

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING AGENDA

WEDNESDAY, JUNE 10, 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: APN # 1192-231-01-0000  
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Miguel Guerrero, City of San Bernardino  
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- d. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6  
  
The IVDA Board will meet with its duly designated representative to discuss salaries, salary schedules and compensation, and fringe benefits payable to the following non-represented positions specified by title.  
  
Negotiating for IVDA: Chairperson Phillip Dupper  
Position Title: Chief Executive Officer

**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 JUNE 10, 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#: 013**]
- 2b. REPORT ON UAS CENTER AT SBD  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 014**]

**H. BOARD CONSENT ITEMS**

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

3. RECEIVE REGISTER OF DEMANDS – JUNE 10, 2026  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 022**]
4. RECEIVE AND FILE CASH REPORT FOR APRIL 30, 2026 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 030**]
5. APPROVE MEETING MINUTES: MAY 13, 2026  
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 033**]

June 10, 2026

I. **BOARD ACTION ITEMS**

- 6. CONSIDER AND ADOPT THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) SUCCESSOR AGENCY BUDGET FOR FISCAL YEAR 2026-2027  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 040**]
- 7. CONSIDER AND ADOPT THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) JOINT POWERS AUTHORITY BUDGET FOR FISCAL YEAR 2026-2027  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 048**]
- 8. APPROVE CERTAIN PROFESSIONAL SERVICES AGREEMENTS FOR FISCAL YEAR 2026-2027  
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 075**]
- 9. APPROVE THE FORM OF A REAL ESTATE SERVICES AGREEMENT WITH CUSHMAN AND WAKEFIELD FOR THE NORTON TEST RANGE DEVELOPMENT PROJECT  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 094**]
- 10. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH JUNE 30, 2026  
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 107**]

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, July 8, 2026.

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 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 JUNE 10, 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. influential drones

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>
8.	<u>Mirau, Edwards, Lewin, and Tooke, LLP</u> John K. Mirau, Partner Mark C. Edwards, Partner Robert W. Cannon, Partner Michael J. Lewin, Partner William P. Tooke, Partner	None.
8.	<u>Rosenow Spevacek Group, Inc.</u> Kathleen Rosenow Frank Spevacek Jill Riggs Wilson Riggs	None.
8.	<u>Tom Dodson &amp; Associates</u> Tom Dodson, CEO Kaitlyn Dodson-Hamilton, Vice President Alma Rushing, CFO Brynn McKinney-Dodson, Secretary	None.

- |    |  |                               |
|----|--|-------------------------------|
| 8. | <u>Hernandez, Kroone &amp; Associates, Inc.</u><br>Anne Marie Hernandez, CEO/Secretary<br>Richard Rodriguez Hernandez, CFO   | None.                         |
| 8. | <u>Three-2-One, Inc. DBA Imagine Systems, Inc.</u><br>John C. Easley, CEO/CFO<br>John P. Wilson, Secretary   | None.                         |
| 8. | <u>Innovative Federal Strategies, LLC</u><br>Jean Denton, Managing Partner<br>Letitia White, Partner<br>Heather Hennessey, Partner<br>Bill Lowery, Partner   | None.                         |
| 8. | <u>Elizabeth Martyn, APC</u><br>Elizabeth Martyn, CEO/CFO/Secretary  | None.                         |
| 8. | <u>California Strategies &amp; Advocacy, LLC</u><br>James E. Burton, Managing Partner<br>Bob White, Chairman<br>Camden McEfee, Vice-Chairman of Business<br>Affairs<br>James Lites, Partner                | None.                         |
| 8. | <u>Cole Huber, LLP</u><br>Derek P. Cole, Equity Partner<br>Scott E. Huber, Equity Partner  | None.                         |
| 8. | <u>Rogers, Anderson, Malody &amp; Scott, LLP</u><br>Brad Welebir, Partner<br>Jenny Liu, Partner<br>Brenda Odle, Managing Partner<br>Leena Shanbhag, Partner<br>Scott Manno, Partner<br>Terry Shea, Partner | None.                         |
| 8. | <u>Zenaida Global</u><br>Kimberly Benson, President  | Jason Ramos<br>Terry Parisher |
| 8. | <u>CJMC Holdings, LLC</u><br>Jim Harris, CEO   | None.                         |
| 9. | <u>Cushman and Wakefield</u><br>Brad Kreiger, Chief Executive Officer<br>Shepard Andrew, Chief Financial Officer<br>Steven Belew, Secretary<br>Marla Maloney, Director<br>Kent Hindes, Managing Director   | 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: June 10, 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: June 10, 2026**

**ITEM NO: 2b**

**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. UAS Center at SBD Brochure



**UAS  
CENTER**  
AT SBD



# FUTURE IN FLIGHT

75,000 SF first-of-its-kind drone testing facility for lease



# THE COMPLETE SOLUTION FOR UNMANNED FLIGHT

Position your company at the center of next-generation aviation. The UAS Center at SBD is a first-of-its-kind, 75,000 SF Unmanned Aircraft testing and development facility located at San Bernardino International Airport. Designed specifically for Drone, Advanced Air Mobility (AAM), and eVTOL innovation, the campus offers direct access to an exclusive 11-mile flight corridor, streamlined testing operations, and the convenience of a dedicated drone ecosystem — all within close proximity to Los Angeles, Orange County, and San Diego.

With purpose-built infrastructure, airspace access, and unmatched regional connectivity, this is where drone technology takes off.



## 75,000 SF



- **Only location on west coast to publicly fly drones over 55lbs**
- Night time and behind visual line of sight flights
- Located at San Bernardino International Airport
- Access to 11 Mile Flight Corridor
- Regional Access – Strategically located near OC/LA/SD
- Integrated Drone Campus – Fly, Test, Research, & Securely
- Services testing for Drone, Advanced Air Mobility (AAM), and eVTOL Store in one location

**CERTIFIED.  
CONTROLLED.  
CUTTING-EDGE.**



The Norton Test Range is designed to be a hub for innovation, research, and development in the UAS sector supporting a wide array of UAS applications, from commercial and agricultural use to disaster response and environmental monitoring. By providing secure and controlled facilities and environment for exhibiting and demonstrating drone technology, as well as maintenance, repairs, storage, and testing of drones, the Norton Test Range aims to attract industry leaders, researchers, and startups to the Inland Empire, positioning the Inland Empire region as a leader in UAS technology.



#### **AIRSPACE FEATURES**

- Access to restricted or controlled airspace



#### **BVLOS capabilities**

- Altitude zones
- Urban and rural environments



#### **GROUND INFRASTRUCTURE**

- 60' x 60' (3,600 sqft) concrete launch pad
- Secure storage facility
- Lookout tower
- Room for staff vehicles and transport trailers



#### **SUPPORT SERVICE**

- Safety oversight
- Flight permissions and coordination



#### **EDUCATION SERVICES**

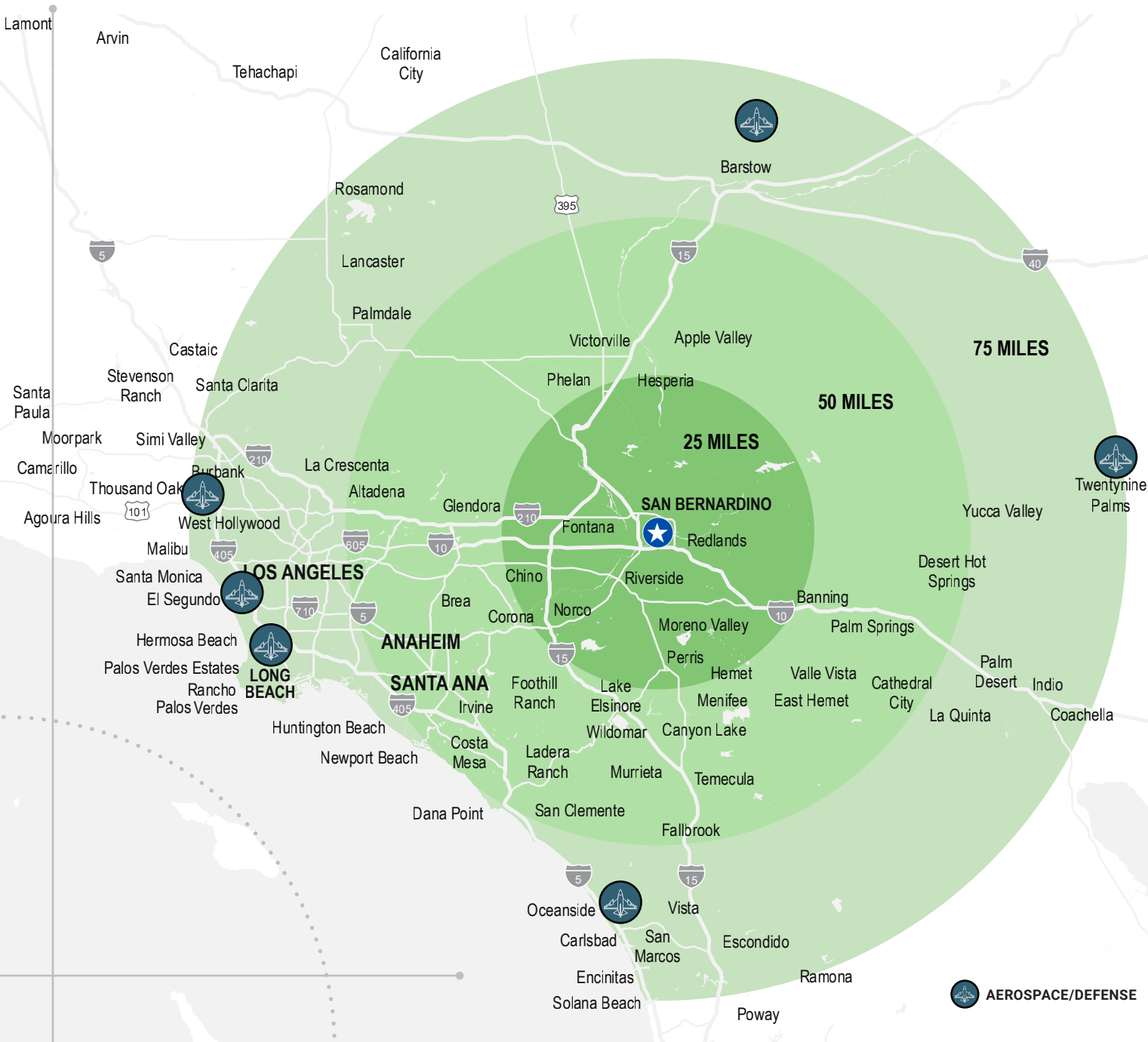
- Classes, seminars, training, and workshops for drone piloting
- Training of drone operators and pilots, including certifications
- Training in the use and operation of drones and consultation
- Systems integration training for drones



#### **USE CASES**

- BVLOS certification testing
- UAS Traffic Management (UTM) trials
- AI/autonomy training and validation
- Search and rescue simulations
- Drone swarm coordination
- Agricultural or infrastructure inspection trials

# AT THE CENTER OF AEROSPACE & DEFENSE INNOVATION



**4.7M+**

Residents in the Inland Empire MSA

**9M+**

People within a 60-minute drive

**20M+**

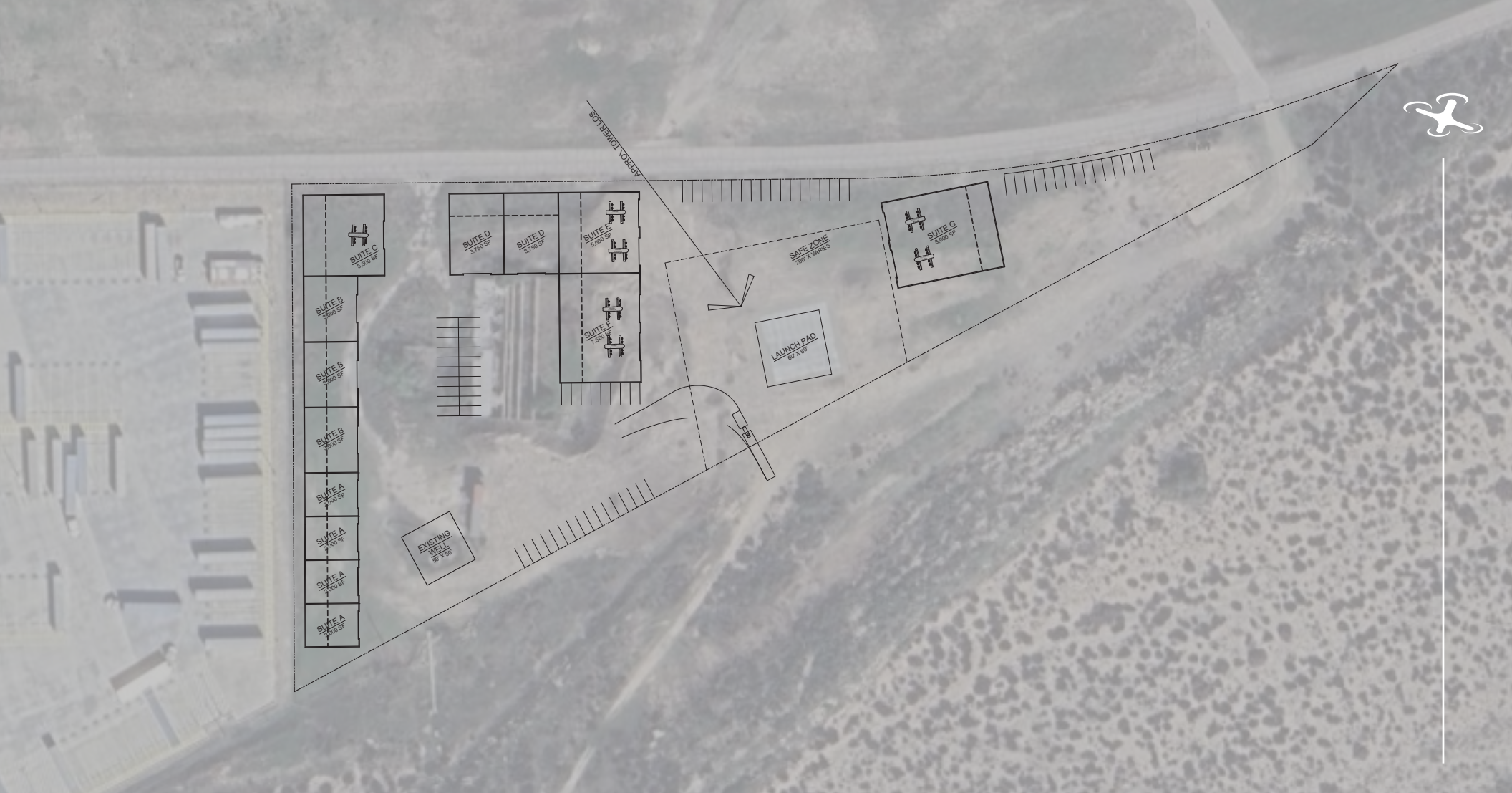
Within a 2-hour reach—including LA, OC, and San Diego

**12<sup>TH</sup>**

Largest MSA in the U.S. (2024)

Among California's fastest-growing regions

Near leading universities, aviation programs, and tech schools



## TESTING & TRAINING CAPABILITIES

- Authorized for testing Over 55 lb drones
- Dedicated 11-mile flight corridor supports extended-range testing
- Supports BVLOS (Beyond Visual Line of Sight) operations, critical for advanced drone testing and development
- Flexible scheduling in less congested airspace compared to coastal metro areas

## AVIATION-READY ENVIRONMENT

- 10,000' Group VI runway supports all aircrafts
- Controlled airspace with active air traffic tower
- Seamless integration with traditional aircraft operations

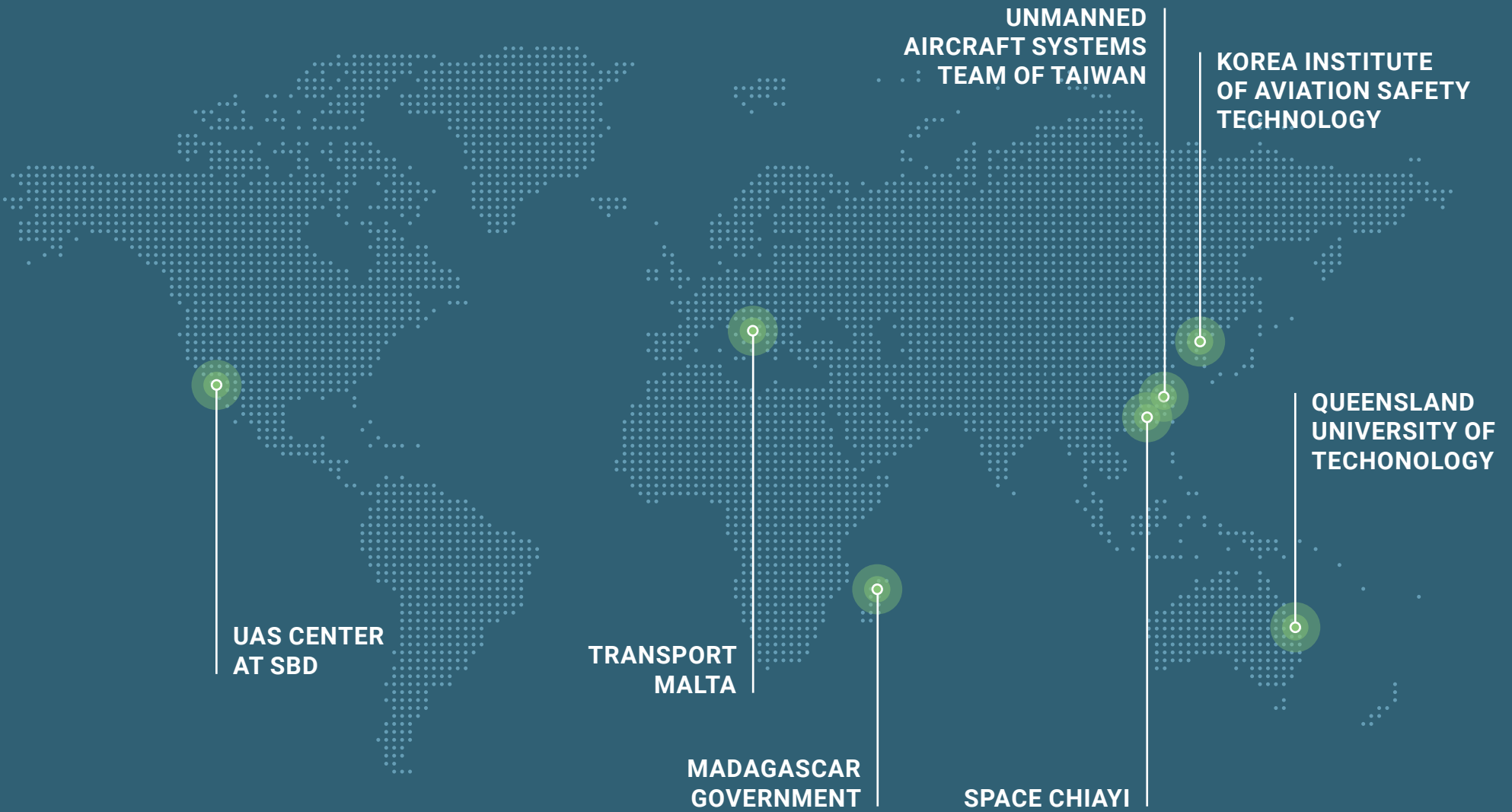
## FULL-SERVICE UAS HUB

- On-site hangars, staging areas, and support facilities
- Built-in access to maintenance, fueling, and operational services
- One-stop shop for testing, training, and development

# GLOBAL CONNECTIVITY



## UAS CENTER AT SBD - INTERNATIONAL REACH



UAS CENTER  
AT SBD

TRANSPORT  
MALTA

MADAGASCAR  
GOVERNMENT

UNMANNED  
AIRCRAFT SYSTEMS  
TEAM OF TAIWAN

SPACE CHIAYI

KOREA INSTITUTE  
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TECHNOLOGY

QUEENSLAND  
UNIVERSITY OF  
TECHONLOGY



# UAS CENTER AT SBD

For more information, please contact:

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	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 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 - JUNE 10, 2026**

**SUMMARY**

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

**RECOMMENDED ACTION(S)**

Receive for information.

**FISCAL IMPACT**

Disbursements for amounts due in May 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 May 2026 amount to \$533,898.43 that include the following.

- **Professional Services:** Aecom Technical Services Inc.; Boston Fox Tigue International LLC; California Strategies & Advocacy LLC; California Strategies, LLC; Cole Huber LLP; D&A Consulting; Desmond & Louis Inc.; Influential Drones; Innovative Federal Strategies LLC; Mirau Edwards Cannon Lewin & Tooke LLP; Product Research Gear LLC; Rogers, Anderson, Malody & Scott LLP; RSG, Inc.; Tactical Drone Concepts; Terry Parisher; Tom Dodson & Associates; and Zenaida Global were paid \$158,418.93.
- **Capital Projects Cost:** Cordoba Corporation, Landmark Paving Inc., and Leonida Builder Inc. were paid \$122,904.00.
- **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 \$101,007.74.
- **Employee Benefits:** American Fidelity Assurance Group, Ameritas Life Insurance Corp., Fidelity Security Life Insurance Co., Texas Life Insurance Company, and The Lincoln National Life Insurance Co., were paid \$41,529.19.

