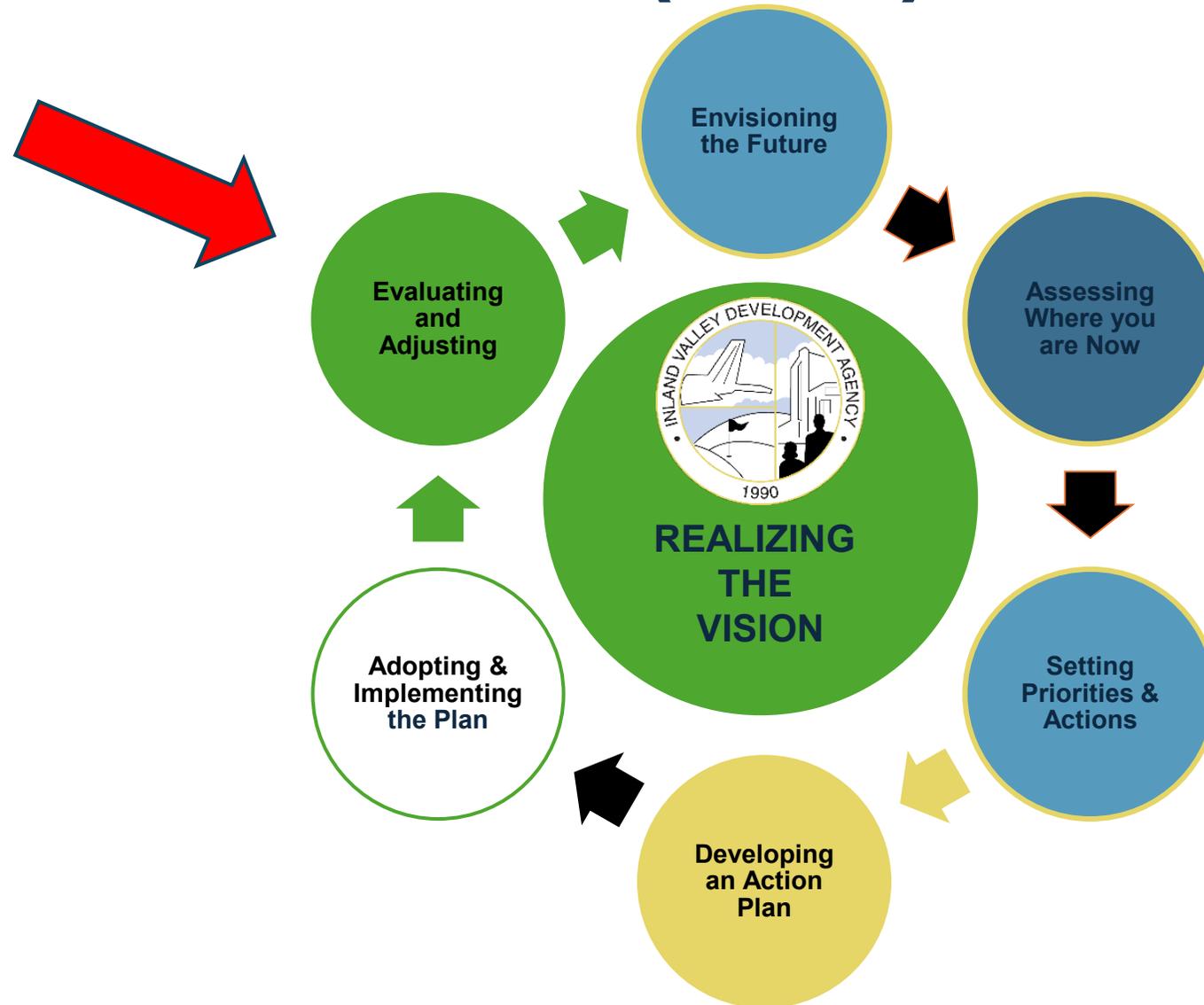
## Business Plan Update Workshop

Vol. 4

February 11, 2026



# IVDA Business Plan (2026)



# IVDA Responsibilities

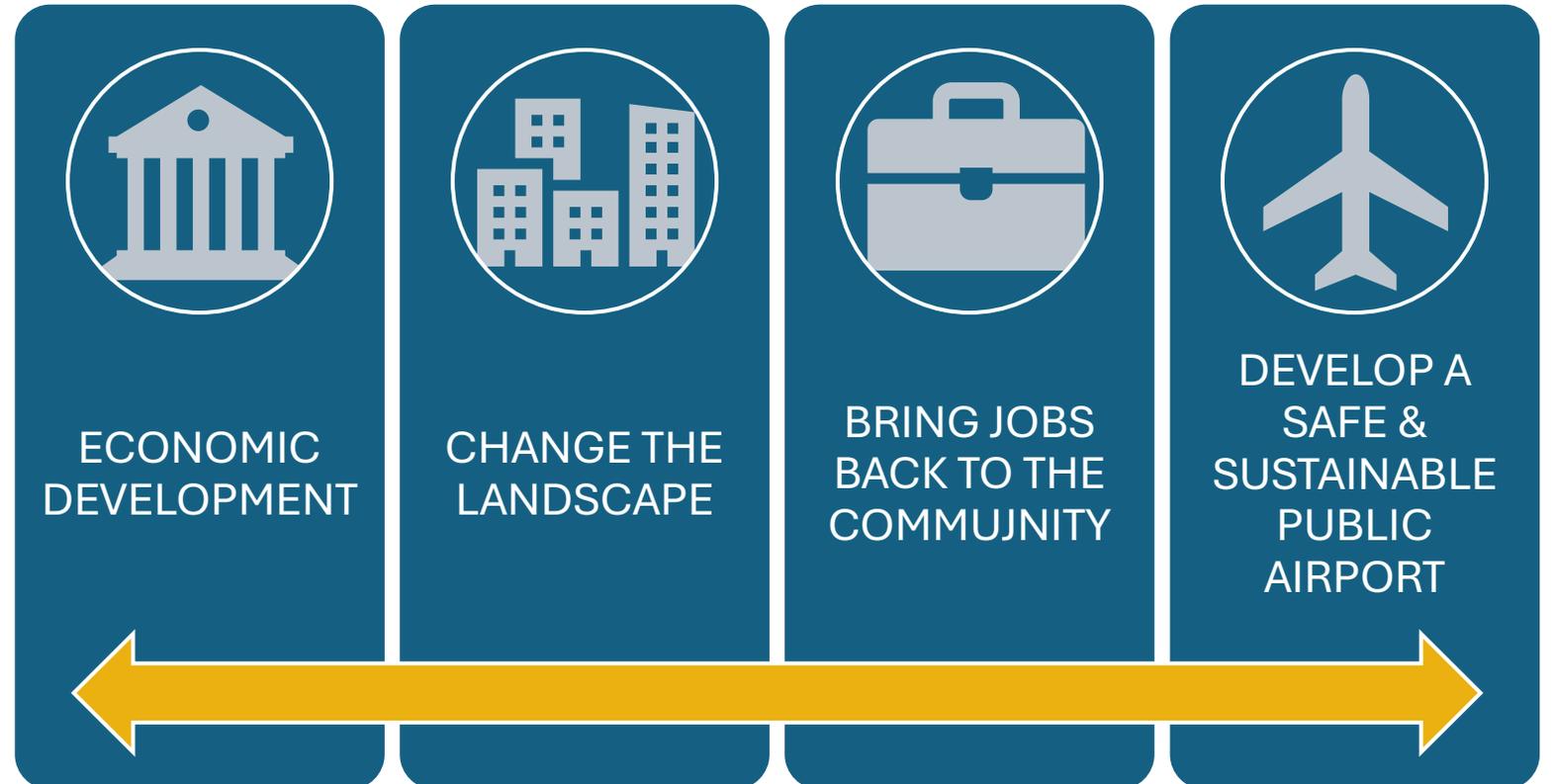
The IVDA is charged with obligations and responsibilities under the “Defense Base Closure and Realignment Act of 1990,” as amended, to serve as the