

INLAND VALLEY DEVELOPMENT AGENCY

SPECIAL MEETING BOARD ACTIONS

MONDAY, MARCH 09, 2026

5:00 P.M.

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



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

Board Members

City of Colton

Mayor Frank J. Navarro	Present
Mayor Pro Tem David Toro	Absent
VACANT	

City of Loma Linda

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

County of San Bernardino

Supervisor Joe Baca, Jr.	Present
Supervisor Jesse Armendarez	Present (Arrived at 5:07 pm)
Supervisor Dawn Rowe (alt)	Absent

City of San Bernardino

Councilmember Fred Shorett	Present (Arrived at 5:03 pm)
Councilmember Juan Figueroa	Present
Councilmember Sandra Ibarra	Present (Arrived at 5:13 pm)
Mayor Pro Tem Mario Flores	Absent

Staff Members and Others Present

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

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Chairperson Phillip Dupper at approximately 5:00 P.M. on Wednesday, February 11, 2026, in the Main Auditorium of the Norton Regional Event Center, 1601 East Third Street, San Bernardino, California

A. CALL TO ORDER / ROLL CALL

Roll call was duly noted and recorded.

Members of the Board and the public joined Mayor Frank J. Navarro in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comments.

C. CLOSED SESSION

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

- a. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 1601 East Third Street, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Leslie Barrett, Vanir Executive Director and Vice President
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 275 N. Leland Norton Way, San Bernardino CA 92408
Negotiating Parties: Michael Lewin, IVDA Legal Counsel and Ramon Alvarez, Alvarez Holdings, LLC
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- c. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: Former Norton AFB Parcel G-1, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Erik Levitt, City of San Bernardino City Manager
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price

D. REPORT ON CLOSED SESSION

Chairperson Phillip Dupper reconvened the meeting at 6:01 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. Report on 3rd Street Corridor
 - c. Report on UAS Center at SBD
 - d. Report on DFAS I Request for Qualifications
 - e. Report on Alliance California
- 2a. Mr. Michael Burrows, Chief Executive Officer, expressed appreciation to the Board Members for their flexibility in attending the special meeting.
- 2b. Mr. Jeff Barrow, Director of Development, reported that numerous responses were received. All proposals have been submitted to Caltrans, and an update will be provided once a proposal is approved.
- 2c. Mr. Michael Burrows, Chief Executive Officer, reported that the UAS Center at SBD website went live as of the previous week. He thanked staff for their efforts in developing a functional website and welcomed feedback from Board Members.
- 2d. Mr. Michael Burrows, Chief Executive Officer, reported that a Request for Qualifications (RFQ) has been issued for design build services for DFAS I. He stated that negotiations are ongoing with the County regarding a potential new lease, and that efforts to retain a qualified firm are underway. He added that proposals and recommendations will be presented to the Board at a future meeting.
- 2e. Ms. Catherine Pritchett, Director of Administration, provided an update on the parcel located west of the administration building, noting that it is one of the final components of the Northgate Project. She reported that the parcels have been permitted and are ready for construction and expressed anticipation for forthcoming progress.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – March 9, 2026
4. Receive and file Cash Report for January 31, 2026, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: February 11, 2026

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

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

I. BOARD ACTION ITEMS

6. Receive and file the annual independent audit report of the Inland Valley Development Agency (IVDA) for the fiscal year ended June 30, 2025

Mr. Mark Cousineau, Director of Finance, introduced Brad Welebir, Veronica Hernandez, and Monica Wysocki of Rogers, Anderson, Malody & Scott, CPAs (RAMS), who presented a brief report on Agenda Item No. 6.

This item was for receive and file purposes only; no formal action was taken.

7. Conduct Business Plan Update Workshop

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "Inland Valley Development Agency Business Plan Update Workshop Vol. 4, February 11, 2026" (as contained on page 082- 085 in the Agenda Packet). Mr. Burrows discussed the key components of the business plan and ongoing work. He provided updates on IVDA responsibilities, operational business units, the 5–10 year project projections interactive plan, and projected timelines and costs related to Economic Development, Development and Infrastructure, and Capital Projects.

Supervisor Joe Baca Jr. thanked staff for the update and emphasized the importance of tracking project progress. He suggested that the Board consider identifying unoccupied property and exploring opportunities to maximize the airport's potential in coordination with IVDA, including discussions with Yaamava' and evaluating its interest in a potential hotel on site.

Mr. Burrows noted that the City of San Bernardino would not be opposed to a Transient Occupancy Tax (TOT) and stated that he would be happy to look into the matter.

Councilmember Sandra Ibarra stated that attracting not only a hotel but also retail stores would be beneficial for the city's revenue.

Mr. Burrows stated that the Yuhaaviatam hold property in the neighborhood and looks forward to receiving additional information to provide to the Board at a later date.

March 09, 2026

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

- 8. 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 088-090 in the Agenda Packet). Mr. Burrows noted that the agency is catching up to the projected completion dates and highlighted a recent productive meeting with fiscal consultants RSG to review the new modeling for the CRIA program, with a potential presentation anticipated in the near future.

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 6:16 P.M.

Approved at a Special Meeting of the Inland Valley Development Agency Board on April 6, 2026.



Jillian Ubaldo
Clerk of the Board