**Attachments:**

1. Register of Demands for the June 10, 2026 Board Meeting
2. Visa Breakdown - April 2026

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
June 10, 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	\$ 64,001.14
2	Aecom Technical Services Inc.	Infrastructure consulting firm, design and professional services	24,037.70
3	Am-Tec Total Security Inc.	Monthly fire and burglar alarm monitoring and inspection	416.45
4	Amazon Capital Services Inc.	Office supplies and equipment	66.31
5	American Fidelity Assurance Company	Employee supplemental benefits	8,240.80
6	Ameritas Life Insurance Corp.	Employee group benefits - dental and vision	13,990.04
7	Assistance League of San Bernardino	Sponsorship for Annual Headdress Ball	2,500.00
8	Belico Details LLC	Vehicle washes	280.00
9	Boston Fox Tigue International LLC	Marketing services	1,957.50
10	Burrtec Waste Industries Inc.	Refuse	1,033.62
11	C & A Janitorial Services	Janitorial services	804.00
12	Cal Card - IVDA	Refer to Visa Breakdown	17,109.00
13	California Strategies & Advocacy LLC	Professional lobbying and related consulting services	5,000.00
14	California Strategies, LLC	Public affairs consulting services	638.32
15	CDW Government LLC	IT products, hardware/software solutions, and customer support	856.34
16	Cintas Corporation	Uniform and mat rentals	303.68
17	City of San Bernardino Water Department	Water and sewer services	70,684.93
18	Cole Huber LLP	Professional legal services	9,836.98
19	Cordoba Corporation	3rd Street Corridor Roadway Improvement Project	10,834.00
20	D&A Consulting	Professional services - UAS Center drone standards development	2,100.05
21	Desmond & Louis Inc.	Event marketing and media professional services	4,000.00
22	Eagle Graphics LLC	Employee credit incentive for SBD online apparel store	77.30
23	Event Design Lab	Live streaming services	2,400.00
24	Fidelity Security Life Insurance Co FSA	Employee group benefits - flexible spending accounts	3,140.28
25	Gladwell Governmental Services Inc.	Records retention legal review, update, and advice	400.00
26	Influential Drones	Professional services agreement for business development, planning, and execution of the UAD/ACUASI program at SBD	16,774.00
27	Innovative Federal Strategies LLC	Federal legislative advocacy services	5,000.00

**Inland Valley Development Agency  
Register of Demands for Board Meeting  
June 10, 2026**

28	Landmark Paving Inc.	Driveway, parking, and street pavement and repairs	64,920.00
29	Leonida Builders Inc.	Building 48 tenant improvements	47,150.00
30	Mirau Edwards Cannon Lewin & Tooke LLP	Professional services - legal	15,500.00
31	Mobile Modular Management Corp (McGrath Rentcorp)	Mobile office trailer rental at UAS Center	1,963.61
32	Petty Cash - Alka Chudasama	Petty cash disbursement	152.31
33	ProDIGIQ Inc.	Maintenance and service for Asset and Lease Management System	8,500.00
34	Product Research Gear LLC	Professional services to provide consulting for UAS Center on drone emergency response	3,000.00
35	Red Star Fire Protection Inc.	Fire riser inspection and sprinkler testing	1,752.00
36	Rogers, Anderson, Malody & Scott LLP	Professional audit services of IVDA financial statements	13,150.00
37	RSG, Inc.	Professional services - continuing disclosure and consulting	25,557.50
38	Southern California Edison	Electricity	26,502.10
39	Staples, Inc. DBA Staples Contract & Commercial LLC	Office supplies	3,241.17
40	Tactical Drone Concepts	Professional services to provide consulting and training	9,900.00
41	Terry Parisher	Professional services to provide consulting to UAS Center on drone policy creation for public and private entities	3,000.00
42	Texas Life Insurance Company	Group benefits - additional life insurance	1,937.44
43	The Gas Company	Gas	316.23
44	The Lincoln National Life Insurance Co.	Employee group benefits - life insurance	14,220.63
45	Tom Dodson & Associates	Professional services for environmental services	1,728.10
46	Toshiba Business Solutions	Maintenance and supplies for office equipment	1,082.22
47	US Bank	Administrative fees and incidental expenses	3,630.00
48	Utility Telecom Group LLC	Internet and phone services for Building 48	1,596.99
49	Verizon Wireless	Wireless monthly service and equipment purchases	873.87
50	Western Exterminator Company	Pest control	503.04
51	Zenaida Global	Professional consulting services - UAS Center at SBD	17,238.78
	<b>Total</b>		<b>\$ 533,898.43</b>

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

Line	Description	Payee	Department	Amount
1	Human resources work planning	Farmer Boys	Administration	\$ 49.07
2	Risk management work planning	Corky's	Administration	44.80
3	Recruitment and retention work planning	Chili's Grill & Bar	Administration	55.43
4	Admin assistants day	Albertsons	Administration	96.71
5	Assessment	Your Life's Path	Administration	450.00
6	Recruitment membership	LinkedIn	Administration	52.49
7	Subscription for QuickBooks access	QuickBooks	Finance	130.40
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	Microsoft 365 monthly subscription	Microsoft	Information Technology	231.00
12	Subscription to The San Bernardino Sun newspaper	The San Bernardino Sun	Clerk of the Board	19.96
13	Membership dues	Government Finance Officers Association	Finance	349.00
14	Stapler	Office Depot	Clerk of the Board	26.09
15	Toner	Office Depot	Clerk of the Board	643.54
16	Post-its and office supplies	Office Depot	Clerk of the Board	14.12
17	Planner	Office Depot	Clerk of the Board	21.74
18	Office supplies	Lowe's	UAS Center at SBD	106.95
19	USA flag for Building 759	Jon's Flags and Poles	UAS Center at SBD	115.82
20	Equipment needed for UAS Center drone demonstration	Fire Tech Innovation	UAS Center at SBD	517.92
21	Equipment needed for UAS Center drone demonstration	Home Depot	UAS Center at SBD	267.53
22	Equipment needed for UAS Center drone demonstration	Home Depot	UAS Center at SBD	267.53
23	Shipping fees for return of 2026 labor posters	UPS	Human Resources	33.15
24	Batteries for DFAS fire system	Home Depot	Facilities	86.93
25	ADA Conference Amber Setian	Great Plains ADA Center	Administration	900.00

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


Line	Description	Payee	Department	Amount
26	Building 48 water dispenser monthly rental	Quench	Executive Office	275.19
27	Refund for 2026 labor posters	Cal Chambers	Human Resources	-62.64
28	Refund for 2026 labor posters	Cal Chambers	Human Resources	-247.11
29	Planters	Sunshine Growers	Grounds	39.15
30	Hr. secure fax line	InterFax	Administration	9.50
31	Building 48 conference line	Free Conference Call	Executive Office	10.00
32	Travel: C. Pritchett - Hotel - Sacramento	Kimpton Sawyer Hotel	Administration	8.70
33	Travel: M.Burrows - Airfare	United Airlines	Executive Office	771.40
34	Travel: M.Burrows - Airfare	Breeze	Executive Office	242.00
35	Travel: M.Burrows - Airfare	United Airlines	Executive Office	428.20
36	Travel: M.Burrows - Airfare	United Airlines	Executive Office	244.20
37	Travel: M.Burrows - Lodging	CourtYard by Marriott	Executive Office	195.25
38	Travel: M.Burrows - Refund for airfare	United Airlines	Executive Office	-771.40
39	Travel: M.Burrows - Airfare	United Airlines	Executive Office	10.00
40	Travel: M.Burrows - Airfare	United Airlines	Executive Office	34.00
41	Travel: M.Burrows - Airfare	United Airlines	Executive Office	126.00
42	Travel: M.Burrows - Airfare	United Airlines	Executive Office	236.20
43	Travel: M.Burrows - Airfare	United Airlines	Executive Office	445.12
44	Travel: M.Burrows - Lodging	Residence Inn	Executive Office	227.50
45	Travel: M.Burrows - Lodging	Citizen Marriott	Executive Office	50.98
46	Travel: M.Burrows - Lodging	CourtYard by Marriott	Executive Office	203.27
47	Travel: M.Burrows - Ground transportation	Uber	Executive Office	94.77
48	Travel: M.Burrows - Lodging	CourtYard by Marriott	Executive Office	254.92
49	Travel: M.Burrows - Lodging	Citizen Marriott	Executive Office	649.30
50	Travel: M.Burrows - Ground transportation	SQ Daily Cab	Executive Office	51.00

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

Line	Description	Payee	Department	Amount
51	Travel: M.Burrows - Ground transportation	SQ Friendly Limo & Shuttle	Executive Office	66.00
52	Travel: M.Burrows - Ground transportation	SQ Daily Cab	Executive Office	28.94
53	Travel: M.Burrows - Airfare	United Airlines	Executive Office	275.53
54	Travel: C. Pritchett - Beverage	Statehouse Outpost	Administration	15.30
55	Travel: C. Pritchett - Lunch	Chipotle	Administration	44.86
56	Travel: C. Pritchett - Checked luggage for SHRM conference travel, Sacramento, CA	Southwest Airlines	Human Resources	35.00
57	Travel: C. Pritchett - Hotel - Sacramento	Kimpton Sawyer Hotel	Administration	396.48
58	Travel: N.Rivera - Meal for SHRM conference travel, Sacramento, CA	Sheraton Grand Hotel	Human Resources	24.58
59	Travel: Lodging for N.Rivera for SHRM Conference, Sacramento, CA 04/14-04/17/26	Sheraton Grand Hotel	Human Resources	1,314.19
60	Travel: N.Rivera - Meal for SHRM conference travel, Sacramento, CA	Sheraton Grand Hotel	Human Resources	58.20
61	Travel: N.Rivera - Meal for SHRM conference travel, Sacramento, CA	Naoki Restaurant	Human Resources	43.78
62	Travel: N.Rivera - Meal for SHRM conference travel, Sacramento, CA	SSP America	Human Resources	21.72
63	Travel: Lodging for K.Benson UAS Center meetings	Residence Inn	UAS Center at SBD	192.95
64	Travel: Lodging for K.Benson UAS Center meetings	Residence Inn	UAS Center at SBD	757.88
65	Travel: Lodging for D.Krause UAS Center meetings	Residence Inn	UAS Center at SBD	1,024.80
66	Travel: Lodging for D.Krause UAS Center meetings	Residence Inn	UAS Center at SBD	570.28
67	Travel: Lodging for D.Krause UAS Center meetings	Residence Inn	UAS Center at SBD	822.19
68	Travel: Lodging for K.Benson UAS Center meetings	Residence Inn	UAS Center at SBD	584.21
69	Travel: Equipment needed for UAS Center drone demonstration	GreenFire	UAS Center at SBD	190.00
70	Travel: Lodging for K.Benson UAS Center meetings	Residence Inn	UAS Center at SBD	305.71
71	Travel: A.Setian airfare to PARMA	Southwest Airlines	Administration	466.11
72	Travel: C.Pritchett - Flight to Sacramento - Inland Action	Southwest Airlines	Administration	48.00
73	Travel: C.Pritchett - Flight to Sacramento - Inland Action	Southwest Airlines	Administration	149.40
74	Travel: C.Pritchett - Transportation - Sacramento	Uber	Administration	65.98
75	Travel: C.Pritchett - Transportation - Sacramento	Uber	Administration	61.98

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

Line	Description	Payee	Department	Amount
76	Travel: C.Pritchett - Transportation - Sacramento	Uber	Administration	9.29
77	Travel: C.Pritchett - Transportation - Sacramento	Uber	Administration	13.19
78	Travel: N.Rivera - Ground transportation SHRM conference travel	Uber	Human Resources	15.96
79	Travel: N.Rivera - Ground transportation SHRM conference travel	Uber	Human Resources	31.95
80	Travel: A.Setian - Airfare for ADA conference	American Airlines	Administration	293.40
<b>Total</b>				<b>\$ 17,109.00</b>
Visa Statement Balance:				<u>\$ 17,109.00</u>
Date Prepared:				6/1/2026

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 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 APRIL 30, 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 April 30, 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 April 30, 2026, for the Inland Valley Development Agency. The total book value of Cash, Investments, and Investments Held with Fiscal Agent accounts is \$20,928,525.28 on April 30, 2026. Banks' statements reflect \$20,930,780.72. The difference in totals is due to deposits in transit and outstanding checks on April 30, 2026.

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

**Attachments:**

1. Cash Report for April 30, 2026

**Inland Valley Development Agency**  
**Cash Report**  
**April 30, 2026**

**IVDA JPA CASH**

<u>Cash</u>	Balance 03/31/26	Activities	Balance 04/30/26
<i>MMKT/ Savings Account - CHASE Bank</i>	559,350.73	(99,991.37)	459,359.36
<i>Checking Account - CHASE Bank</i>	108,817.52	403,947.25	512,764.77
Deposits In Transit:			
Beginning	343.40	(343.40)	-
Ending	-	406.94	406.94
Outstanding Checks:			
Beginning	(15,149.63)	15,149.63	-
Ending		(2,662.38)	(2,662.38)
<i>Payroll Account - CHASE Bank</i>	143.18	(120.80)	22.38
<i>Benefits Account - CHASE Bank</i>	71,377.86	(35,044.01)	36,333.85
<i>BRORF Account - CHASE Bank</i>	2,982,130.47	48.31	2,982,178.78
<i>Cash with Fiscal Agent- MECLT Trust</i>	20,642.30	40,846.46	61,488.76
Subtotal	3,727,655.83	322,236.63	4,049,892.46
<u>Investments</u>			
<i>Local Agency Investment Funds - Regular Account</i>	85,607.97	838.92	86,446.89
<i>Local Agency Investment Funds - Bond Account</i>	137,159.83	1,344.11	138,503.94
Total	222,767.80	2,183.03	224,950.83
Subtotal JPA Cash & Investments	3,950,423.63	324,419.66	4,274,843.29


**IVDA SUCCESSOR AGENCY CASH**

<i>RORF Account -CHASE Bank</i>	2,928.77	-	2,928.77
<u>Investments Held With Fiscal Agent</u>			
<i>Special Fund - US Bank - 2014 series</i>	18.24	1.14	19.38
<i>Interest Account - US Bank - 2014 series</i>	-	-	-
<i>Reserve Account- US Bank - 2014 series</i>	16,650,588.44	70.72	16,650,659.16
<i>Principal Account - US Bank- 2014 series</i>	-	-	-
<i>2011 Project Fund - US Bank - 2014 series</i>	74.68	-	74.68
Subtotal SA Cash & Investments	16,653,610.13	71.86	16,653,681.99
Total Cash and Investments	\$ 20,604,033.76	324,491.52	\$ 20,928,525.28

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: June 10, 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: MAY 13, 2026**

**SUMMARY**

Submitted for consideration and approval by the IVDA Board: Meeting minutes of the regular meeting held Wednesday, May 13, 2026.

**RECOMMENDED ACTION(S)**

Approve meeting minutes of the regular meeting held May 13, 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. May 13, 2026 meeting minutes

# INLAND VALLEY DEVELOPMENT AGENCY

## REGULAR MEETING BOARD ACTIONS

**MONDAY, MAY 13, 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

<b>City of Colton</b>	
Mayor Frank J. Navarro	Present (Via Zoom)
Mayor Pro Tem David Toro	Present
VACANT	
<b>City of Loma Linda</b>	
Mayor Phillip Dupper, Chairperson	Present
Councilmember Rhodes Rigsby	Absent
Councilmember Rhonda K. Spencer-Hwang (alt)	Absent
<b>County of San Bernardino</b>	
Supervisor Joe Baca, Jr.	Present
Supervisor Jesse Armendarez	Absent
Supervisor Dawn Rowe (alt)	Absent
<b>City of San Bernardino</b>	
Councilmember Fred Shorett	Present (Arrived at 5:05 pm)
Councilmember Juan Figueroa	Present
Councilmember Sandra Ibarra	Present (Arrived at 5:12 pm)
Mayor Pro Tem Mario Flores	Absent
<b>Staff Members and Others Present</b>	
Michael Burrows, Chief Executive Officer	Catherine Pritchett, Director of Administration
Jeff Barrow, Director of Development	Jillian Ubaldo, Clerk of the Board
Mark Cousineau, Director of Finance	Myriam Beltran, Planning and Programs Manager
Mark Gibbs, Director of Aviation	Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin, & Tooke, LLP

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Chairperson Phillip Dupper at approximately 5:05 P.M. on Wednesday, May 13, 2026, in the Main Auditorium of the Norton Regional Event Center, 1601 East Third Street, San Bernardino, California.

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

Roll call was duly noted and recorded.

Members of the Board and the public joined Councilmember Fred Shorett in the Pledge of Allegiance.

**B. CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

**C. CLOSED SESSION**

Chairperson Phillip Dupper recessed to closed session at 5:06 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: Former Norton Air Force Base, Parcels Site 5/SAR  
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Kent Hindes, Managing Director, Cushman & Wakefield  
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- d. Conference with Labor Negotiators Pursuant to Government Code Section 54957.6  
  
The IVDA Board will meet with its duly designated representative to discuss salaries, salary schedules and compensation, and fringe benefits payable to the following non-represented positions specified by title.

Negotiating for IVDA: Chairperson Phillip Dupper  
Position Title: Chief Executive Officer

D. **REPORT ON CLOSED SESSION**

Chairperson Phillip Dupper reconvened the meeting at 6:20 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.

E. **ITEMS TO BE ADDED OR DELETED**

There were no items to be added or deleted.

F. **CONFLICT OF INTEREST DISCLOSURE**

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

There were no conflicts noted.

G. **INFORMATIONAL ITEMS**

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

2. Informational Items
  - a. Chief Executive Officer Report
  - b. Annual Budget Preparation
  - c. Report on Grant and Legislative Items
- 2b. Mr. Michael Burrows, Chief Executive Officer, reported that the agency is currently developing the fiscal year budget and requested an update from Mr. Mark Cousineau, Director of Finance.

Mr. Cousineau reported that budget communications had been distributed and that responses had been received in preparation for the final budget review.
- 2c. Ms. Myriam Beltran, Planning and Programs Manager, provided an update on the Sterling Avenue Upgrade Project, which is funded through a Federal Economic Development Administration grant and is approximately 95% complete. The project represents a \$3.8 million investment. Remaining work is contingent upon Southern California Edison removing temporary power infrastructure and completing the permanent electrical connection, which is anticipated within the coming weeks. Ms. Beltran noted the agency's partnership with the Seminole Band of Mission Indians as a co-applicant on the project.

Ms. Beltran also provided an update on the 3rd Street Corridor Project, which is funded through a \$3 million grant from the U.S. Department of Transportation. She reported that the construction contract has been awarded and that a preconstruction meeting is scheduled for the following week. The project is expected to be completed within 187 working days.

Ms. Beltran reported that staff is coordinating with the AQMD Invest Clean Program on two applications for heavy-duty direct current fast charging (DCFC) infrastructure installations.

Mr. Michael Burrows, Chief Executive Officer, reported that he recently met with the Deputy Assistant Secretary of the U.S. Department of Commerce during an export council meeting to discuss the agency's Foreign-Trade Zone reorganization application. He shared that the discussion included feedback regarding the application and support for the reorganization effort. Mr. Burrows noted that a request was made to expedite the application process to facilitate the timely reallocation of acreage.

**H. BOARD CONSENT ITEMS**

3. Receive Register of Demands – May 13, 2026
4. Receive and file Cash Report for March 31, 2026, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: April 6, 2026

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

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

**I. BOARD ACTION ITEMS**

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

Mr. Mark Cousineau, Director of Finance, provided a brief 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: Baca / Shorett  
AYES: Dupper, Baca, Toro, Ibarra, Figueroa, and Shorett  
NAYS: None  
ABSTENTIONS: None  
ABSENT: Navarro, Armendarez and Rigsby

7. Award a Design Build Construction Contract to Hodgdon Management and Construction, Inc in an amount not to exceed \$200,000 for the Phase I – DFAS I Tenant Improvements Project

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

**ACTION:** Award a design-build construction contract to Hodgdon Management and Construction, Inc. in an amount not to exceed \$200,000 for the Phase I – DFAS I Tenant Improvements Project; and authorize the Chief Executive Officer to execute all related documents.

May 13, 2026

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

8. Consider and Adopt a Business Plan Update (2026-2031)

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 8.

**ACTION:** Consider and Adopt the Inland Valley Development Agency (IVDA) Business Plan Update (2026-2031).

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

9. 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 095-097 in the Agenda Packet). Mr. Burrows reminded Board Members that the Leaders in Energy Summit is scheduled for June 4, with proceeds benefiting SBD Cares, a nonprofit organization that provides resources for student scholarships. Mr. Burrows also reported that the agency is currently preparing its budget and remains on track to present the draft budget report at the upcoming meeting.

Supervisor Joe Baca Jr. commented on the importance of evaluating budget priorities as discussions begin for the upcoming fiscal year budget. He acknowledged the agency’s support of airport initiatives, including advertising investments, and emphasized the importance of evaluating the return on investment for marketing expenditures. Supervisor Baca encouraged consideration of the effective use of agency resources and the relationship between future advertising investments, the expansion of commercial flight activity, and overall budget priorities.

Mr. Burrows thanked Supervisor Baca for his comments and stated that an update would be provided in conjunction with the fiscal year budget presentation.

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

J. **ADDED AND DEFERRED ITEMS**

There were no items to be added or deferred.

K. **OPEN SESSION PUBLIC COMMENT**

There were no open session public comments.

L. **BOARD MEMBER COMMENT**

There were no Board Member comments.

M. **ADJOURNMENT**

There being no further business before the Board at this session, Chairperson Phillip Dupper declared the meeting adjourned at 6:33 P.M.

**Approved at a Regular Meeting of the Inland Valley Development Agency Board on June 10, 2026.**

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



**TO: Inland Valley Development Agency Board**  
**DATE: June 10, 2026**  
**ITEM NO: 6**  
**PRESENTER: Mark Cousineau, Director of Finance**

**SUBJECT: CONSIDER AND ADOPT THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) SUCCESSOR AGENCY BUDGET FOR FISCAL YEAR 2026-2027**

**SUMMARY**

The proposed Inland Valley Development Agency (IVDA) Successor Agency Budget for Fiscal Year 2026-2027.

**RECOMMENDED ACTION(S)**

Consider and adopt the Inland Valley Development Agency (IVDA) Successor Agency Budget for Fiscal Year 2026-2027.