Local Reuse Authority (also Local Redevelopment Authority) to achieve successful implementation of the base reuse plan for the effective reuse of the former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

## REUSE

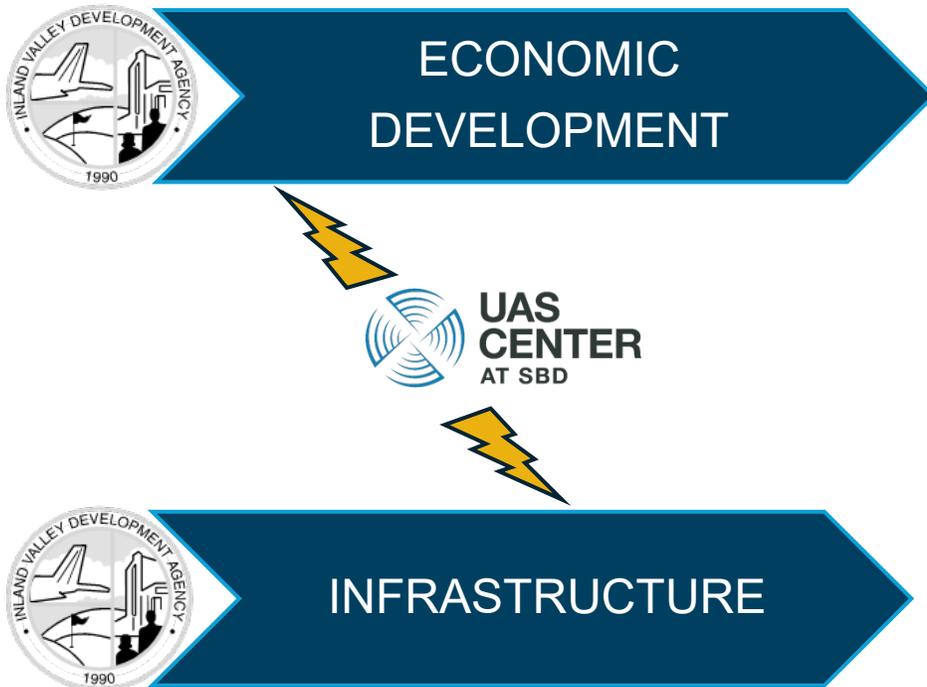
- Comprehensive Military Base Reuse
- Development of a Safe and Sustainable Public Airport

## REVITALIZATION

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



# Operational Business Units: Alignment (2026 - 2031)



## Focal Areas:

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

## Focal Areas:

- 1) Financial Resources - Diversification
- 2) Grants & P3 opportunities
- 3) CRIA

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: March 9, 2026</b></p> <p><b>ITEM NO: 8</b></p> <p><b>PRESENTER: Michael Burrows, Chief Executive Officer</b></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.

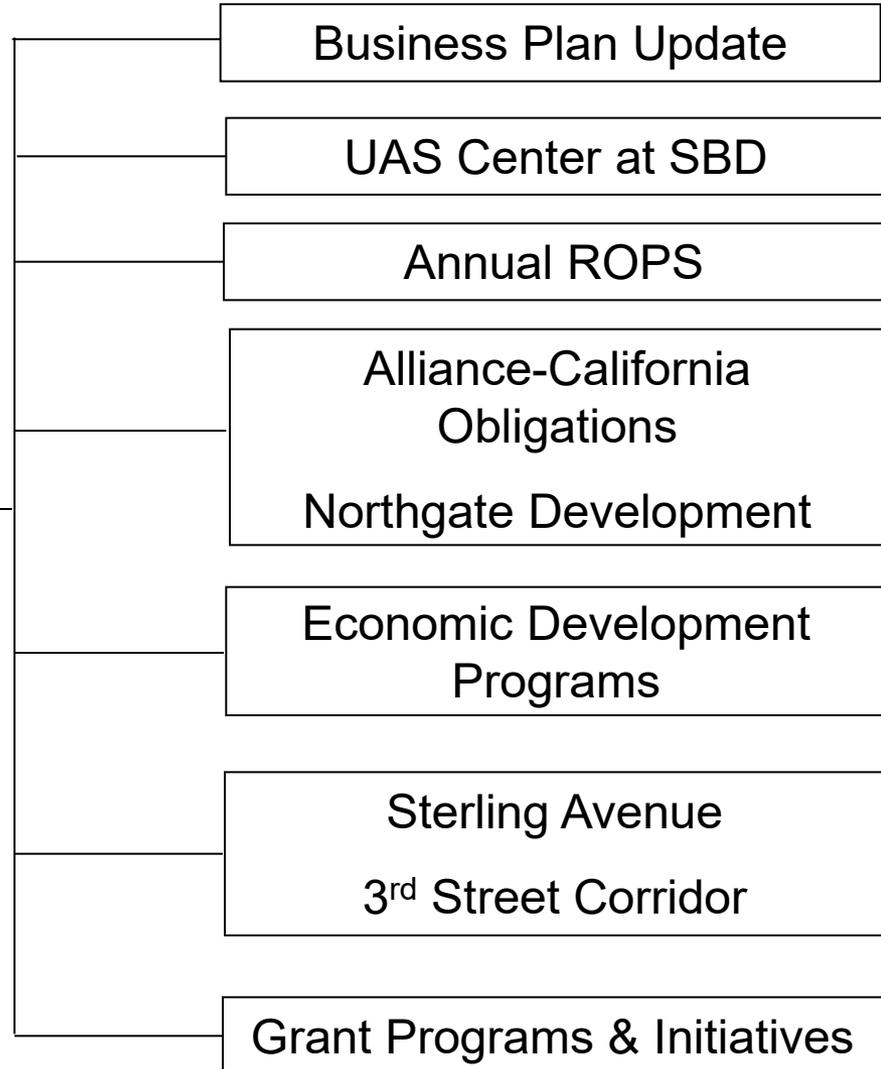
This status is offered for consideration and review. Updates and adjustments should be made, as appropriate, at each monthly interval.

For review and discussion.

**Attachments:**

1. IVDA Action Plan

# DRAFT - June, 2026 IVDA Focal Areas





## Action Plan for IVDA (06/30/26)

Month	Key Initiative	Key Resources	Completion Date
January, 2026	Sterling Avenue Project, 3 <sup>rd</sup> 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



February, 2026

Sub-Initiative Status:



Incomplete

In Process

Completed

Annual ROPS (County Oversight Board)	■
Business Plan Update	■
JPA and Interagency Revenues and Resources	■
Alliance-California Obligations Northgate Development	■
Economic & Community Development Initiatives	■
Sterling Avenue Project 3 <sup>rd</sup> Street Corridor Project Norton Test Range	■
Grant Program Report & Initiatives	■