**FISCAL IMPACT**

In addition to the attached materials, an oral presentation will be presented at the time of the meeting.

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

## **BACKGROUND INFORMATION**

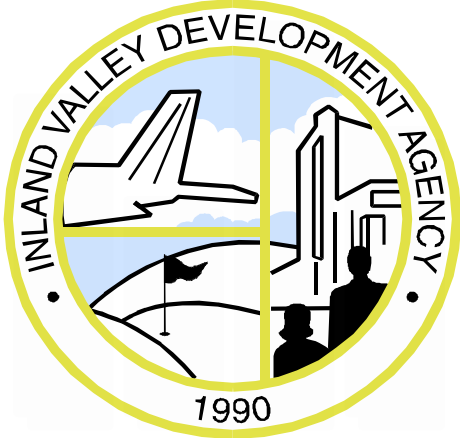
The proposed Inland Valley Development Agency (IVDA) Successor Agency Budget for Fiscal Year 2026-2027 is being presented as a separate and distinct budget document.

A presentation will be provided at the time of the meeting.

Staff recommends that the Board approve the above recommended action.

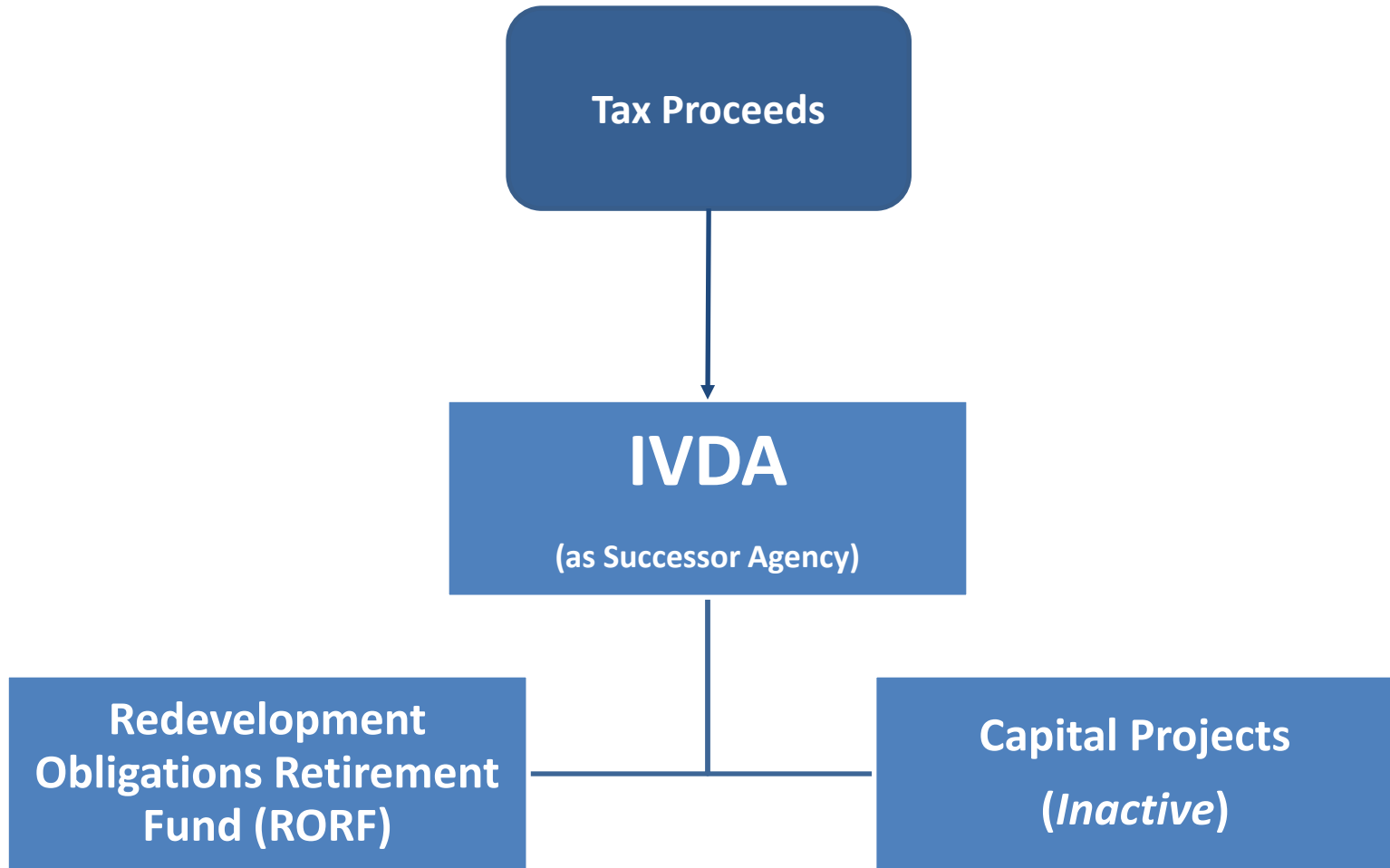
### **Attachments:**

1. IVDA Successor Agency Budget Power Point for Fiscal Year 2026-2027
2. IVDA Successor Agency Proposed 2026-2027 Budget
3. IVDA Successor Agency Budget to Actual with Proposed Budget

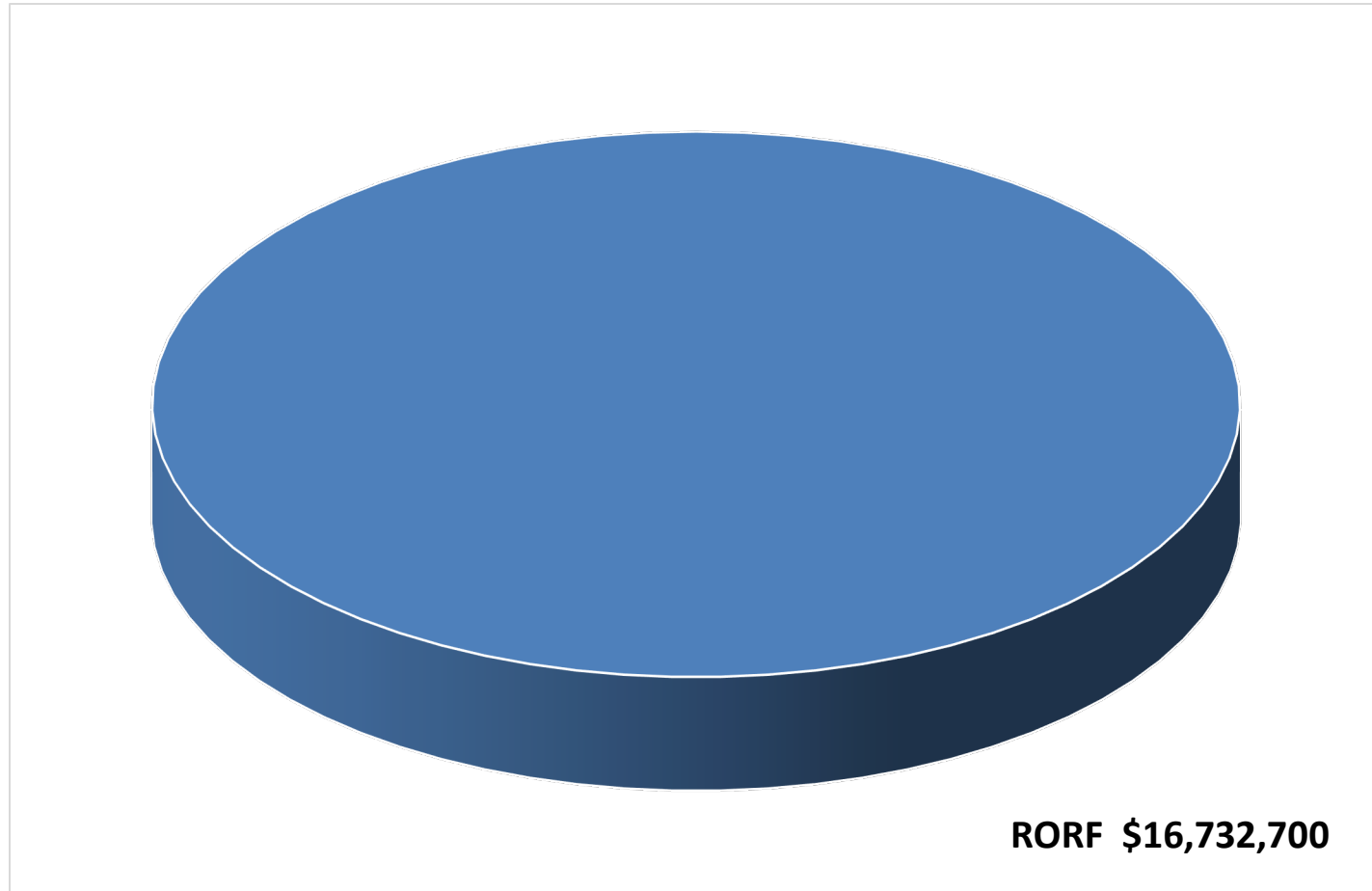


# **FY 2026-2027 Proposed Annual Budget IVDA Successor Agency (“SA”)**

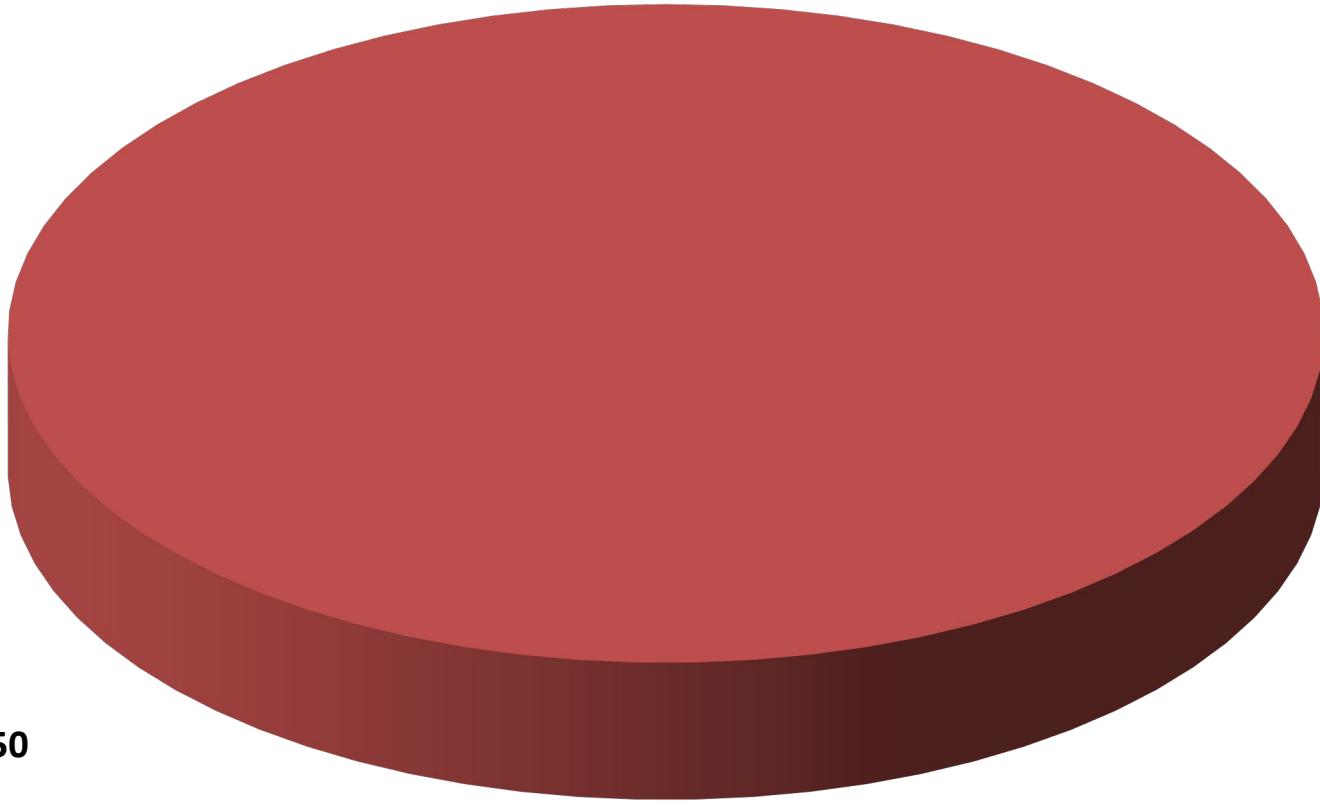
**Inland Valley Development Agency-SA**  
**(As Successor Agency for the IVDA)**  
**FY 2026-2027 Annual Budget**  
**Structure**



**Inland Valley Development Agency-SA**  
**(As Successor Agency for the IVDA)**  
**FY 2026-2027 Annual Budget**  
**Sources**



**Inland Valley Development Agency-SA**  
**(As Successor Agency for the IVDA)**  
**FY 2026-2027 Annual Budget**  
**Uses**



**RORF**  
**\$16,749,950**

Inland Valley Development Agency - Successor Agency  
 FY 2026-27 Proposed Budget

(in dollars)

Description	FY 2026-27 Proposed Budget
Revenues & Expenditures	
Revenues	
48100 - Other Income	-
49101 - Interest Income	1,000
49209 - Property Tax Increment	16,731,700
Total Revenues	<u>16,732,700</u>
Expenditures	
Professional Services	
52122 - Real Property Professional Services	12,000 **
Total Professional Services	<u>12,000</u>
Other Expenses	
57130 - Fees and Other Charges	3,700
57211 - Interest Expense 2014 - TABS A	7,433,313
57212 - Interest Expense 2014 - TABS B	2,738,587
Total Other Expenses	<u>10,175,600</u>
Other Sources and Uses	
64101 - Principal On Agency Bonds	6,475,000
71101 - OFU - Transfer To General	317,068
71201 - OFS - Transfer From General	(229,718)
Total Other Sources and Uses	<u>6,562,350</u>
Total Expenditures	<u>16,749,950</u>
Total Revenues & Expenditures	<u>(17,250) *</u>

\* Cash on hand is sufficient to cover expenditures in excess of revenues of \$17,250, which represents timing differences between FY2025-26 and FY2026-27 transactions.

\*\* Professional engineering services that may be needed for the transfer of Successor Agency land parcels were not requested in the 2026-27 ROPS. If required, the services will be reimbursed through the annual ROPS Prior Period Adjustment (PPA) process.

Inland Valley Development Agency - Successor Agency  
 FY 2025-26 Budget to Actual with 2026-27 Proposed Budget

(in dollars)

Description	Budget 06/30/2026	Actual As of 06/04/2026	FY 2026-27 Proposed Budget
Revenues & Expenditures			
Revenues			
48100 - Other Income	-	500	-
49101 - Interest Income	1,000	733	1,000
49209 - Property Tax Increment	16,920,162	16,730,107	16,731,700
Total Revenues	16,920,162	16,730,107	16,732,700
Expenditures			
Professional Services			
52122 - Real Property Professional Services	12,000	-	12,000 **
Total Professional Services	12,000	-	12,000
Other Expenses			
57130 - Fees and Other Charges	3,700	3,630	3,700
57211 - Interest Expense 2014 - TABS A	7,433,313	7,433,313	7,433,313
57212 - Interest Expense 2014 - TABS B	3,080,413	3,080,413	2,738,587
Total Other Expenses	10,517,426	10,517,355	10,175,600
Other Sources and Uses			
64101 - Principal On Agency Bonds	6,130,000	6,130,000	6,475,000
71101 - OFU - Transfer To General	276,437	317,382	317,068
71201 - OFS - Transfer From General	(50,000)	(40,945)	(229,718)
Total Other Sources and Uses	6,356,437	6,406,437	6,562,350
Total Expenditures	16,885,863	16,923,792	16,749,950
Total Revenues & Expenditures	34,299	(193,685)	(17,250) *

\* Cash on hand is sufficient to cover expenditures in excess of revenues of \$17,250, which represents timing differences between FY2025-26 and FY2026-27 transactions.

\*\* Professional engineering services that may be needed for the transfer of Successor Agency land parcels were not requested in the 2026-27 ROPS. If required, the services will be reimbursed through the annual ROPS Prior Period Adjustment (PPA) process.



**TO: Inland Valley Development Agency Board**

**DATE: June 10, 2026**

**ITEM NO: 7**

**PRESENTER: Mark Cousineau, Director of Finance**

**SUBJECT: CONSIDER AND ADOPT THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) JOINT POWERS AUTHORITY BUDGET FOR FISCAL YEAR 2026-2027**

**SUMMARY**

The proposed Inland Valley Development Agency (IVDA) Joint Powers Authority Budget for Fiscal Year 2026-2027.

**RECOMMENDED ACTION(S)**

Consider and approve the Inland Valley Development Agency (IVDA) Joint Powers Authority Budget for Fiscal Year 2026-2027.

**FISCAL IMPACT**

In addition to the attached materials, an oral presentation will be presented at the time of the meeting.

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

**BACKGROUND INFORMATION**

The proposed Inland Valley Development Agency (IVDA) Joint Powers Authority (JPA) Budget for Fiscal Year 2026-2027 is being presented as a separate budget document given the established on-going operations of the military base reuse joint powers authority.

The proposed IVDA Joint Powers Authority Budget is structurally similar to that of the prior year and presents IVDA's General Fund, Debt Service Fund, and its enterprise funds – UAS Training Center at SBD and the Water Sewer Fund consistent with governmental generally accepted accounting principles.

The IVDA JPA's debt service fund is inactive because the agency carries no debt. The Fiscal Year 2026-27 Proposed IVDA JPA budget anticipates the DFAS I tenant improvements project will require financing to maximize DFAS I lease revenues and the proposed IVDA JPA Budget for Fiscal Year 2026-2027 reflects that.

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

Staff recommends that the Board approve the above recommended action.

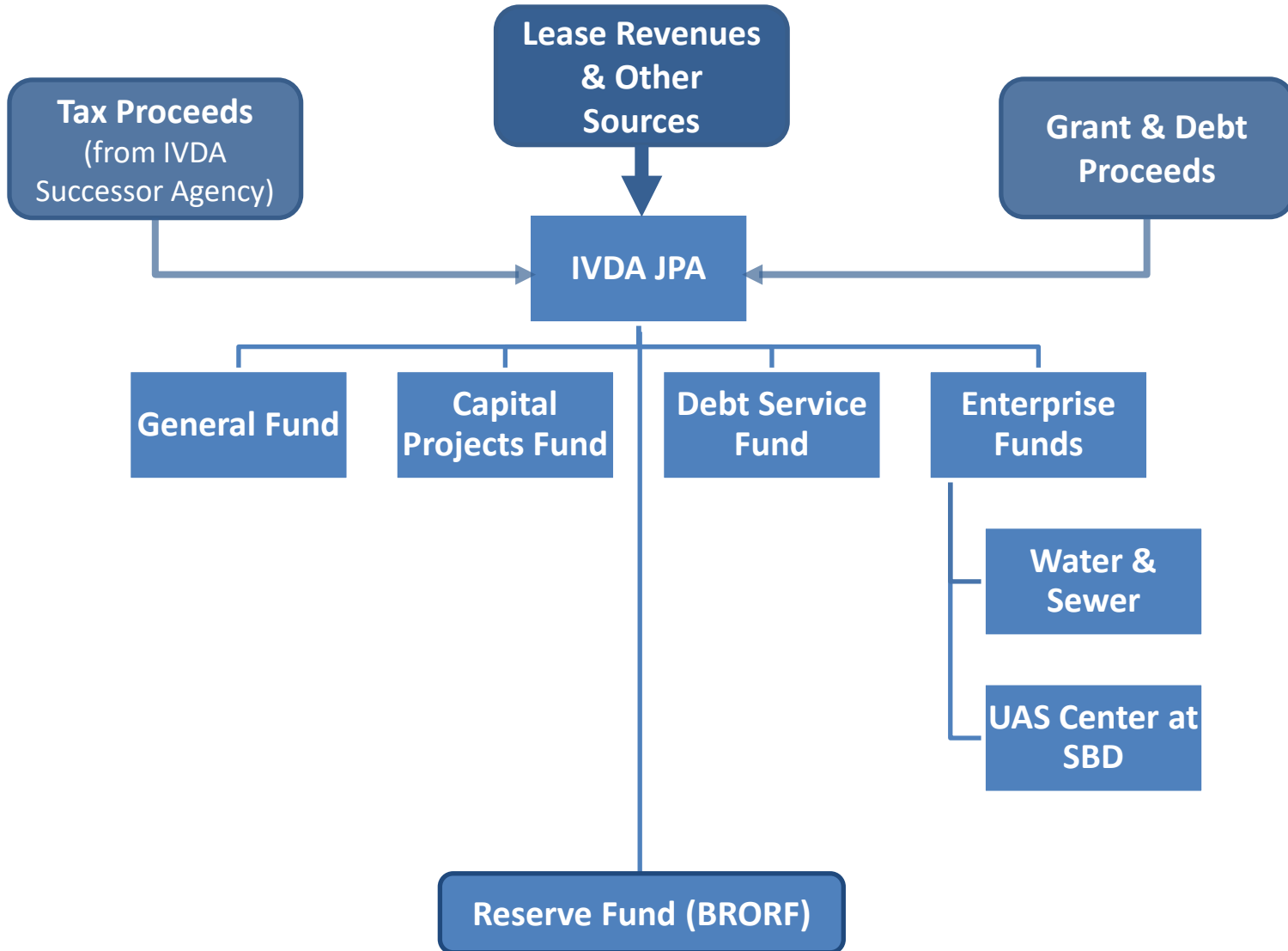
**Attachments:**

1. IVDA Joint Powers Authority Proposed Budget PowerPoint for Fiscal Year 2026-2027
2. IVDA JPA Proposed 2026-2027 Budget
3. IVDA JPA Fiscal Year to Date Budget to Actual with Proposed Budget



# **FY 2026-2027 Proposed Annual Budget IVDA Joint Powers Authority**

**Inland Valley Development Agency**  
**(IVDA Base Reuse Joint Powers Authority)**  
**FY 2026-2027 Annual Budget**  
**Structure**



**Inland Valley Development Agency**  
**(IVDA Base Reuse Joint Powers Authority)**  
**FY 2026-2027 Annual Budget**  
**Overview**

- ✓ Projected revenues are based on conservative estimates.
- ✓ While a Debt Service Fund is presented, the IVDA JPA currently carries No Debt.
- ✓ Competitive \$3.0M direct negotiable “drawdown” loan for DFAS I tenant improvements
- ✓ The General Fund’s Economic Development Reserve is \$2.9M.
- ✓ Proposed Capital Improvements Budget:

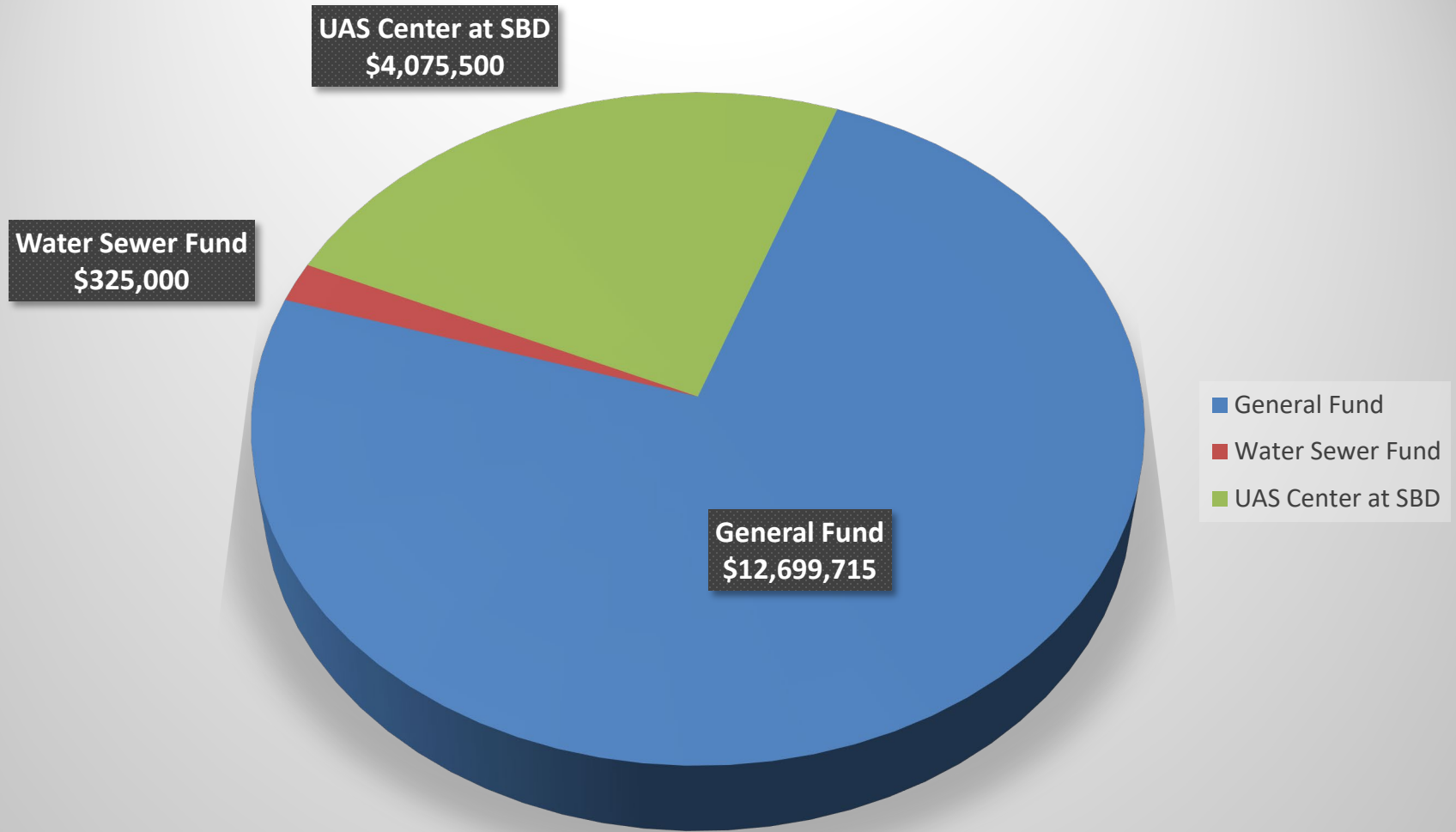
- ❖ \$6.3M in grant revenues

U.S. Department of Transportation Grant – 3 <sup>rd</sup> Street Improvements	\$3.0M
U.S. Department of Commerce UAS Center at SBD Project(s)	\$3.0M

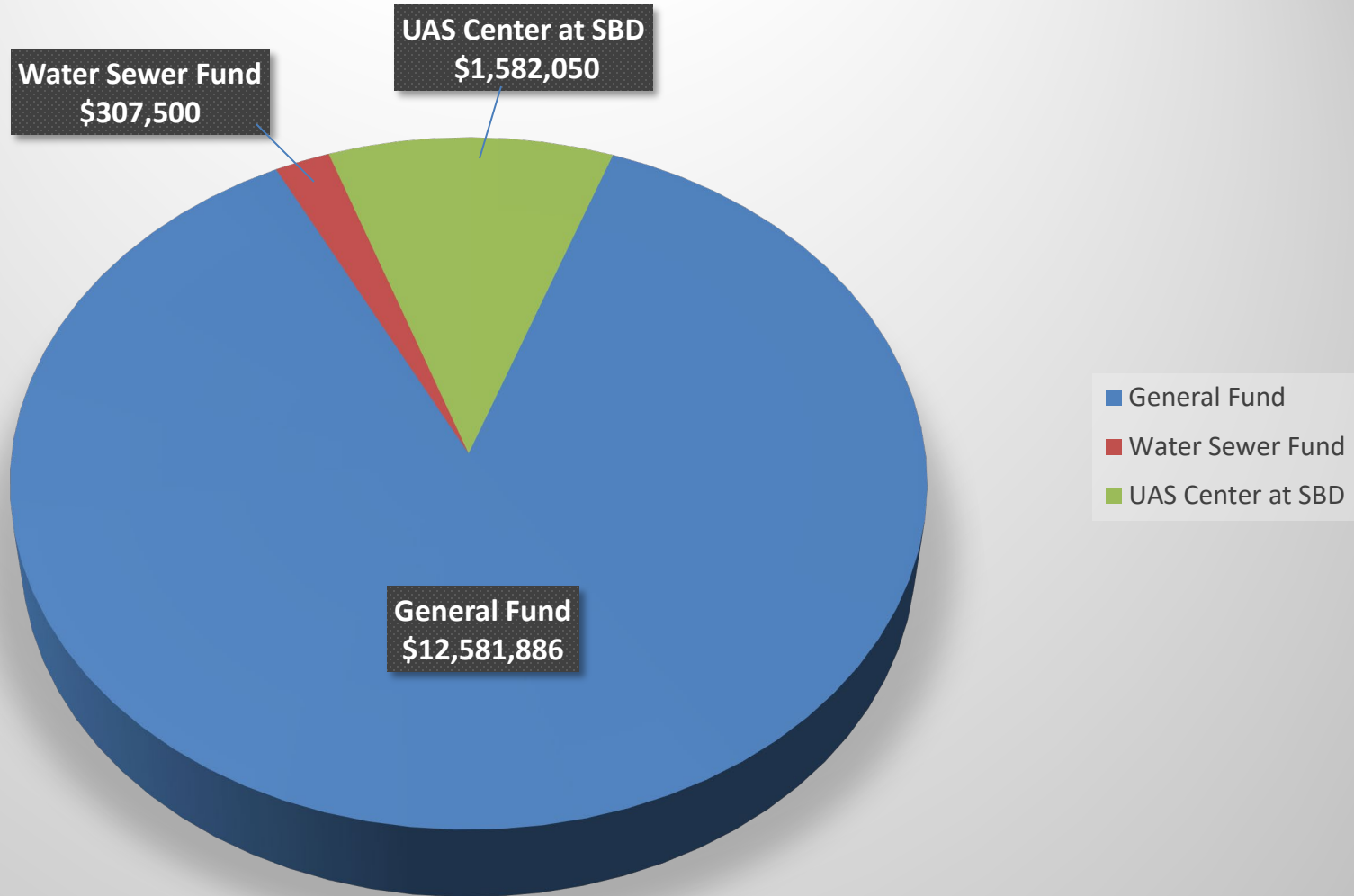
- ❖ \$8.7M in project delivery including:

DOT Grant, 3 <sup>rd</sup> Street Improvements (DR to VA)	\$3.4M
Tenant Improvements – DFAS I	\$3.2M
3 <sup>rd</sup> Street & Palm Avenue Monument	\$250K
Tenant Improvements – Bldg. 48	\$275K
Tenant Improvements – Bldg. 58	\$350K
Building 48 Solar System	\$283K
UAS Center at SBD Improvements	\$500K

**Inland Valley Development Agency  
(IVDA Base Reuse Joint Powers Authority)  
FY 2026-2027 Annual Budget  
Sources**



**Inland Valley Development Agency  
(IVDA Base Reuse Joint Powers Authority)  
FY 2026-2027 Annual Budget  
Uses**



Inland Valley Development Agency

2026-27 Proposed Budget

General Fund - Summary

(in dollars)

Description	Budget Class	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>		
Revenues	400	<u>10,609,715</u>
<b>Expenditures</b>		
<b>Operating Expenditures</b>		
Personnel Costs	510	1,245,236
Insurance	521	220,000
Professional Services	521	994,150
Utilities	530	694,950
Telecommunication	540	35,000
Repairs and Maintenance	550	269,504
Parts and Supplies	560	111,085
Other Expenses	570	
Other Non-Financial Expenses and Expenditures	571	561,568
Expenses and Expenditures - Parts Under \$5,000	573	124,005
Rental and Lease Expenses	576	6,000
Travel	578	41,500
Marketing	579	<u>67,000</u>
<b>Total Operating Expenditures</b>		<b>4,369,997</b>
Capital Expenditures	630	8,211,889
Other (Sources) and Uses	710	<u>(2,090,000)</u>
<b>Total Revenues &amp; Expenditures</b>		<b>117,829</b>
<b>Cash on Hand, Beginning</b>		4,964,398
Reserve (BRORF)		<u>(2,982,225)</u>
<b>Cash on Hand, Beginning, Net of Reserve</b>		<b><u>1,982,173</u></b>
<b>Cash on Hand, Ending</b>		<b><u><u>2,100,002</u></u></b>

Inland Valley Development Agency

2026-27 Proposed Budget

General Fund - Detail

(in dollars)

Description	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>	
<b>Revenues</b>	
44101 - Lease/License Revenue	2,968,045
44102 - Electric Usage Charges	33,550
44105 - Permit fees	50,000
44107 - Easement and Right of ways	44,472
45101 - Admin allowance from Successor Agency	317,068
45109 - Assessment Fees	65,000
48100 - Other Income	10,000
49101 - Interest Income	10,000
49202 - Grants: Federal	3,339,268
49205 - Contribution from Other Government	1,000,000
49206 - Participation revenue	2,722,312
49208 - Reimbursement Agreement	50,000
<b>Total Revenues</b>	<b>10,609,715</b>
<b>Expenditures</b>	
<b>Operating Expenditures</b>	
<b>Personnel Costs</b>	
51100 - Temporary Employment Agencies	5,000
51000 - Salaries, Wages & Benefits	3,317,512
51301 - Allocation of Personnel Cost - IVDA to SBIAA	(2,364,576)
51302 - Allocation of Personnel Cost - SBIAA to IVDA	230,000
51901 - Compensation for Board Members/Commissioners	27,300
51221 - Workers' Compensation Insurance Premiums and Deductibles	30,000
<b>Total Personnel Costs</b>	<b>1,245,236</b>
<b>Insurance</b>	
52101 - Insurance Premiums and Deductibles	220,000
<b>Total Insurance</b>	<b>220,000</b>
<b>Professional Services</b>	
52102 - Foreign Trade/Office Activities	20,000
52106 - Educational/Training Services	4,000
52108 - Auditing	60,000
52110 - Information Technology Services	20,000
52112 - Marketing, Advertising, and Promotions	150
52114 - Environmental	125,000
52118 - Engineering	100,000
52119 - Comprehensive Economic Development Strategy	20,000
52121 - Fiscal Consultant	60,000
52199 - Other Professional Services	130,000
52221 - Real Property Professional Services	100,000
52299 - Other Professional Services (Executive Office)	135,000
52801 - Consultant Services - Approval by Office of the Chief Executive	30,000
52802 - Consultant Services - Other	60,000
52803 - Legal Services	130,000
<b>Total Professional Services</b>	<b>994,150</b>
<b>Utilities</b>	
53101 - Electricity	479,700
53102 - Water	145,750
53104 - Natural and Liquefied Petroleum Gas	45,500
53105 - Waste Disposal	17,500
53109 - Other Utilities	6,500
<b>Total Utilities</b>	<b>694,950</b>
<b>Telecommunication</b>	
54002 - Telecommunications - Monthly Charge	35,000
<b>Total Telecommunication</b>	<b>35,000</b>
<b>Repairs and Maintenance</b>	

Inland Valley Development Agency

2026-27 Proposed Budget

General Fund - Detail

(in dollars)

Description	FY 2026-27 Proposed Budget
55001 - Real Property - Infrastructure - Maintenance and Repair - Expensed	2,254
55002 - Real Property - Buildings - Maintenance and Repair - Expensed	250,000
55003 - Real Property - Facilities and Other Improv. - Maintenance & Repair - Expensed	5,000
55005 - Real Property - Land - Maintenance and Repair - Expensed	250
55006 - Personal Property - Maintenance and Repair - Motor Vehicles - Expensed	10,500
55009 - Personal Property - Maintenance and Repair - Expensed	1,500
<b>Total Repairs and Maintenance</b>	<b>269,504</b>
<b>Parts and Supplies</b>	
56003 - Chemicals and Gases	750
56004 - Supplies/Materials - Landscaping, Construction and Hardware	33,000
56601 - Subscriptions, Periodicals, and Information Services	2,000
56602 - Office Supplies	18,400
56603 - Hospitality	4,035
56607 - Décor	1,000
56609 - Safety	12,500
56610 - Employee Engagement and Retention	20,000
56999 - Consumables - Non Office Supplies	19,400
<b>Total Parts and Supplies</b>	<b>111,085</b>
<b>Other Expenses</b>	
57101 - Advertising Services	17,500
57102 - Awards/Sponsorships	6,000
57103 - Cleaning Services	176,500
57113 - Membership Dues	18,170
57114 - Promotional Items	75
57116 - Registration Fees - Employee Attendance at Seminars and Conferences	35,000
57118 - Reproduction and Printing Services	723
57119 - Tuition - Employee Training (Higher Education)	15,600
57121 - Board Meeting Expense	21,500
57122 - Employee Training and Development (Non Higher Education)	1,000
57130 - Fees and Other Charges	4,500
57131 - License and Permit Fees for Compliance	14,000
57133 - International Trade Expense	250,000
57191 - Miscellaneous Expense	1,000
57320 - Personal Property - Furnishings, Equipment and Other - Expensed	11,255
57323 - Personal Property - Computer Equipment - Expensed	2,250
57331 - Intangible Property - Computer Software - Expensed	110,500
57604 - Rental of Furnishings and Equipment	6,000
57800 - Travel Expenses & Expenditures	41,500
57910 - Marketing Services and Supplies	20,000
57920 - Advertising Services, Media Buys, and Supplies	30,000
57930 - Promotions: Events, Services, and Supplies	5,000
57940 - Meetings and Conferences	10,000
57990 - Other Marketing Expenses	2,000
<b>Total Other Expenses</b>	<b>800,073</b>
<b>Total Operating Expenditures</b>	<b>4,369,997</b>
<b>Capital Expenditures</b>	
63100 - Roadway Construction Capital Outlay	3,825,069
63101 - Road Expense - Preliminary Engineering	5,000
63201 - Real Property - Infrastructure - Capitalized	283,000
63212 - Real Property - Land Improvements - Capitalized	450,000
63222 - Real Property - Building Improvements - Capitalized	3,641,320
63321 - Personal Property - Computer Equipment - Capitalized	7,500
<b>Total Capital Expenditures</b>	<b>8,211,889</b>

Inland Valley Development Agency

2026-27 Proposed Budget

General Fund - Detail

(in dollars)

Description	FY 2026-27 Proposed Budget
<b>Other (Sources) and Uses</b>	
71105 - OFU - Transfer To Water and Sewer	60,000
71106 - OFU - Transfer To UAS Center @ SBD	350,000
71120 - Public Transportation Network (PTN) Support Payments	500,000
75101 - OFS - Debt Proceeds - General Fund	<u>(3,000,000)</u>
<b>Total Other (Sources) and Uses</b>	<b><u>(2,090,000)</u></b>
 <b>Total Revenues &amp; Expenditures</b>	 <b><u>117,829</u></b>
 <b>Cash on Hand, Beginning</b>	 4,964,398
Reserve (BRORF)	<u>(2,982,225)</u>
<b>Cash on Hand, Beginning, Net of Reserve</b>	<b><u>1,982,173</u></b>
 <b>Cash on Hand, Ending</b>	 <b><u><u>2,100,002</u></u></b>

Inland Valley Development Agency

2026-27 Proposed Budget

Water and Sewer Fund - Summary

(in dollars)

Description	Budget Class	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>		
Revenues	400	<u>265,000</u>
<b>Expenditures</b>		
<b>Operating Expenditures</b>		
Utilities	530	300,000
Repairs and Maintenance	550	<u>7,500</u>
<b>Total Operating Expenditures</b>		<u>307,500</u>
Other (Sources) and Uses	710	(60,000)
<b>Total Revenues &amp; Expenditures</b>		<u>17,500</u>
<b>Cash on Hand, Beginning</b>		<u>(15,885)</u>
<b>Cash on Hand, Ending</b>		<u><u>1,615</u></u>

Inland Valley Development Agency  
 2026-27 Proposed Budget  
 Water and Sewer Fund - Detail  
 (in dollars)

Description	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>	
<b>Revenues</b>	
44101 - Lease/License Revenue	25,000
45102 - Sewer Consumption Fees	240,000
<b>Total Revenues</b>	<u>265,000</u>
<b>Expenditures</b>	
<b>Operating Expenditures</b>	
<b>Utilities</b>	
53105 - Waste Disposal	300,000
<b>Total Utilities</b>	<u>300,000</u>
<b>Repairs and Maintenance</b>	
55001 - Real Property - Infrastructure - Maintenance and Repair - Expensed	7,500
<b>Total Repairs and Maintenance</b>	<u>7,500</u>
<b>Total Operating Expenditures</b>	<u>307,500</u>
<b>Other (Sources) and Uses</b>	
71201 - OFS - Transfer From General	(60,000)
<b>Total Other (Sources) and Uses</b>	<u>(60,000)</u>
<b>Total Revenues &amp; Expenditures</b>	<u>17,500</u>
<b>Cash on Hand, Beginning</b>	<u>(15,885)</u>
<b>Cash on Hand, Ending</b>	<u><u>1,615</u></u>

Inland Valley Development Agency

2026-27 Proposed Budget

UAS Center at SBD - Summary

(in dollars)

Description	Budget Class	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>		
Revenues	400	<u>3,725,500</u>
<b>Expenditures</b>		
<b>Operating Expenditures</b>		
Insurance	521	7,000
Professional Services	521	597,500
Parts and Supplies	560	2,250
Other Expenses	570	<u>215,300</u>
<b>Total Operating Expenditures</b>		<b>822,050</b>
Capital Expenditures	630	760,000
Other (Sources) and Uses	710	<u>(350,000)</u>
<b>Total Revenues &amp; Expenditures</b>		<b>2,493,450</b>
<b>Cash on Hand, Beginning</b>		<u>(21,412)</u>
<b>Cash on Hand, Ending</b>		<b><u>2,472,038</u></b>

Inland Valley Development Agency

2026-27 Proposed Budget

UAS Center at SBD - Detail

(in dollars)

Description	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>	
<b>Revenues</b>	
44101 - Lease/License Revenue	10,000
44105 - Permit fees	60,000
45103 - Consulting Services	22,000
45104 - Standardization/Integration	50,000
45105 - Training Fee Revenue	362,500
45106 - License Fee Revenue	1,000
45107 - Product Development and Testing	25,000
48100 - Other Income	40,000
49202 - Grants: Federal	3,000,000
49203 - Grants: State	100,000
49204 - Grants: Local	50,000
49206 - Participation revenue	5,000
<b>Total Revenues</b>	<b>3,725,500</b>
<b>Expenditures</b>	
<b>Operating Expenditures</b>	
<b>Insurance</b>	
52101 - Insurance Premiums and Deductibles	7,000
<b>Total Insurance</b>	<b>7,000</b>
<b>Professional Services</b>	
52106 - Educational/Training Services	65,000
52112 - Marketing, Advertising, and Promotions	10,000
52122 - Real Property Professional Services	75,000
52125 - Professional Services - Instructor	172,500
52199 - Other Professional Services	200,000
52299 - Other Professional Services (Executive Office)	25,000
52802 - Consultant Services - Other	75,000
52901 - In-kind Contributions or Donations of Professional or Consultant Services	(25,000)
<b>Total Professional Services</b>	<b>597,500</b>
<b>Parts and Supplies</b>	
56602 - Office Supplies	750
56603 - Hospitality	1,500
<b>Total Parts and Supplies</b>	<b>2,250</b>
<b>Other Expenses</b>	
57102 - Awards/Sponsorships	2,500
57103 - Cleaning Services	5,000
57113 - Membership Dues	4,000
57116 - Registration Fees - Employee Attendance at Seminars and Conferences	4,500
57130 - Fees and Other Charges	2,800
57191 - Miscellaneous Expense	5,000
57320 - Personal Property - Furnishings, Equipment and Other - Expensed	2,000
57322 - Personal Property - Furnishings, Equipment and Other - Expensed	4,000
57323 - Personal Property - Computer Equipment - Expensed	1,000
57331 - Intangible Property - Computer Software - Expensed	55,000
57609 - Rental of Service Buildings	25,000
57800 - Travel Expenses & Expenditures	25,500
57910 - Marketing Services and Supplies	30,000
57920 - Advertising Services, Media Buys, and Supplies	30,000
57930 - Promotions: Events, Services, and Supplies	10,000
57940 - Meetings and Conferences	7,000
57990 - Other Marketing Expenses	2,000
<b>Total Other Expenses</b>	<b>215,300</b>

Inland Valley Development Agency  
 2026-27 Proposed Budget  
 UAS Center at SBD - Detail  
 (in dollars)

Description	FY 2026-27 Proposed Budget
<b>Total Operating Expenditures</b>	<b>822,050</b>
<b>Capital Expenditures</b>	
63000 - Capital Expenditures - UAS Center	500,000
63201 - Real Property - Infrastructure - Capitalized	115,000
63212 - Real Property - Land Improvements - Capitalized	145,000
<b>Total Capital Expenditures</b>	<b>760,000</b>
<b>Other (Sources) and Uses</b>	
71201 - OFS - Transfer From General	(350,000)
<b>Total Other (Sources) and Uses</b>	<b>(350,000)</b>
<b>Total Revenues &amp; Expenditures</b>	<b>2,493,450</b>
<b>Cash on Hand, Beginning</b>	<b>(21,412)</b>
<b>Cash on Hand, Ending</b>	<b>2,472,038</b>

Inland Valley Development Agency  
 2026-27 Proposed Budget

Capital Project Detail  
 (in dollars)

Description	Fund	Project ID	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>			
<b>Revenues</b>			
49202 - Federal	General	EDAi2101 - Sterling Avenue Upgrade	339,268
49202 - Federal	General	DOTi2401 - 3rd Street Improvements (DR to VA)	3,000,000
49202 - Federal	UAS Center	DOCi2701-UAS Center Project	3,000,000
<b>Total Revenues</b>			<u><u>6,339,268</u></u>
<b>Expenditures</b>			
<b>Capital Expenditures</b>			
63000 - Capital Expenditures - UAS Center	UAS Center	DOCi2701-UAS Center Project	500,000
63100 - Roadway Construction Capital Outlay	General	25i004-2--3rd & 5th Street	386,388
63100 - Roadway Construction Capital Outlay	General	DOTi2401--3rd Street Improvements (DR to VA)	3,388,681
63100 - Roadway Construction Capital Outlay	General	EDAi2101--Sterling Avenue Upgrade	50,000
63201 - Real Property - Infrastructure - Capitalized	General	25i002-2--Solar Repair	98,000
63201 - Real Property - Infrastructure - Capitalized	General	25i002-1--Solar System Maintenance	185,000
63212 - Real Property - Land Improvements - Capitalized	General	26i002 - DFAS 1 - Landscaping	200,000
63212 - Real Property - Land Improvements - Capitalized	General	27i001 - 3rd-Palm Monument	250,000
63222 - Real Property - Building Improvements - Capitalized	General	25i002 - Bldg 48 Improvements	275,000
63222 - Real Property - Building Improvements - Capitalized	General	25i003--Bldg 58 Improvements	350,000
63222 - Real Property - Building Improvements - Capitalized	General	26i001 - DFAS 1 - HVAC Repairs	116,320
63222 - Real Property - Building Improvements - Capitalized	General	26i001-41 - DFAS 1 - County HR Phase I	2,900,000
<b>Total Capital Expenditures</b>			<u><u>8,699,389</u></u>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget  
 General Fund - Summary  
 (in dollars)

Description	Budget Class	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>				
Revenues	400	12,801,392	6,029,905	10,609,715
<b>Expenditures</b>				
<b>Operating Expenditures</b>				
Personnel Costs	510	1,298,084	733,137	1,245,236
Insurance	521	341,000	188,944	220,000
Professional Services	521	1,311,000	552,617	994,150
Utilities	530	760,175	584,536	694,950
Telecommunication	540	36,000	29,152	35,000
Repairs and Maintenance	550	228,025	134,977	269,504
Parts and Supplies	560	101,260	47,405	111,085
Other Expenses	570			
Other Non-Financial Expenses and Expenditures	571	550,900	342,853	561,568
Expenses and Expenditures - Parts Under \$5,000	573	199,400	91,244	124,005
Claims and Judgements	575	100,000	100,000	-
Rental and Lease Expenses	576	7,500	13,152	6,000
Travel	578	34,900	21,194	41,500
Marketing	579	11,000	2,145	67,000
<b>Total Operating Expenditures</b>		<b>4,979,244</b>	<b>2,841,356</b>	<b>4,369,997</b>
Capital Expenditures	630	8,913,252	2,758,521	8,211,889
Other (Sources) and Uses	710	2,140,000	1,433,597	(2,090,000)
<b>Total Revenues &amp; Expenditures</b>		<b>(3,231,104)</b>	<b>(1,003,568)</b>	<b>117,829</b>
<b>Cash on Hand, Beginning</b>		7,082,976	7,082,976	4,964,398
Reserve (BRORF)		(3,181,627)	(2,982,225)	(2,982,225)
<b>Cash on Hand, Beginning, Net of Reserve</b>		<b>3,901,349</b>	<b>4,100,751</b>	<b>1,982,173</b>
<b>Cash on Hand, Ending</b>		<b>670,245</b>	<b>3,097,183</b>	<b>2,100,002</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget

General Fund - Detail  
 (in dollars)

Description	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>			
<b>Revenues</b>			
44101 - Lease/License Revenue	3,084,363	2,356,271	2,968,045
44102 - Electric Usage Charges	20,000	28,206	33,550
44104 - Security Services	-	600	-
44105 - Permit fees	8,000	-	50,000
44106 - Tenant Utility Usage and Other Charges	4,750	-	-
44107 - Easement and Right of ways	-	44,472	44,472
45101 - Admin allowance from Successor Agency	276,437	276,437	317,068
45102 - Sewer Consumption Fees	-	-	-
45109 - Assessment Fees	65,000	-	65,000
48100 - Other Income	5,000	70,119	10,000
49101 - Interest Income	10,000	10,117	10,000
49202 - Grants: Federal	5,805,530	2,712,245	3,339,268
49204 - Grants: Local	-	381,439	-
49205 - Contribution from Other Government	1,000,000	-	1,000,000
49206 - Participation revenue	2,472,312	150,000	2,722,312
49208 - Reimbursement Agreement	50,000	-	50,000
<b>Total Revenues</b>	<b>12,801,392</b>	<b>6,029,905</b>	<b>10,609,715</b>
<b>Expenditures</b>			
<b>Operating Expenditures</b>			
<b>Personnel Costs</b>			
51100 - Temporary Employment Agencies	5,000	-	5,000
51000 - Salaries, Wages & Benefits	3,287,984	2,424,454	3,317,512
51301 - Allocation of Personnel Cost - IVDA to SBIAA	(2,244,900)	(1,799,495)	(2,364,576)
51302 - Allocation of Personnel Cost - SBIAA to IVDA	200,000	68,186	230,000
51901 - Compensation for Board Members/Commissioners	20,000	16,450	27,300
51221 - Workers' Compensation Insurance Premiums and Deductibles	30,000	23,543	30,000
<b>Total Personnel Costs</b>	<b>1,298,084</b>	<b>733,137</b>	<b>1,245,236</b>
<b>Insurance</b>			
52101 - Insurance Premiums and Deductibles	341,000	188,944	220,000
<b>Total Insurance</b>	<b>341,000</b>	<b>188,944</b>	<b>220,000</b>
<b>Professional Services</b>			
52102 - Foreign Trade/Office Activities	8,500	381	20,000
52106 - Educational/Training Services	5,000	1,689	4,000
52107 - Financial and Accounting Services	-	84	-
52108 - Auditing	60,000	43,105	60,000
52110 - Information Technology Services	30,000	27,444	20,000
52112 - Marketing, Advertising, and Promotions	50,000	3,611	150
52114 - Environmental	125,000	68,804	125,000
52118 - Engineering	150,000	2,801	100,000
52119 - Comprehensive Economic Development Strategy	36,500	17,500	20,000
52121 - Fiscal Consultant	60,000	40,844	60,000
52199 - Other Professional Services	76,000	137,688	130,000
52219 - Regional Plans	160,000	525	-
52221 - Real Property Professional Services	125,000	28,994	100,000
52222 - Entity/District Formation	50,000	-	-
52299 - Other Professional Services (Executive Office)	135,000	-	135,000
52801 - Consultant Services - Approval by Office of the Chief Executive	-	24,000	30,000
52802 - Consultant Services - Other	60,000	55,200	60,000
52803 - Legal Services	130,000	79,946	130,000
52808 - Marketing, Advertising, and Promotions (Ad-hoc) Services	50,000	-	-
52813 - Community Outreach	-	20,000	-
<b>Total Professional Services</b>	<b>1,311,000</b>	<b>552,617</b>	<b>994,150</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget

General Fund - Detail  
 (in dollars)

Description	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
<b>Utilities</b>			
53101 - Electricity	472,400	394,256	479,700
53102 - Water	222,000	142,742	145,750
53104 - Natural and Liquefied Petroleum Gas	38,000	32,678	45,500
53105 - Waste Disposal	18,775	11,531	17,500
53109 - Other Utilities	9,000	3,330	6,500
<b>Total Utilities</b>	<b>760,175</b>	<b>584,536</b>	<b>694,950</b>
<b>Telecommunication</b>			
54002 - Telecommunications - Monthly Charge	36,000	28,818	35,000
54005 - Personal Property - Telecommunications Equipment - Expensed	-	162	-
54008 - Communication Services	-	172	-
<b>Total Telecommunication</b>	<b>36,000</b>	<b>29,152</b>	<b>35,000</b>
<b>Repairs and Maintenance</b>			
55001 - Real Property - Infrastructure - Maintenance and Repair - Expensed	2,000	254	2,254
55002 - Real Property - Buildings - Maintenance and Repair - Expensed	211,025	127,807	250,000
55003 - Real Property - Facilities and Other Improv. - Maintenance & Repair - Expensed	-	3,351	5,000
55005 - Real Property - Land - Maintenance and Repair - Expensed	-	38	250
55006 - Personal Property - Maintenance and Repair - Motor Vehicles - Expensed	6,000	2,305	10,500
55009 - Personal Property - Maintenance and Repair - Expensed	7,000	1,222	1,500
55012 - Personal Property - Maintenance and Repair - Computer Equipment - Expensed	2,000	-	-
<b>Total Repairs and Maintenance</b>	<b>228,025</b>	<b>134,977</b>	<b>269,504</b>
<b>Parts and Supplies</b>			
56003 - Chemicals and Gases	-	510	750
56004 - Supplies/Materials - Landscaping, Construction and Hardware	12,500	4,385	33,000
56008 - Plants	-	9,974	-
56601 - Subscriptions, Periodicals, and Information Services	15,300	433	2,000
56602 - Office Supplies	25,600	12,320	18,400
56603 - Hospitality	6,860	711	4,035
56607 - Décor	3,000	657	1,000
56608 - Postal and Courier Services	-	301	-
56609 - Safety	10,000	2,361	12,500
56610 - Employee Engagement and Retention	20,000	1,189	20,000
56999 - Consumables - Non Office Supplies	8,000	14,563	19,400
<b>Total Parts and Supplies</b>	<b>101,260</b>	<b>47,405</b>	<b>111,085</b>
<b>Other Expenses</b>			
57101 - Advertising Services	18,600	7,688	17,500
57102 - Awards/Sponsorships	6,000	8,500	6,000
57103 - Cleaning Services	162,000	129,823	176,500
57110 - Freight/Delivery Service	1,000	89	-
57113 - Membership Dues	16,500	7,264	18,170
57114 - Promotional Items	500	-	75
57116 - Registration Fees - Employee Attendance at Seminars and Conferences	27,000	4,584	35,000
57118 - Reproduction and Printing Services	700	-	723
57119 - Tuition - Employee Training (Higher Education)	26,600	-	15,600
57121 - Board Meeting Expense	20,000	7,320	21,500
57122 - Employee Training and Development (Non Higher Education)	-	1,225	1,000
57130 - Fees and Other Charges	4,000	8,145	4,500
57131 - License and Permit Fees for Compliance	12,000	5,784	14,000
57133 - International Trade Expense	250,000	162,431	250,000
57134 - Scholarships	5,000	-	-
57191 - Miscellaneous Expense	1,000	-	1,000
57320 - Personal Property - Furnishings, Equipment and Other - Expensed	13,700	1,737	11,255
57323 - Personal Property - Computer Equipment - Expensed	2,000	2,839	2,250
57331 - Intangible Property - Computer Software - Expensed	183,700	86,668	110,500

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget

General Fund - Detail

(in dollars)

Description	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
57502 - Judgments & Settlements for Claimant/Plaintiff, and/or Attorney, or Other Legal	100,000	100,000	-
57604 - Rental of Furnishings and Equipment	7,500	13,152	6,000
57800 - Travel Expenses & Expenditures	34,900	21,194	41,500
57910 - Marketing Services and Supplies	-	-	20,000
57912 - Marketing Supplies	5,000	-	-
57920 - Advertising Services, Media Buys, and Supplies	-	-	30,000
57930 - Promotions: Events, Services, and Supplies	-	-	5,000
57933 - Promotions: Supplies	5,000	-	-
57940 - Meetings and Conferences	1,000	2,145	10,000
57990 - Other Marketing Expenses	-	-	2,000
<b>Total Other Expenses</b>	<b>903,700</b>	<b>570,588</b>	<b>800,073</b>
<b>Total Operating Expenditures</b>	<b>4,979,244</b>	<b>2,841,356</b>	<b>4,369,997</b>
<b>Capital Expenditures</b>			
63100 - Roadway Construction Capital Outlay	7,357,752	2,298,721	3,825,069
63101 - Road Expense - Preliminary Engineering	5,000	-	5,000
63201 - Real Property - Infrastructure - Capitalized	311,500	-	283,000
63212 - Real Property - Land Improvements - Capitalized	265,000	68,961	450,000
63222 - Real Property - Building Improvements - Capitalized	965,000	390,839	3,641,320
63321 - Personal Property - Computer Equipment - Capitalized	9,000	-	7,500
<b>Total Capital Expenditures</b>	<b>8,913,252</b>	<b>2,758,521</b>	<b>8,211,889</b>
<b>Other (Sources) and Uses</b>			
71105 - OFU - Transfer To Water and Sewer	-	-	60,000
71106 - OFU - Transfer To UAS Center @ SBD	350,000	350,000	350,000
71120 - Public Transportation Network (PTN) Support Payments	2,000,000	1,083,597	500,000
71205 - OFS - Transfer From Water and Sewer	(10,000)	-	-
75101 - OFS - Debt Proceeds - General Fund	(200,000)	-	(3,000,000)
<b>Total Other (Sources) and Uses</b>	<b>2,140,000</b>	<b>1,433,597</b>	<b>(2,090,000)</b>
<b>Total Revenues &amp; Expenditures</b>	<b>(3,231,104)</b>	<b>(1,003,568)</b>	<b>117,829</b>
<b>Cash on Hand, Beginning</b>	<b>7,082,976</b>	<b>7,082,976</b>	<b>4,964,398</b>
Reserve (BRORF)	(3,181,627)	(2,982,225)	(2,982,225)
<b>Cash on Hand, Beginning, Net of Reserve</b>	<b>3,901,349</b>	<b>4,100,751</b>	<b>1,982,173</b>
<b>Cash on Hand, Ending</b>	<b>670,245</b>	<b>3,097,183</b>	<b>2,100,002</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget  
 Water and Sewer Fund - Summary  
 (in dollars)

Description	Budget Class	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>				
Revenues	400	265,000	188,154	265,000
<b>Expenditures</b>				
<b>Operating Expenditures</b>				
Utilities	530	200,000	228,409	300,000
Repairs and Maintenance	550	5,000	954	7,500
<b>Total Operating Expenditures</b>		205,000	229,363	307,500
Other (Sources) and Uses	710	10,000	-	(60,000)
<b>Total Revenues &amp; Expenditures</b>		<b>50,000</b>	<b>(41,209)</b>	<b>17,500</b>
<b>Cash on Hand, Beginning</b>		25,324	25,324	(15,885)
<b>Cash on Hand, Ending</b>		<b>75,324</b>	<b>(15,885)</b>	<b>1,615</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget  
 Water and Sewer Fund - Detail  
 (in dollars)

Description	Budget 06/30/2026	Actual As of 06/03/2026	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>			
<b>Revenues</b>			
44101 - Lease/License Revenue	25,000	-	25,000
45102 - Sewer Consumption Fees	240,000	188,154	240,000
<b>Total Revenues</b>	<b>265,000</b>	<b>188,154</b>	<b>265,000</b>
<b>Expenditures</b>			
<b>Operating Expenditures</b>			
<b>Utilities</b>			
53105 - Waste Disposal	200,000	228,409	300,000
<b>Total Utilities</b>	<b>200,000</b>	<b>228,409</b>	<b>300,000</b>
<b>Repairs and Maintenance</b>			
55001 - Real Property - Infrastructure - Maintenance and Repair - Expensed	5,000	954	7,500
<b>Total Repairs and Maintenance</b>	<b>5,000</b>	<b>954</b>	<b>7,500</b>
<b>Total Operating Expenditures</b>	<b>205,000</b>	<b>229,363</b>	<b>307,500</b>
<b>Other (Sources) and Uses</b>			
71101 - OFU - Transfer To General	10,000	-	-
71201 - OFS - Transfer From General	-	-	(60,000)
<b>Total Other (Sources) and Uses</b>	<b>10,000</b>	<b>-</b>	<b>(60,000)</b>
<b>Total Revenues &amp; Expenditures</b>	<b>50,000</b>	<b>(41,209)</b>	<b>17,500</b>
<b>Cash on Hand, Beginning</b>	25,324	25,324	(15,885)
<b>Cash on Hand, Ending</b>	<b>75,324</b>	<b>(15,885)</b>	<b>1,615</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget  
 UAS Center at SBD - Summary  
 (in dollars)

Description	Budget Class	Budget	Actual As of	FY 2026-27
		06/30/2026	06/03/2026	Proposed Budget
<b>Revenues &amp; Expenditures</b>				
Revenues	400	663,000	290,104	3,725,500
<b>Expenditures</b>				
<b>Operating Expenditures</b>				
Personnel Costs	510	5,000	-	-
Insurance	521	7,000	-	7,000
Professional Services	521	500,000	439,569	597,500
Parts and Supplies	560	1,750	4,251	2,250
Other Expenses	570	116,630	64,285	215,300
<b>Total Operating Expenditures</b>		<b>630,380</b>	<b>508,105</b>	<b>822,050</b>
Capital Expenditures	630	293,000	134,280	760,000
Other (Sources) and Uses	710	(350,000)	(350,000)	(350,000)
<b>Total Revenues &amp; Expenditures</b>		<b>89,620</b>	<b>(2,281)</b>	<b>2,493,450</b>
<b>Cash on Hand, Beginning</b>		(81,508)	(19,131)	(21,412)
<b>Cash on Hand, Ending</b>		<b>8,112</b>	<b>(21,412)</b>	<b>2,472,038</b>

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget  
 UAS Center at SBD - Detail  
 (in dollars)

Description	Budget	Actual As of	FY 2026-27
	06/30/2026	06/03/2026	Proposed Budget
<b>Revenues &amp; Expenditures</b>			
<b>Revenues</b>			
44101 - Lease/License Revenue	10,000	-	10,000
44105 - Permit fees	60,000	2,000	60,000
45103 - Consulting Services	22,000	-	22,000
45104 - Standardization/Integration	50,000	-	50,000
45105 - Training Fee Revenue	300,000	277,175	362,500
45106 - License Fee Revenue	1,000	-	1,000
45107 - Product Development and Testing	25,000	-	25,000
48100 - Other Income	40,000	-	40,000
49202 - Grants: Federal	-	-	3,000,000
49203 - Grants: State	100,000	-	100,000
49204 - Grants: Local	50,000	10,929	50,000
49206 - Participation revenue	5,000	-	5,000
<b>Total Revenues</b>	<b>663,000</b>	<b>290,104</b>	<b>3,725,500</b>
<b>Expenditures</b>			
<b>Operating Expenditures</b>			
<b>Personnel Costs</b>			
51104 - Salaries and Wages - Non-Permanent Part-Time Employees	5,000	-	-
<b>Total Personnel Costs</b>	<b>5,000</b>	<b>-</b>	<b>-</b>
<b>Insurance</b>			
52101 - Insurance Premiums and Deductibles	7,000	-	7,000
<b>Total Insurance</b>	<b>7,000</b>	<b>-</b>	<b>7,000</b>
<b>Professional Services</b>			
52106 - Educational/Training Services	70,000	53,413	65,000
52112 - Marketing, Advertising, and Promotions	30,000	2,920	10,000
52114 - Environmental	-	19,463	-
52122 - Real Property Professional Services	-	-	75,000
52125 - Professional Services - Instructor	175,000	117,325	172,500
52199 - Other Professional Services	200,000	167,878	200,000
52299 - Other Professional Services (Executive Office)	-	20,028	25,000
52801 - Consultant Services - Approval by Office of the Chief Executive	-	76	-
52802 - Consultant Services - Other	-	55,997	75,000
52808 - Marketing, Advertising, and Promotions (Ad-hoc) Services	25,000	4,421	-
52901 - In-kind Contributions or Donations of Professional or Consultant Services	-	(1,950)	(25,000)
<b>Total Professional Services</b>	<b>500,000</b>	<b>439,569</b>	<b>597,500</b>
<b>Parts and Supplies</b>			
56602 - Office Supplies	750	612	750
56603 - Hospitality	1,000	1,177	1,500
56609 - Safety	-	27	-
56999 - Consumables - Non Office Supplies	-	2,435	-
<b>Total Parts and Supplies</b>	<b>1,750</b>	<b>4,251</b>	<b>2,250</b>
<b>Other Expenses</b>			
57101 - Advertising Services	-	1,500	-
57102 - Awards/Sponsorships	25,000	2,500	2,500
57103 - Cleaning Services	3,630	3,969	5,000
57113 - Membership Dues	3,600	3,696	4,000
57116 - Registration Fees - Employee Attendance at Seminars and Conferences	3,700	3,250	4,500
57130 - Fees and Other Charges	-	2,625	2,800
57131 - License and Permit Fees for Compliance	5,000	(934)	-
57191 - Miscellaneous Expense	5,000	-	5,000
57320 - Personal Property - Furnishings, Equipment and Other - Expensed	-	2,060	2,000

Inland Valley Development Agency  
 2025-26 Budget to Actual Report with 2026-27 Proposed Budget


UAS Center at SBD - Detail  
 (in dollars)

Description	Budget	Actual As of	FY 2026-27
	06/30/2026	06/03/2026	Proposed Budget
57322 - Personal Property - Furnishings, Equipment and Other - Expensed	-	4,121	4,000
57323 - Personal Property - Computer Equipment - Expensed	1,000	-	1,000
57331 - Intangible Property - Computer Software - Expensed	23,000	1,530	55,000
57604 - Rental of Furnishings and Equipment	500	-	-
57609 - Rental of Service Buildings	23,000	21,126	25,000
57800 - Travel Expenses & Expenditures	8,200	17,851	25,500
57910 - Marketing Services and Supplies	-	76	30,000
57912 - Marketing Supplies	5,000	845	-
57920 - Advertising Services, Media Buys, and Supplies	-	-	30,000
57930 - Promotions: Events, Services, and Supplies	-	-	10,000
57933 - Promotions: Supplies	5,000	70	-
57940 - Meetings and Conferences	5,000	-	7,000
57990 - Other Marketing Expenses	-	-	2,000
<b>Total Other Expenses</b>	<b>116,630</b>	<b>64,285</b>	<b>215,300</b>
<b>Total Operating Expenditures</b>	<b>630,380</b>	<b>508,105</b>	<b>822,050</b>
<b>Capital Expenditures</b>			
63000 - Capital Expenditures - UAS Center	-	-	500,000
63201 - Real Property - Infrastructure - Capitalized	200,000	87,480	115,000
63212 - Real Property - Land Improvements - Capitalized	53,000	46,800	145,000
63310 - Personal Property - Capitalized	25,000	-	-
63321 - Personal Property - Computer Equipment - Capitalized	15,000	-	-
<b>Total Capital Expenditures</b>	<b>293,000</b>	<b>134,280</b>	<b>760,000</b>
<b>Other (Sources) and Uses</b>			
71201 - OFS - Transfer From General	(350,000)	(350,000)	(350,000)
<b>Total Other (Sources) and Uses</b>	<b>(350,000)</b>	<b>(350,000)</b>	<b>(350,000)</b>
<b>Total Revenues &amp; Expenditures</b>	<b>89,620</b>	<b>(2,281)</b>	<b>2,493,450</b>
<b>Cash on Hand, Beginning</b>	<b>(81,508)</b>	<b>(19,131)</b>	<b>(21,412)</b>
<b>Cash on Hand, Ending</b>	<b>8,112</b>	<b>(21,412)</b>	<b>2,472,038</b>

Inland Valley Development Agency  
 2026-27 Proposed Budget

Capital Project Detail  
 (in dollars)

Description	Fund	Project ID	FY 2026-27 Proposed Budget
<b>Revenues &amp; Expenditures</b>			
<b>Revenues</b>			
49202 - Federal	General	EDAi2101 - Sterling Avenue Upgrade	339,268
49202 - Federal	General	DOTi2401 - 3rd Street Improvements (DR to VA)	3,000,000
49202 - Federal	UAS Center	DOCi2701-UAS Center Project	3,000,000
<b>Total Revenues</b>			<u><u>6,339,268</u></u>
<b>Expenditures</b>			
<b>Capital Expenditures</b>			
63000 - Capital Expenditures - UAS Center	UAS Center	DOCi2701-UAS Center Project	500,000
63100 - Roadway Construction Capital Outlay	General	25i004-2--3rd & 5th Street	386,388
63100 - Roadway Construction Capital Outlay	General	DOTi2401--3rd Street Improvements (DR to VA)	3,388,681
63100 - Roadway Construction Capital Outlay	General	EDAi2101--Sterling Avenue Upgrade	50,000
63201 - Real Property - Infrastructure - Capitalized	General	25i002-2--Solar Repair	98,000
63201 - Real Property - Infrastructure - Capitalized	General	25i002-1--Solar System Maintenance	185,000
63212 - Real Property - Land Improvements - Capitalized	General	26i002 - DFAS 1 - Landscaping	200,000
63212 - Real Property - Land Improvements - Capitalized	General	27i001 - 3rd-Palm Monument	250,000
63222 - Real Property - Building Improvements - Capitalized	General	25i002 - Bldg 48 Improvements	275,000
63222 - Real Property - Building Improvements - Capitalized	General	25i003--Bldg 58 Improvements	350,000
63222 - Real Property - Building Improvements - Capitalized	General	26i001 - DFAS 1 - HVAC Repairs	116,320
63222 - Real Property - Building Improvements - Capitalized	General	26i001-41 - DFAS 1 - County HR Phase I	2,900,000
<b>Total Capital Expenditures</b>			<u><u>8,699,389</u></u>

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 2026</b></p> <p><b>ITEM NO: 8</b></p> <p><b>PRESENTER: Mark Cousineau, Director of Finance</b></p>
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**SUBJECT: APPROVE CERTAIN PROFESSIONAL SERVICES AGREEMENTS FOR FISCAL YEAR 2026-2027**

**SUMMARY**

The proposed Professional Services Agreements are billed on a time and charges basis with an established amount not to exceed the annual threshold.

**RECOMMENDED ACTION(S)**

Approve certain Professional Services Agreements with various firms for Fiscal Year 2026-2027; and authorize the Chief Executive Officer to execute all related documents.

**FISCAL IMPACT**

These proposed contract amounts are included in the proposed Inland Valley Development Agency (IVDA) Fiscal Year 2026-2027 Budget. These agreements are billed on a time and charges, amount not to exceed basis. Services are rendered only when requested.

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

**BACKGROUND INFORMATION**

Staff is requesting the approval of the following agreements with various consultants for Fiscal Year 2026-2027 for the amounts specified, as presented. If approved, the Chief Executive Officer would execute the agreements. In all cases, services are performed and paid for on a time and charge basis for only those services requested and received.

<u>Consultant</u>	<u>Not-to-Exceed Amount</u>
A. Mirau, Edwards, Lewin, and Tooke, LLP	\$ 150,000.00
B. Rosenow Spevacek Group, Inc.	\$ 60,000.00
C. Tom Dodson & Associates	\$ 50,000.00
D. Hernandez, Kroone & Associates, Inc.	\$ 50,000.00
E. Three-2-One, Inc. DBA Imagine Systems, Inc.	\$ 60,000.00
F. Innovative Federal Strategies, LLC	\$ 65,000.00
G. Elizabeth Martyn, APC	\$ 50,000.00
H. California Strategies & Advocacy, LLC	\$ 65,000.00
I. Cole Huber, LLP	\$ 50,000.00
J. Rogers, Anderson, Malody & Scott, LLP	\$ 60,000.00
K. Zenaida Global	\$ 130,000.00
L. CJMC Holdings, LLC	\$ 50,000.00

With the proposed adoption of the Fiscal Year 2026-2027 Budget, Staff is recommending that the Inland Valley Development Agency (IVDA) enter into agreements with the various consultants for the aforementioned period. These consulting agreements provide for continuity of services with consultants that have been serving the IVDA in prior years. Each possesses tacit knowledge, expertise, and an ability to render specific services that the IVDA needs for certain projects. Each is considered to be uniquely valuable, and they are utilized only when their special knowledge is required. Historically, the IVDA has found it to be more economical to hire a specialist when needed rather than employ full-time staff members for each specialty.

As with the previous years, these agreements will expire at the end of the Fiscal Year 2026-2027. Amendments to these agreements in excess of the approved amounts or the CEO's purchasing authority, as appropriate, will be brought back to the Board for approval.

A summary of the services provided by each of the consultant is as follows:

<u>Consultant</u>	<u>Type of Service</u>
A. Mirau, Edwards, Lewin, and Tooke, LLP	IVDA general counsel legal services.
B. Rosenow Spevacek Group Inc.	\$60,000 annual contract to prepare Fiscal Consultant Report for required bond disclosures, assess the project area taxes collected by members and appropriate school district for the 2024-2025 Fiscal Year, and forecast the 2025-2026 anticipated tax revenues based on this historical data. Provide technical support as needed.
C. Tom Dodson & Associates	Work on environmental issues/projects related to the IVDA properties. Prepare technical studies and EIR for specific plans.
D. Hernandez, Kroone & Associates, Inc.	Provide civil engineering and survey services as assigned.
E. Three-2-One, Inc. DBA Imagine Systems, Inc.	Provide consulting, troubleshooting, preventative maintenance, and support services for IVDA information systems technology and audio-visual systems.
F. Innovative Federal Strategies, LLC	Consultant for federal legislative advocacy services.
G. Elizabeth Martyn, APC	Special Counsel – Successor Agency legal services.
H. California Strategies & Advocacy, LLC	Consultant for California legislative advocacy services.
I. Cole Huber, LLP	Special counsel for litigation services.
J. Rogers, Anderson, Malody & Scott, LLP	Independent audit to conduct required annual financial statement audit and Single Audit.

K. Zenaida Global

Contract for management and administration of Unmanned Aerial Systems (UAS) Center.

L. CJMC Holdings, LLC

Provide professional construction and project management services for capital projects including the Sterling Avenue grant.

These amounts do not include grant-funded projects, which may require a separate consultant agreement and, in this case, would then be brought to the Board for approval. Those consultant fees would be eligible grant-funded expenditures and would therefore be reimbursable.

IVDA's standard form professional services agreement will be used.

Staff recommends the Board approve the recommended action as set forth above.

**Attachments:**

1. Standard Form of Agreement

**INLAND VALLEY DEVELOPMENT AGENCY**

**AGREEMENT FOR PROFESSIONAL SERVICES**

**CONSULTANT NAME**

This AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into as of \_\_\_\_\_, 20\_\_\_\_, by and between the **INLAND VALLEY DEVELOPMENT AGENCY**, a joint powers authority created pursuant to Government Code Sections 6500, et seq., (the "IVDA"), and **CONSULTANT NAME**, organized under the laws of the State of California (the "Consultant").

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN AND FOR SUCH OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

1. SUPERVISION OF CONSULTANT. The IVDA staff designated in **Exhibit B** shall be responsible for the direction of any services to be performed by the Consultant and any Subcontractor to the Consultant under this Agreement. The Consultant shall not undertake any services under the terms of this Agreement unless instructed to do so by one of the staff members designated in **Exhibit B**. No other staff member is authorized by the IVDA to request services from the Consultant.

2. TERM OF AGREEMENT. The term of this Agreement shall commence on the date first appearing in this Agreement and shall automatically terminate on \_\_\_\_\_ **30, 20\_\_** (the "Term"). The IVDA reserves the right through the actions of the Chief Executive Officer or of the IVDA to terminate this Agreement at any time either with or without cause and at the sole convenience of the IVDA upon delivery of notice of termination to the Consultant; provided, however, that upon the effective date of any such termination, the IVDA shall be responsible to pay and/or reimburse the Consultant for all services, materials and supplies as may have been furnished to the IVDA in accordance with the Scope of Services as referenced in Section 3.

3. CONSULTANT SCOPE OF SERVICES. The IVDA hereby retains the Consultant to provide the professional consulting services set forth in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by this reference. The Consultant hereby agrees to perform the services set forth in the Scope of Services in accordance with the terms of this Agreement. The Consultant shall perform the services as set forth in said Scope of Services within the time periods to be identified by the appropriate IVDA representative.

4. PAYMENT BY IVDA FOR WORK PERFORMED BY CONSULTANT.

A. The IVDA shall compensate the Consultant in an aggregate amount not to exceed \_\_\_\_\_ Dollars (\$ \_\_, \_\_) for the Term of this Agreement. Payments shall be made on a monthly basis based on services requested and rendered according to the rates and charges listed in Exhibit “\_\_.”

B. The compensation designated in subsection 4. A shall be the Total Fee for the performance of the services and the delivery of the final work product materials, if any, as set forth in the Scope of Services. The Total Fee shall include, but not be limited to, the salaries of all Subcontractors retained by the Consultant and all employees of the Consultant to perform services pursuant to this Agreement and shall be inclusive of all costs and expenses incurred for mileage, travel, graphics, telephone, printing, fax transmission, postage, copies and such other expenses related to providing the services set forth in Exhibit A.

C. The Consultant shall invoice the IVDA for services performed by the Consultant under this Agreement each calendar month during the Term of this Agreement. Included in each invoice, Consultant shall itemize expenses for telephone and professional liability insurance premiums, as applicable to such billing period.

D. The Consultant shall submit invoices under this Agreement to:

Inland Valley Development Agency  
Attention: Chief Executive Officer  
1601 East Third Street  
San Bernardino, CA 92408

E. Each invoice of the Consultant shall set forth the time and expenses of the Consultant incurred in performance of the Scope of Services, during the period of time for which the invoice is issued. Each invoice of the Consultant shall clearly set forth the names of the individual personnel of the Consultant and any individual subconsultants utilized by the Consultant, during the time period covered by the invoice, a description of the professional services rendered on a daily basis by each named individual during such time period, the respective hourly rates of each named individual and the actual time expended by each named individual. Each invoice of the Consultant shall be accompanied by copies of all third party invoices for other direct costs incurred and paid by the Consultant during such time period. The IVDA shall pay all amounts set forth on the invoices of the Consultant and approved by the authorized IVDA staff personnel who requested the services, within thirty (30) days of such approval.

5. RECORDS RETENTION. Records, maps, field notes and supporting documents and all other records pertaining to the use of funds paid to the Consultant hereunder shall be retained by the Consultant and available to the IVDA for examination and for purposes of performing an audit for a period of five (5) years from the date of expiration or termination of this Agreement or for a longer period, as required by law. Such records shall be available to the IVDA and to appropriate county, state or federal agencies and officials for inspection during the regular business hours of the Consultant. If the Consultant does not maintain regular business hours, then such records shall be available for inspection between the hours of 9 a.m. and 5 p.m. Monday through Friday, excluding federal and state government holidays. In the event of litigation or an audit relating to this Agreement or funds paid to the Consultant by the IVDA under this Agreement, such records shall be retained by the Consultant until all such litigation or audit has been resolved.

6. INDEMNIFICATION. The Consultant shall defend, indemnify and hold harmless the IVDA, its officers, employees, representatives, and agents from and against any and all actions, suits, proceedings, claims, demands, losses, costs and expenses, including legal costs and attorney fees, for injury or damage of any type claimed as a result of the acts or omissions of the Consultant, its officers, employees, subcontractors and agents, arising from or related to performance by the Consultant of the services required under this Agreement.

7. INSURANCE. The Consultant shall maintain insurance as set forth in this Section 7 throughout the Term of this Agreement. The Consultant shall remain liable to the IVDA pursuant to Section 6 above to the extent the Consultant is not covered by applicable insurance for all losses and damages incurred by the IVDA that are caused directly or indirectly through the actions or inactions, willful misconduct or negligence of the Consultant in the performance of the services by the Consultant pursuant to this Agreement. These insurance policies must be issued by an insurance company or companies authorized to do business in the State of California and maintain an AM Best rating of A (V) or better. Such insurance coverages shall be as follows:

(1) Workers' Compensation Insurance. The Consultant and each of its subcontractors shall maintain workers' compensation coverage in accordance with California workers' compensation laws for all workers under the Consultant's and/or subcontractor's employment performing work under this Agreement.

(2) Automobile Insurance. The Consultant and each of its subcontractors shall maintain comprehensive automobile liability insurance for owned, hired, and non-owned vehicles. The policy shall have combined single limits for bodily injury and property damage of not less than one million dollars (\$1,000,000).

(3) Additional Insured Endorsement. The “Inland Valley Development Agency” shall be named by endorsement as an “Additional Insured” under the Consultant’s Commercial General Liability Insurance Coverage. The Additional Insured Endorsement must be on ISO Form CG 20 10 07 04 or an available equivalent acceptable to the IVDA, with such modifications as the IVDA may require. The Consultant’s general liability coverage shall be primary.

(4) Prior to the commencement of any work by the Consultant, the Consultant shall deliver to the IVDA all “Certificates of Insurance” evidencing the existence of the insurance coverage required herein. All coverages shall remain in full force and effect continuously throughout the Term of this Agreement. Each policy of insurance that Consultant purchases in satisfaction of the insurance requirements of this Agreement shall provide that the policy may NOT be cancelled, terminated or modified in scope of coverage as it applies to the services to be provided by the Consultant under this agreement, except upon thirty (30) days prior written notice to the IVDA.

(5) Certificate Holder. The Certificate Holder shall read as follows:

Inland Valley Development Agency  
Attention: Chief Executive Officer  
1601 East Third Street  
San Bernardino, CA 92408-0131

8. OWNERSHIP AND REUSE OF DOCUMENTS AND OTHER MATERIALS AND INFORMATION. All maps, photographs, data, information, reports, drawings, specifications, computations, notes, renderings, designs, inventions, photographs, modifications, adoptions, utilizations, correspondence or other documents generated by or on behalf of the Consultant for performance of the work set forth in the Scope of Services shall be the sole property of the IVDA, as of the time of their preparation and payment therefor by the IVDA, and shall be delivered to the IVDA upon written request to the Consultant. The Consultant shall not make use of any maps, photographs, data, information, reports, drawings, specifications, computations, notes, renderings, designs, inventions, photographs, modifications, adoptions, utilizations, correspondence or other documents and other materials whether for marketing purposes or for use with other clients when such have become the property of the IVDA without the prior express written consent of the IVDA except to the extent that such maps, photographs, data, information, reports, drawings, specifications, computations, notes, renderings, designs, inventions, photographs, modifications, adoptions, utilizations, correspondence or other documents are readily available to the general public as public records pursuant to State law.

Consultant shall execute, acknowledge and perform any and all acts which shall reasonably be required in order for IVDA to establish unequivocal ownership of the maps, photographs, data, information, reports, drawings, specifications, computations, notes, renderings, designs, inventions, photographs, modifications, adoptions, utilizations, correspondence or other documents and record, register and procure an issuance in or to IVDA's rights, title and/or interest.

9. PRESS RELEASES/PUBLICITY. Press or news releases, including photographs or public announcements, or confirmation of the same related to the services to be provided by the Consultant under this Agreement shall only be made by the Consultant with the prior written consent of the Chief Executive Officer of the IVDA. Consultant shall not advertise, market or use other promotional efforts that include any data, pictures, or other representations of the IVDA without the prior written consent of the Chief Executive Officer of the IVDA.

10. CONFIDENTIALITY OF MATERIALS AND INFORMATION. The Consultant shall keep confidential all reports, survey notes and observations, information, and data acquired or generated in performance of the services set forth in the Scope of Services, which the IVDA designates confidential. None of such designated confidential materials or information may be made available to any person or entity, public or private, without the prior written consent of the IVDA. Consultant shall safeguard and not disclose confidential information of the IVDA including any of the following: (a) patient, trademark or copyright information; (b) personnel information; (c) matters of a technical nature; (d) matters of a business nature; and, (e) other information of a similar nature which is not generally disclosed by the IVDA, referred to collectively hereafter as "Confidential Information." Consultant further agrees not to use Confidential Information except as may be necessary to perform the services identified in this Agreement for the IVDA. Upon termination or expiration of this Agreement, or otherwise as requested by the IVDA, Consultant shall promptly deliver all Confidential Information to the IVDA, if any, in whatever form, that may be in Consultant's possession or control.

11. DEFAULT AND REMEDIES.

A. Failure or delay by any party to this Agreement to perform any material term or provision of this Agreement shall constitute a default under this Agreement; provided however, that if the party who is otherwise claimed to be in default by the other party commences to cure, correct or remedy the alleged default within seven (7) calendar days after receipt of written notice specifying such default and shall diligently complete such cure, correction or remedy, such party shall not be deemed to be in default hereunder.

B. The party which may claim that a default has occurred shall give written notice of default to the party in default, specifying the alleged default. Delay in giving such notice shall

not constitute a waiver of any default nor shall it change the time of default; provided, however, the injured party shall have no right to exercise any remedy for a default hereunder without delivering the written default notice as specified herein.

C. Any failure or delay by a party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies associated with a default. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties under this Agreement are cumulative and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

D. In the event that a default of any party to this Agreement may remain uncured for more than seven (7) calendar days following receipt of written notice, as provided above, a "breach" shall be deemed to have occurred. In the event of a breach, the injured party shall be entitled to seek any appropriate remedy or damages by initiating legal proceedings.

12. TERMINATION.

A. This Agreement may be terminated by either party for any reason by giving the other party fifteen (15) calendar days prior written notice. The IVDA shall pay the Consultant for all work authorized by the IVDA and completed, prior to the effective termination date.

B. In the event of a termination of this Agreement under this Section 12, the Consultant shall provide all documents, notes, maps, reports, data or other work product developed in performance of the Scope of Services of this Agreement to the IVDA, within ten (10) calendar days of such termination and without additional charge to the IVDA.

13. NOTICE. All notices given hereunder shall be in writing. Notices shall be presented in person or by certified or registered mail using the United States Postal Service, return receipt requested, postage prepaid or by overnight delivery by a nationally recognized delivery service to the addresses set forth below. Notice presented by United States Mail shall be deemed effective on the third (3<sup>rd</sup>) business day following the deposit of such Notice with the United States Postal Service. This Section 13 shall not prevent the parties hereto from giving notice by personal service, which shall be deemed effective upon actual receipt of such personal service. Either party may change their address for receipt of written notice by notifying the other party in writing of a new address for delivering notice to such party.

CONSULTANT:            Consultant Name  
                                  Consultant Address  
                                  City, State and Zip Code

IVDA: Inland Valley Development Agency  
Attention: Chief Executive Officer  
1601 East Third Street  
San Bernardino, CA 92408

14. COMPLIANCE WITH LAW. The Consultant shall comply with all local, state, and federal laws, including, but not limited to, environmental acts, rules and regulations applicable to the services to be provided by the Consultant under this Agreement. The Consultant shall maintain all necessary licenses and registrations for the lawful performance of the services required of the Consultant under this Agreement.

15. NONDISCRIMINATION. The Consultant shall not discriminate against any person on the basis of race, color, creed, religion, natural origin, ancestry, sex, marital status or physical handicap in the performance of the Scope of Services of this Agreement. Without limitation, the Consultant hereby certifies that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status of national origin. Further, the Consultant shall promote affirmative action in its hiring practices and employee policies for minorities and other designated classes in accordance with federal, state and local laws. Such action shall include, but not be limited to, the following: recruitment and recruitment advertising, employment, upgrading and promotion. In addition, the Consultant shall not exclude from participation under this Agreement any employee or applicant for employment on the basis of age, handicap or religion in compliance with state and federal laws.

16. SUBCONTRACTORS AND/OR SUBCONSULTANTS. The Consultant recognizes and agrees that it has the affirmative duty to disclose the company name, company address, names and titles of principals, key management and supervisory personnel of all subcontractors and/or subconsultants, and other persons, entities, agents, representatives and intermediaries (collectively, "Subcontractors") who may be participating in any manner in the Scope of Services to be rendered by the Consultant pursuant to the terms of this Agreement. The definition of Subcontractors shall also include any and all other persons who may attempt to influence any decision intended to be made by the governing body of the IVDA with regard to the funding, other discretionary actions or additional approvals associated with this Agreement and the Scope of Services whether or not such other parties are seeking compensation from the Consultant in furtherance of the Scope of Services pursuant to this Agreement. All such Subcontractors shall be disclosed in writing by the Consultant to the Clerk of the IVDA Board, immediately upon Consultant entering into any agreement or contract, either written or oral, with each such Subcontractor. It is the obligation of the Consultant to so disclose to the Clerk

of the Board any and all Subcontractors, as defined above, throughout the Term of this Agreement. Failure on behalf of the Consultant and/or its agents, representatives and intermediaries to comply with this Section 16 shall result in the inability of IVDA staff to authorize and/or submit to the IVDA governing body any amendments, change orders, extensions of time, etc., relative to this Agreement.

The Consultant acknowledges the obligations as set forth in this Section 16 by the initials of the agent signing on behalf of the Consultant appearing below:

\_\_\_\_\_  
(initial here)

17. CONSULTANT AND EACH SUBCONTRACTOR ARE INDEPENDENT CONTRACTORS. The Consultant shall at all times during the performance the services described in Exhibit A be deemed to be an independent contractor. Neither the Consultant nor any of its subcontractors shall at any time or in any manner represent that it or any of its employees are employees of the IVDA or any member agency of the IVDA. The IVDA shall not be requested or ordered to assume any liability or expense for the direct payment of any salary, wage or benefit to any person employed by Consultant or its Subcontractors to perform the services described in Exhibit A. Consultant is entirely responsible for the immediate payment of all subcontractor liens.

18. CONFLICT OF INTEREST – IVDA REPRESENTATIVES. Consultant acknowledges that the IVDA uses ethical business practices in the selection of its Consultants and in its other contracting practices. Consultant certifies that neither it nor its employees or agents have, with an intent to establish or maintain a business relationship with the IVDA or any department thereof, provided any gift or sponsorship having a value of more than a fifty and 00/100 dollar (\$50.00) value, in total or aggregated total, to: (i) any person working on behalf of the IVDA involved in the negotiation of this Agreement; (ii) any member of any department of the IVDA procuring items or services from the Consultant under this Agreement; and/or (iii) any person with authority to negotiate this or any other contract on behalf of the IVDA. Further, Consultant certifies that neither it nor its employees or agents shall at any time in the future, with an intent to establish or maintain a business relationship with the IVDA or any department thereof, provide any gift or sponsorship having more than a fifty and 00/100 dollar (\$50.00) value, in total or aggregated total, to: (i) any person working on behalf of the IVDA involved in the negotiation of this Agreement; (ii) any member of any department of the IVDA procuring items or services from the Consultant under this Agreement; and/or (iii) any person with authority to negotiate this or any other contract on behalf of the IVDA.

The Consultant acknowledges the obligations as set forth in this Section 18 by the initials of the agent signing on behalf of the Consultant appearing below:

\_\_\_\_\_  
(initial here)

19. CONFLICT OF INTEREST – CAMPAIGN CONTRIBUTIONS. The Consultant represents and warrants that it has reviewed and is familiar with the governing provisions of the California Government Code and the regulations promulgated thereunder by the Fair Political Practices Commission (“FPPC”) regarding campaign contributions to appointed members of the governing body of the IVDA. The Consultant further represents and warrants that neither the Consultant, nor any number of individuals employed by the Consultant or other contractors and Subcontractors of the Consultant, or any others acting on behalf of or in concert with the Consultant, have contributed to: (i) any member of the governing body of the IVDA, (ii) any election committee of any member of the governing body of the IVDA, (iii) any “friends of” election committee of any member of the governing body of the IVDA, or (iv) any political action committee (“PAC”) representing, acting with or on behalf of any member of the governing body of the IVDA, an amount in the aggregate of more than Two Hundred Fifty and 00/100 Dollars (\$250.00) within the period commencing twelve (12) months prior to the date of the official action by the governing body of the IVDA to approve this Agreement. The Consultant covenants and warrants that for the period of time commencing as of the date of the approval of this Agreement by the governing body of the IVDA and for ninety (90) calendar days thereafter, similarly no such campaign and/or fund-raising contributions aggregating in excess of \$250.00 from the Consultant and other contractors and Subcontractors of the Consultant, or others action on behalf of or in concert with the Consultant, when aggregated with campaign contributions paid pursuant to the preceding sentence for the prior twelve (12) month period, shall be made to any member of the governing body who participated in the official action to approve this Agreement. Such \$250.00 limitation shall apply for the period of time commencing twelve (12) months prior to the date of the official action of the governing body of the IVDA to approve this Agreement and for ninety (90) calendar days thereafter and all such campaign contributions within said fifteen (15) month period of time shall be aggregated for purposes of the FPPC rules and regulations. Any breach of this Section 19, whether intentional or unintentional, shall be deemed to be a material breach of this Agreement.

The Consultant acknowledges the obligations as set forth in this Section 19 by the initials of the agent signing on behalf of the Consultant appearing below:

\_\_\_\_\_  
(initial here)

20. FAIR POLITICAL PRACTICES COMMISSION FORMS AND FILINGS. The provisions of this Section 20 shall apply to the Consultant, its employees and/or agents providing or supervising the services to the IVDA as set forth in this Agreement. The Consultant

acknowledges and represents and warrants that the Consultant is aware of the requirements of the Fair Political Practices Commission (“FPPC”) of the State of California, including the statutory requirements and the rules and regulations promulgated pursuant thereto, and the obligations and duties of third party contractors such as the Consultant to complete and timely submit the required FPPC reporting forms.

By the execution and acceptance of this Agreement with the IVDA, the Consultant hereby agrees that no later than the first day of April (April 1) of each calendar year, or any other date as designated by IVDA legal counsel or the Clerk of the Board, the Consultant shall submit, and/or cause its employees and/or agents providing or supervising the services to the IVDA as set forth in this Agreement to submit, to the Clerk of the Board any reporting form or filing published and/or required by the FPPC which IVDA legal counsel or the Clerk of the Board should deem appropriate and so request of the Consultant, properly and fully completed in accordance with the instructions of the FPPC, which instructions shall be provided to Consultant by the Clerk of the Board, identifying the appropriate and necessary economic disclosures of the Consultant, its employees and/or agents who perform services by, through or on behalf of the Consultant to the IVDA pursuant to this Agreement.

Further, the Consultant recognizes that it is neither the duty nor the responsibility of the IVDA, its staff and/or legal counsel to review or seek additional information from the Consultant as to any information submitted to the IVDA in the required FPPC reporting forms. The Consultant further understands that the Consultant, its principals, shareholders, and certain employees and/or agents could be subjected to fines and civil penalties imposed by the FPPC in the event any documentation submitted by the Consultant is deemed to be inadequate either by the FPPC or any other State or local prosecutorial office. Under some circumstances, such inadequacies for failure to comply with the FPPC requirements may also involve criminal sanctions.

The Consultant shall further defend, indemnify and hold harmless the IVDA, its officers, employees, representatives, and agents, for any and all violations by the Consultant regarding FPPC reporting compliance requirements that result in any liability or financial loss to the IVDA, its officers, employees, representatives, and agents, by reason of the failure of the Consultant to comply with the provisions of this Section 20, including staff costs, attorney fees and any and all other costs as may be incurred by the IVDA, its officers, employees, representatives, and agents due to any alleged violations of the FPPC reporting requirements by the Consultant.

The Consultant acknowledges the obligations as set forth in this Section 20 by the initials of the agent signing on behalf of the Consultant appearing below:

(initial here)

21. CONSULTANT INTERESTS ADVERSE TO THE IVDA. Consultant hereby represents that it has no interests adverse to the IVDA or its individual member entities, at the time of execution of this Agreement. Consultant hereby agrees that, during the Term of this Agreement, the Consultant shall not enter into any agreement or acquire any interests detrimental or adverse to the IVDA or its individual member entities. Additionally, Consultant hereby represents and warrants to IVDA that Consultant and any partnerships, individual persons or any other party or parties comprising Consultant, together with each subcontractor who may hereafter be designated to perform services pursuant to this Agreement, do not have and, during the Term of this Agreement, shall not acquire any property ownership interest, business interests, professional employment relationships, contractual relationships of any nature or any other financial arrangements relating to the IVDA, property over which the IVDA has jurisdiction or any members or staff of the IVDA that have not been previously disclosed in writing to IVDA, and that any such property ownership interests, business interests, professional employment relationships, contractual relationships or any nature or any other financial arrangements will not adversely affect the ability of the Consultant to perform the services to the IVDA as set forth in this Agreement.

22. SEVERABILITY. Each and every section of this Agreement shall be construed as a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof to certain circumstances shall be declared invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is declared invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

23. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties. This Agreement supersedes all prior negotiation, discussions and agreements between the parties concerning the subject matters covered herein. The parties intend this Agreement to be the final expression of their agreement with respect to the subjects covered herein and a complete and exclusive statement of such terms.

24. AMENDMENT OR MODIFICATION. This Agreement may only be modified or amended by written instrument duly approved and executed by each of the parties hereto. Any such modification or amendment shall be valid, binding and legally enforceable only if in written form and executed by each of the parties hereto, following all necessary approvals and authorizations for such execution.

25. GOVERNING LAW. This Agreement shall be governed by the laws of the State of California. Any legal action arising from or related to this Agreement shall be brought in the Superior Court of the State of California in and for the County of San Bernardino.

26. NON-WAIVER. Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of the right to compel enforcement of the same provision or any remaining provisions of this Agreement.

27. CAPTIONS. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provision of this Agreement.

28. ASSIGNMENT. This Agreement may not be assigned by the Consultant without the prior written consent of the IVDA.

29. REPRESENTATIONS OF PERSONS EXECUTING AGREEMENT. The persons executing this Agreement warrant that they are duly authorized to execute this Agreement on behalf of and bind the parties each purports to represent.

30. EXECUTION IN COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which will constitute an original.

31. EFFECTIVENESS OF AGREEMENT AS TO THE IVDA. This Agreement shall not be binding on the IVDA until approved by the IVDA Board, approved as to form and legal content by IVDA legal counsel, signed by the Chief Executive Officer, and signed by an authorized representative of the Consultant.

32. NON-EXCLUSIVITY. This Agreement shall not create an exclusive relationship between the IVDA and the Consultant for the services set forth in Exhibit A or any similar or related services. The IVDA may, during the Term of this Agreement, contract with other consultants for the performance of the same, similar or related services as those that may be performed by the Consultant under this Agreement. The IVDA reserves the discretion and the right to determine the amount of services to be performed by the Consultant for the IVDA under this Agreement, including not requesting any services at all. This Agreement sets forth only the terms upon which any such services will be provided to the IVDA by the Consultant, if such services are requested by the IVDA, as set forth in this Agreement.

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**[SIGNATURES ON FOLLOWING PAGE]**

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IN WITNESS WHEREOF, two identical counterparts of this Agreement, each of which shall for all purposes be deemed an original thereof, have been duly executed by the authorized signatures of the officers of the parties hereinabove named, on the day and year first herein written.

**IVDA**

Dated: \_\_\_\_\_

Inland Valley Development Agency,  
a joint powers authority

By: \_\_\_\_\_  
Michael Burrows, Chief Executive Officer

ATTEST:

\_\_\_\_\_  
Jillian Ubaldo, Clerk of the Board

Approved as to form and legal content:

Mirau, Edwards, Cannon, Lewin & Tooke, LLP  
A Professional Corporation

\_\_\_\_\_  
Michael Lewin

**Consultant**

Dated: \_\_\_\_\_

**Consultant Name**

By: \_\_\_\_\_  
Name:  
Title:

EXHIBIT A

**SCOPE OF SERVICES**

DRAFT

**EXHIBIT B**


**SUPERVISORY STAFF PERSONNEL**

IVDA Staff:

Chief Executive Officer

Clerk of the Board (relating to records production, recordkeeping, political contributions, Form 700 compliance, etc., only)

DRAFT

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 2026</b></p> <p><b>ITEM NO: 9</b></p> <p><b>PRESENTER: Michael Burrows, Chief Executive Officer</b></p>
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**SUBJECT: APPROVE THE FORM OF A REAL ESTATE SERVICES AGREEMENT WITH CUSHMAN AND WAKEFIELD FOR THE NORTON TEST RANGE DEVELOPMENT PROJECT**

**SUMMARY**

The award of this real estate services agreement would authorize Cushman and Wakefield to represent the Inland Valley Development Agency (IVDA) and the UAS Center at SBD on potential UAS and Advanced Air Mobility (AAM) development opportunities suitable for locating and operating at the Norton Test Range.

**RECOMMENDED ACTION(S)**

Approve a real estate services agreement with Cushman and Wakefield for the Norton Test Range Development Project in an amount not to exceed \$75,000, subject to technical and conforming changes as approved by counsel; and authorize the Chief Executive Officer to execute all related documents.

**FISCAL IMPACT**

None. In the event that the proposed budget is approved on today's agenda, funding for this project will be included in the Inland Valley Development Agency (IVDA) Fiscal Year 2026-2027 Budget as Professional Services in the UAS Center in the amount of \$75,000 of which \$75,000 is available to allocate to this agreement.

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

## **BACKGROUND INFORMATION**

The Norton Test Range was approved by the Federal Aviation Administration (FAA) and the University of Alaska, Fairbanks which allows for UAS and Advanced Air Mobility product testing and training as new aerospace technologies are being commercialized for use in the industry. The unique 11-mile corridor facilitates product development for emerging sectors such as drones and air taxis. The proposed agreement would function similar to a real estate listing agreement whereby Cushman and Wakefield, through the aviation team, would market the Norton Test Range facilities to AAM and large UAS users as well as potential drone hangar developers. The agreement functions on time and charges amount not to exceed basis wherein brokerage and other specialized marketing and design services are requested on a task order basis. The agreement term is up to two (2) years but terminable by either party provided sixty (60) days written notice.

A copy of the proposed real estate services agreement is attached. Staff recommends the Board approve the above recommended actions.

### **Attachments:**

1. Site Map
2. Real Estate Services Agreement

# Site Map – Norton Test Range



## **REAL ESTATE SERVICES AGREEMENT**

THIS REAL ESTATE SERVICES AGREEMENT (the "Agreement") is made as of the 1st day of May, 2026 (the "Effective Date") between Inland Valley Development Agency ("IVDA") a joint powers authority organized under the laws of the State of California ("Client"), and Cushman & Wakefield U.S., Inc. a Missouri corporation ("C&W").

### **RECITALS**

- A. Client desires to have certain commercial real estate services performed from time to time.
- B. C&W is willing to perform the services in accordance with the terms and conditions of this Agreement.

### **AGREEMENT**

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the parties do agree as follows:

#### **ARTICLE 1**

##### ***Definitions and Interpretation***

1.1. Definitions. The following terms used in this Agreement have the meanings provided below:

(a) "Client" means Inland Valley Development Agency ("IVDA") a joint powers authority organized under the laws of the State of California

(b) "C&W" means Cushman & Wakefield U.S., Inc. and any affiliate thereof performing services hereunder.

1.2. Interpretation.

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflict of laws provisions.

(b) This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by one party, it being recognized that both Client and C&W have contributed substantially and materially to the preparation of this Agreement.

#### **ARTICLE 2**

##### ***Scope of Agreement***

2.1 Client hereby appoints C&W as Client's sole real estate broker, agent and real estate services provider and grants to C&W the exclusive right to represent Client for the Norton Test Range Facility with respect to the Services (as defined in Article 3.1 below). Each time Client wishes C&W to perform any of the Transaction Management Services, Client and C&W will, prior to any required commencement of work by C&W, mutually execute a Request for Services in form and substance attached hereto as Exhibit "A" and incorporated herein by reference (a "Request for Services"). Client will refer to C&W all inquiries and offerings received by Client regarding prospects or prospective locations, as applicable, related to a Request for Services, and negotiations will be conducted by C&W or in conjunction with C&W, subject to Client's review and final approval.

2.2 At a minimum, the Request for Services will contain a description of the relevant Transaction Management Services to be performed; the name, address and telephone number of Client's contact person for the assignment; the Local Broker (as defined in Article 7 below), if any; the term of the assignment; the compensation due C&W for the Services; the timing of payment; and the party responsible for compensating C&W. The Request for Services shall, in each case, become part of this Agreement and shall be subject to all the terms and conditions herein. In the event there is any inconsistency between the provisions of a Request for Services and the provisions of this Agreement to which the Request for Services is made a part, the provisions of this Agreement shall control.

### ARTICLE 3

#### *Services, Compensation and Reimbursement*

3.1. Services. C&W agrees to provide at any time during the term of this Agreement any of the services (the "Services") set forth in Exhibit "B" attached hereto and incorporated herein by reference as designated from time to time by Client pursuant to a Request for Services or as otherwise provided herein.

3.2. Compensation for Services. In consideration of C&W's performance of the Services, Client shall make or cause to be made the payments to or for the benefit of C&W as described in this Article 3.2.

(a) Third Party Commissions. With respect to a transaction as to which commissions are customarily paid by a third party pursuant to local custom, C&W shall use commercially reasonable efforts to have the third party pay any commissions due and payable for such brokerage services, and C&W shall be compensated from such third party, provided any such commissions shall be calculated in accordance with the prevailing market commission rates and conditions for the geographic region in which the property is located (a "Market Commission"). Client agrees to recognize and document C&W as its exclusive real estate broker, agent and real estate services provider and to support C&W's request for payment from any such third party. In the event said third party refuses to pay C&W Market Commission, then Client shall pay a Market Commission to C&W or pay C&W the difference between a Market Commission and the amount the third party pays or agrees to pay. The timing of payment of any such commission shall be in accordance with paragraph (b) immediately below. C&W agrees to promptly notify Client when any third-party refuses to pay a Market Commission so that Client can decide if negotiations are to be pursued at that location.

(b) Client Commissions. With respect to a transaction as to which commissions are not customarily paid by a third party (i.e., where local custom dictates otherwise), Client shall pay Market Commissions to C&W. Prior to C&W performing any Services, C&W will advise Client as to the Market Commission and compensation practices for such location pursuant to a Request for Services. Except as otherwise provided in a Request for Services, commissions on lease or sublease transactions (including renewals, extensions and expansions) shall be payable fifty percent (50%) upon on the execution and delivery of the applicable lease, sublease or amendment and fifty percent (50%) upon scheduled commencement of the lease or sublease term; commissions on assignment, buyout, cancellation or termination transactions shall be payable in full on execution and delivery of the applicable assignment, buyout, cancellation or termination agreement; and commissions on sales transactions shall be payable in full on the closing of title or escrow or, in the case of an installment sale, upon execution and delivery of the installment sale contract.

3.3. Reimbursement of Expenses.

(a) C&W and Client will coordinate the advertising and promotion of designated properties that Client desires to dispose, acquire, and/or lease pursuant to a Request for Services. C&W agrees to pay all customary expenses which C&W may incur in the preparation and distribution of its standard flyers, its standard direct mailings and C&W's standard signage related to the lease, sublease or sale of any property on behalf of Client, subject to Client's prior approval.

(b) Client shall have no obligation to reimburse C&W for any expenses whatsoever, unless C&W actually and reasonably incurs any such expenses in connection with the performance of its Services under this Agreement and Client has first approved and authorized same.

### ARTICLE 4

#### *Account Team*

C&W shall perform the Services through qualified C&W professionals in sufficient number to properly render the Services in the manner required by this Agreement. Kent G. Hindes shall serve as the Account Executive hereunder and shall be responsible for coordinating, directing and overseeing C&W's overall performance of the Services hereunder. The Account Executive shall serve as Client's single point of contact for the Services. C&W shall have the exclusive right to hire, direct, discipline, compensate and terminate C&W's professionals (including the Account Executive) and shall exercise complete and exclusive control over the conduct of any and all C&W professionals. C&W may replace the Account Executive ("Replacement Representative") in the event the Account Executive becomes incapacitated or terminates his/her employment with C&W, provided Replacement Representative has

similar or greater experience than the Account Executive and provided that Client consents, which consent shall not be unreasonably withheld.

## **ARTICLE 5** ***Standards and Review***

5.1. **Standard of Performance.** C&W shall use commercially reasonable efforts and shall follow the highest professional standards in performing the Services in a prompt and efficient manner.

5.2. **Annual Joint Review.** Client and C&W shall develop mutually acceptable processes, which encourage feedback, performance evaluation and continuous process improvements, including at a minimum a Quarterly joint review on the performance of the Services.

## **ARTICLE 6** ***Mutual Indemnification & Limitation of Liability***

6.1 C&W shall indemnify and hold Client harmless against all third-party charges, claims, costs, damages, demands, expenses, judgments, liabilities and liens to the extent arising out of the gross negligence, willful misconduct or fraud by C&W.

6.2 Client shall indemnify and hold C&W harmless against all third-party charges, claims, costs, damages, demands, expenses, judgments, liabilities and liens to the extent arising out of the negligence, willful misconduct or breach of the Agreement by Client.

6.3 Notwithstanding any provision of this Agreement to the contrary, in no event shall either party be liable to the other for any consequential, incidental, indirect or special damages, including, but not limited to, lost data or lost profits, however arising, even if it has been advised of the possibility of such damages. Under no circumstances shall C&W be liable under this Agreement for any amount greater than, in the aggregate, the total amount of fees paid to C&W hereunder during the twelve-month period immediately preceding the first claim in question giving rise to liability, which fees exclude subcontractor costs, pass-through costs, reimbursable expenses, rebates, fee shares and commissions.

6.4 The indemnification obligations in this Article 6 shall continue for a period of thirty-six (36) months after the expiration or termination of this Agreement.

## **ARTICLE 7** ***Use of Local Brokers***

Should C&W deem it necessary or advisable or should local laws require, C&W shall have the right to solicit the cooperation of local licensed real estate brokers to assist C&W in representing Client in providing the Services to Client pursuant to a Request for Services (each, a "Local Broker"). In such instances, C&W shall provide Client with the same quality, standards and services as provided for under this Agreement and shall be responsible for supervising each Local Broker and compensating the Local Broker out of the commissions payable hereunder. C&W shall have the right to utilize its affiliates and alliance members in the performance of its Services hereunder, provided that they comply with the obligations of C&W under this Agreement, and any such affiliate and/or alliance member shall be considered a Local Broker in each such instance.

## **ARTICLE 8** ***Mutual Confidentiality***

During the term of this Agreement, it is anticipated that both Client and C&W will obtain or have access to information that Client and/or C&W regard as confidential or proprietary, including, without limitation, information received by Client or C&W under an agreement of confidentiality; information developed by Client and/or C&W from such confidential information; and information relating to new products, new equipment, customers, pricing, know-how, trade secrets, processes and practices; provided, however, in order for any information to be considered as confidential or proprietary, any such information must first be identified in writing (either on the information itself or in a cover letter conveying any such information) as confidential or proprietary. Client and C&W shall keep and shall

cause their respective agents, employees and Local Brokers to keep all information so designated in writing by the other party confidential, and shall not disclose such designated information to third parties without the other party's consent, unless and until (i) the other party consents to disclosure, (ii) such information is or becomes generally available to the public through no fault of either party, or (iii) any of such information is required to be disclosed by law. The foregoing agreements with respect to confidentiality shall survive the termination of this Agreement by a period of three (3) years.

## ARTICLE 9

### *Termination, Obligations and Final Accounting*

9.1. Term. The term of this Agreement (the "Term") shall commence on the Effective Date and expire Two (2) years later, unless terminated prior to such date in accordance with the provisions of this Agreement.

9.2. Termination. Either party may terminate this Agreement at any time, in its sole discretion, for any reason upon sixty (60) days prior written notice to the other party.

9.3. Post-Termination Obligations. Within thirty (30) days after the expiration or earlier termination of this Agreement or an individual Request for Services, as the case may be, C&W shall deliver to Client a list of any and all prospects or locations, as the case may be, submitted to Client during the Term for the applicable assignment(s) C&W was working on pursuant to a fully executed Request for Services. If Client consummates a transaction with a prospect or at a location appearing on said list within one (1) year after the expiration or termination of this Agreement or an individual Request for Services, as the case may be, Client shall continue to recognize C&W as its exclusive broker and C&W shall be entitled to receive the compensation provided for hereunder; provided, however, Client agrees that such one (1) year period will be extended for so long as negotiations are continuing. Any payment of a commission, fee or other compensation due C&W with respect to any transaction consummated prior to the expiration or termination of this Agreement shall survive the expiration or termination of the Agreement, and commissions shall be due and payable in accordance with Article 3.2 above.

## ARTICLE 10

### *Notices*

All notices, waivers, demands, requests or other communications required or permitted under this Agreement shall, unless otherwise expressly provided, be in writing and shall be deemed to have been properly given, served and received (i) if delivered by messenger, when delivered, (ii) if mailed, on the third business day after deposit in the mail, certified or registered, postage prepaid, return receipt requested, or (iii) if delivered by reputable overnight express courier, freight prepaid, when delivered, in every case addressed to the party to be notified as follows:

If to Client:	Michael Burrows Chief Executive Officer Inland Valley Development Agency ("IVDA") 1601 E. Third Street San Bernardino, CA 92408 OFFICE (909) 382-4100 ext 102 MOBILE (951) 265-1008 <a href="mailto:m burrows@sbdairport.com">m burrows@sbdairport.com</a>
With copy to:	Mark Gibbs San Bernardino International Airport Authority 1601 E. Third Street San Bernardino, CA 92408 OFFICE (909) 382-4100 ext 131 MOBILE (951) 265-1008
If to C&W:	Cushman & Wakefield U.S., Inc.  Attn: _____

With copy to: Cushman & Wakefield U.S., Inc.  
225 West Wacker Drive, Suite 3000  
Chicago, IL 60606  
Attn: Legal Department

or to such other address or addressee as any party entitled to receive notice under this Agreement shall designate to the other in the manner provided in this Agreement for the service of notice. All notices of default or termination under this Agreement shall be clearly identified as such.

## **ARTICLE 11** ***Miscellaneous***

11.1. Entire Agreement. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter of this Agreement, and all prior agreements, understandings and negotiations pertaining to such subject matter are superseded by and merged into this Agreement; provided, however, any Services initiated, performed or consummated by C&W for Client on or before the Effective Date shall not be considered a part of this Agreement, nor shall any such transaction be subject to the terms and conditions contained herein. This Agreement may not be amended, modified or discharged, nor may any of its terms be waived except by an instrument in writing signed by the party to be bound hereby.

11.2. Waiver. No consent or waiver, either expressed or implied, by any party to or of any breach or default by the other party in the performance by such other party of its obligations under this Agreement, shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such other party under this Agreement. Failure of any party to complain or to pursue complaints with respect to any acts or failures to act of any other party, or failure of any party to declare the other party in default, irrespective of how long such default continues, shall not constitute a waiver by such party of any rights and remedies under this Agreement or otherwise at law or in equity.

11.3. Cooperation. In connection with this Agreement, as well as all transactions contemplated by this Agreement, each party agrees to execute and deliver such additional documents and instruments (including, without limitation, execution of Request for Services forms) and take all such necessary action and perform such additional acts as may be reasonably requested to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and such transactions.

11.4. Dual Agency. Client acknowledges that C&W is a full-service real estate firm and may represent landlords and sellers, lessors, and lessees of property which Client may wish to consider and consents to such dual representation, provided C&W promptly notifies Client of same in writing. Client further acknowledges that C&W, through some of its employees, may represent other parties interested in acquiring space or property that may be submitted to Client and consents to same, provided that C&W promptly notifies Client of same in writing. C&W will not disclose the confidential information of any of its clients.

11.5. Professional Advice. C&W recommends that Client obtain legal, tax or other professional advice relating to this Agreement and the proposed leasing, purchase or sale of the property, as well as the condition and/or legality of any property, including, but not limited to, the property's improvements, equipment, soil, tenancies, title, and environmental aspects. C&W will have no obligation to investigate any such matters unless expressly otherwise agreed to in writing by Client and C&W.

11.6. Fees and Expenses. If either party institutes legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover its reasonable legal fees and other costs so incurred. Any portion of a commission not paid to C&W when due will bear interest from the due date until paid at the legal rate of interest.

11.7. Services. Notwithstanding any provision contained in this Agreement to the contrary, it is expressly acknowledged that this Agreement is for C&W's real estate brokerage services only. C&W's other service lines, including without limitation, assets services, project management, and appraisal, are not a part of the scope of this Agreement but may be added in the Request for Services Adenda. Nothing in this Agreement shall be deemed or construed so as to require C&W to perform the services of architects, engineers, contractors, accountants, legal counsel or other professions requiring special licenses (other than a real estate broker) or make C&W responsible for the failure

of the various professionals retained by Client to properly perform their services. Without limitation of the foregoing, C&W shall not be responsible for determining the legal sufficiency of any lease or purchase and sale agreement and all other documents relating to any leasing or sale transaction contemplated by this Agreement; and C&W shall not be responsible for determining the tax consequences of any transaction contemplated by this Agreement; and C&W shall not have the ultimate responsibility for determining the financial condition and capabilities of any prospective tenant, landlord, purchaser or other party to a transaction. All final business and legal decisions shall be made solely by Client. Without limitation of the foregoing, C&W recommends that Client obtain legal, tax or other professional advice relating to this Agreement and any proposed lease, purchase or sale as well as the condition and/or legality of any property, including, but not limited to, the property's improvements, equipment, soil, tenancies, title, environmental aspects and compliance with the Americans with Disabilities Act. C&W will have no obligation to investigate any such matters.

11.8 Mutual Warranties. Each party represent to the other that to the knowledge of the representing party neither the representing party nor any of its shareholders, owners, directors, officers, or employees is: (a) Blocked, debarred, designated, excluded, sanctioned, or denied import or export privileges under any applicable laws related to the import and export of goods/technology/services, economic or financial sanctions, trade embargoes, or other restrictions on trade ("Sanctions & Trade Controls"); (b) Located in, resident in or organized under the laws of a country or territory which is a subject of country-wide or territory-wide Sanctions and Trade Controls (e.g., Crimea, Cuba, Iran, Syria, or North Korea); or (c) Currently, or within the past five (5) years has been, engaged in any activity that could reasonably be expected to result in any violation of any applicable laws related to money laundering, terrorist financing, or related financial recordkeeping and reporting requirements ("AML Laws").

11.9 Mutual Compliance with Law. In connection with this Agreement, each party and its respective shareholders, owners, directors, officers, or employees comply with, will comply with, and will not violate any applicable laws ("Applicable Laws"), including, but not limited to: (a) Applicable Laws related to anti-bribery or anti-corruption ("Anti-Corruption Laws"), including, but not limited to, the U.S. Foreign Corrupt Practices Act and the UK Bribery Act of 2010; (b) Applicable Laws related to Sanctions & Trade Controls, including, but not limited to, those administered and enforced by the United States (e.g., U.S. Export Administration Regulations, the International Traffic in Arms Regulations, U.S. Antiboycott Regulations) and the United Kingdom (e.g., as administered and enforced by the Office of Financial Sanctions Implementation); and (c) Applicable AML Laws, including, but not limited to, the Bank Secrecy Act, Money Laundering Control Act of 1986, USA PATRIOT Act, EU Money Laundering Directives, UK Prevention of Terrorism Act 2005, UK Serious Organized Crime and Police Act 2005, UK Money Laundering Regulations 2003, UK Proceeds of Crime Act 2002, and UK Anti-Terrorism, Crime and Security Act 2001. If either party becomes aware of any suspected or actual violation of Applicable Laws, in connection with this Agreement, such party will immediately notify the other party, unless prohibited by law.

11.10 Hazardous Substances or Conditions. With respect to real property which are under Client's control, Client represents that it has no knowledge of toxic, contaminated or hazardous substances or conditions except as Client has informed C&W in writing. Client authorizes C&W to convey such information to prospective tenants, subtenants, assignees or purchasers. Additionally, Client acknowledges that it is solely responsible for determining the presence of toxic, contaminated or hazardous substances or conditions at real property to be purchased or leased by Client.

11.11 Authority. The parties hereby represent each to the other that (a) the signatures of their respective officers, partners, or agents will constitute the valid and binding obligations of the parties for whom such officers, partners, or agents are executing this Agreement; and (b) the execution and delivery of this Agreement and the performance of its terms does not and will not conflict with the promises of any other agreements to which any party hereto is a party or is affected by.

11.12 Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which is to be deemed original for all purposes, but all of which together shall constitute one and the same instrument. Signatures to this Agreement transmitted by facsimile or via electronic mail (by pdf or similar file types) shall be valid and effective to bind the party so signing.

**EXHIBIT "A"**

**REQUEST FOR SERVICES**

Incorporates the Terms and Conditions of the Real Estate Services Agreement, dated May 1, 2026 between Inland Valley Development Agency ("IVDA"), a joint powers authority organized under the laws of the State of California ("Client"), and Cushman & Wakefield U.S., Inc. ("C&W"), as may be amended (the "Agreement")

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SERVICES

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Description of Engagement: Solicit users, lessee's and tenants for the operating Foreign Trade Zones 50-4,

Client Entity Serviced: IVDA

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CONTACTS

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	CLIENT CONTACT	C&W CONTACT
Contact name:	Michael Burrows _____	Kent G. Hindes _____
Phone:	_____	_____
Fax:	_____	_____
Address:	_____	_____

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ADDITIONAL INFORMATION

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Additional Requirements: \_\_\_\_\_  
\_\_\_\_\_

Local Broker: Kent G. Hindes, and Phil Garcia \_\_\_\_\_

Listing Price/Rate  
(if applicable): TBD \_\_\_\_\_

Term of Assignment: Commencement Date: May 1, 2026 \_\_\_\_\_  
Expiration Date: April 30, 2028 \_\_\_\_\_

Compensation due C&W: Per Separate Contract \_\_\_\_\_

Timing of Payment: Per Separate Contract \_\_\_\_\_

Party Responsible for  
Paying Compensation: Per Separate Contract \_\_\_\_\_

Broker Regulatory or  
Statutory Provisions  
(if applicable): \_\_\_\_\_

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CORPORATE APPROVAL

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[TBD]

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

[TBD]

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

## EXHIBIT "B"

### SERVICES

#### Transaction Management Services

- (a) C&W shall:
- (i) Process Request for Services forms, verify and develop assignment data and parameters, and engage local field brokers.
  - (ii) Coordinate field brokerage activities using standardized format and methodology approved by Client.
  - (iii) Manage transaction process to ensure appropriate information for real estate decision-making is provided to Client on a timely basis.
  - (iv) Provide periodic status or activity reports in format and frequency mutually agreed upon by Client and C&W.
  - (v) Work jointly with Client to create principles, policies, processes and procedures with respect to the services to be performed under this Agreement.
  - (vi) Provide real time reporting on all assignments via C&W's web-based project tracking system.
  - (vii) Assist Client with lease renegotiations and rent reviews.
- (b) C&W shall provide the following FTZ facility services:
- (i) Assist Client in defining objectives, requirements, positioning and strategy for FTZ-designated land and facility opportunities at the airport.
  - (ii) Assist Client in identifying, evaluating and soliciting qualified counterparties, including developers, ground lessees, owner-operators, occupiers, cargo users, and other qualified parties.
  - (iii) Prepare and coordinate marketing materials, outreach efforts, and solicitation materials, including materials for RFP, RFQ, LOI and similar processes, subject to Client approval and applicable procurement requirements.
  - (iv) Assist Client in evaluating proposals and transaction structures, including preparation of market analyses, comparison matrices, financial analyses, and other materials required by Client.
  - (v) Assist Client in the negotiation of business terms for contemplated ground leases, development agreements and occupancy arrangements, including LOIs, term sheets, and related transaction documents.
  - (vi) Assist Client with due diligence, valuation / appraisal coordination, PDS coordination, and coordination with airport staff, legal counsel and consultants in connection with assignments under this Schedule.
  - (vii) Prepare status reports, market survey / positioning memoranda, target prospect lists, outreach logs, assignment summaries, transaction summaries, pipeline reports, closeout files and closeout memoranda for each assignment in an agreed upon format.

**EXHIBIT "C"**

**SCHEDULE OF COMMISSIONS**

*Compensation and Fee Structure*

The following fee schedule shall govern the compensation payable to Cushman & Wakefield ("Broker") in connection with the transactions described herein. All fees are earned upon the successful completion of the applicable transaction and are payable at closing or lease execution, as applicable.

**1. Ground Lease Transactions**

Commission shall be calculated at two percent (2%) of the net lease amount, computed over a ten (10) year term of the lease.

Calculation:  $2\% \times (\text{Annual Net Lease Amount} \times 10 \text{ Years}) = \text{Total Commission}$ .

**2. Sale Transactions**

Commission shall be six percent (6%) of the gross sale price, payable in full at the closing of title or escrow.

**3. Co-Brokered Transactions**

In the event of a co-brokered sale transaction, the total transaction fee of six percent (6%) shall be split equally between Broker and the cooperating broker, with each party receiving three percent (3%) of the gross sale price.

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*IN WITNESS WHEREOF, the parties have executed this Schedule of Commissions as of the date set forth below.*

**CLIENT:**

**CUSHMAN & WAKEFIELD:**

By:

By:

\_\_\_\_\_  
Name:


\_\_\_\_\_  
Name:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Date:

	<p><b>TO: Inland Valley Development Agency Board</b></p> <p><b>DATE: June 10, 2026</b></p> <p><b>ITEM NO: 10</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 May 2026, 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.

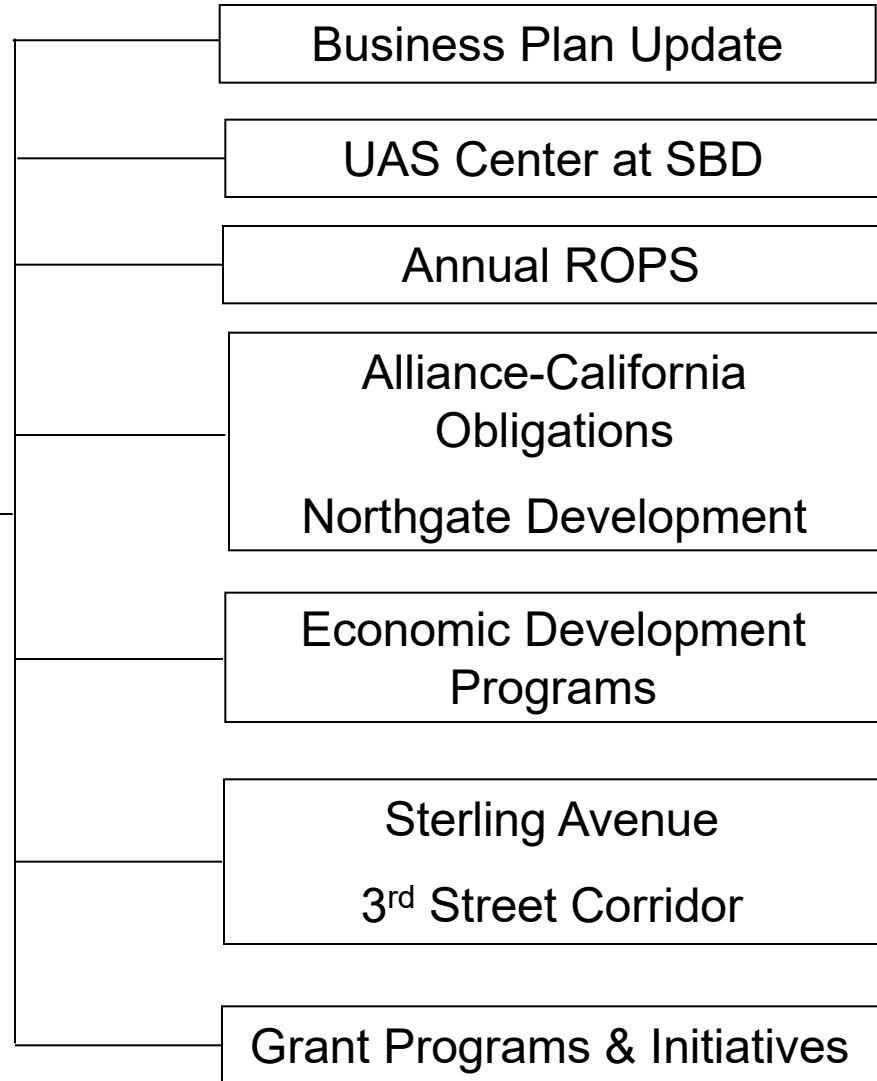
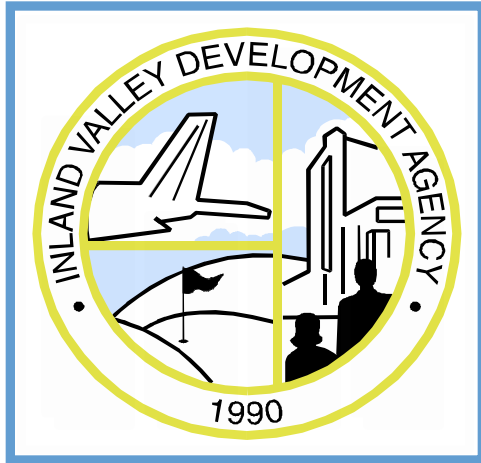
This status is offered for consideration and review. Updates and adjustments should be made, as appropriate, at each monthly interval.

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



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	■