

INLAND VALLEY DEVELOPMENT AGENCY

SPECIAL MEETING BOARD ACTIONS

MONDAY, APRIL 6, 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, Vice-Chairperson	Present
Mayor Pro Tem David Toro	Present
VACANT	

City of Loma Linda

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

County of San Bernardino

Supervisor Joe Baca, Jr., Secretary	Present
Supervisor Jesse Armendarez	Present
Supervisor Dawn Rowe (alt)	Absent

City of San Bernardino

Councilmember Fred Shorett	Present
Councilmember Juan Figueroa	Present
Councilmember Sandra Ibarra	Present (Arrived at 5:30 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	Myriam Beltran, Planning and Programs Manager
Mark Cousineau, Director of Finance	Jonathan Galvan, Airport Manager
Mark Gibbs, Director of Aviation	Yajaira Maldonado, Deputy Clerk of the Board
Catherine Pritchett, Director of Administration	Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin, & Tooke, LLP

**Special Meeting Board Actions
April 6, 2026**

IVDA

The Special Meeting of the Inland Valley Development Agency Board was called to order by Chairperson Phillip Dupper at approximately 5:04 P.M. on Wednesday, April 6, 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 5:05 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

D. REPORT ON CLOSED SESSION

Chairperson Phillip Dupper reconvened the meeting at 5:52 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 UAS Center at SBD
- 2b. Mr. Michael Burrows, Chief Executive Officer, reported that the agency has received a grant from the state of Virginia to support its drone training model. All contracts and required documentation have been completed ahead of first year deliverables, and initial feedback from state officials has been positive. He also noted that state delegates will attend the upcoming Leaders in Energy Summit and invited Board Members to participate.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – April 6, 2026
4. Receive and file Cash Report for February 28, 2026, for the Inland Valley Development Agency (IVDA)
5. RATIFY THE FORM OF A LEASE AGREEMENT WITH GUSTAVO BRAVO FOR CERTAIN PORTIONS OF FORMER NORTON AIR FORCE BASE BUILDING NO. 58
6. AUTHORIZE STAFF TO ADVERTISE THE BUILDING 58: TENANT IMPROVEMENTS PROJECT
7. APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH INFLUENTIAL DRONES
8. Approve Meeting Minutes: March 9, 2026

ACTION: Approve Agenda Item Nos. 3-8 of the Consent Calendar.

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

I. **BOARD ACTION ITEMS**

9. 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. 9.

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

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

10. Approve Change Order No. 1 with Match Corporation for \$159,724.45 for a total contract amount of \$3,387,755.86 for additional work related to the Sterling Avenue Upgrade Project

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 10.

ACTION: Approve Change Order No. 1 with Match Corporation for an amount not to exceed \$159,724.24 for a total contract amount of \$3,387,755.86 for additional work related to Sterling Avenue Upgrade Project.

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

11. Approve Change Order No. 1 with Landmark Paving, Inc. for \$1,020 for a total contract amount of \$64,920 for additional work related to the Del Rosa Driveway and Street Improvements Project; approve the filing of a Notice of Completion for this contract and authorize the release of retained funds

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 11.

ACTION: Approve Change Order No. 1 with Landmark Paving, Inc. for an amount not to exceed \$1,020 for a total contract amount of \$64,920 for additional work related to Del Rosa Driveway and Street Improvements Project; approve the filing of a Notice of Completion and authorize the release of retained funds for this contract; and authorize the Chief Executive Officer to execute all related documents.

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

12. Award a construction contract to Match Corporation in an amount not to exceed \$3,062,000 for the 3rd Street Corridor Widening Project

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 12.

ACTION: Award a construction contract to Match Corporation in an amount not to exceed \$3,062,000 for the 3rd Street Corridor Widening Project; and authorize the Chief Executive Officer to execute all related documents.

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

13. Approve Amendment No. 2 with C & A Janitorial, LLC for an additional contract authority amount not to exceed \$70,765 for the second one-year extension option term for janitorial services at Inland Valley Development Agency facilities

Mr. Jonathan Galvan, Airport Manager, provided a brief report on Agenda Item No. 13.

ACTION: Approve Amendment No. 2 to the Services Agreement with C & A Janitorial Services, LLC in an additional contract authority amount not to exceed \$70,765 for a total revised five (5)-year contract amount that will not exceed \$711,880 for routine janitorial services and supplies at certain IVDA buildings; and authorize the Chief Executive Officer to execute all related documents.

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

14. Consider and discuss a report on Economic Development Initiatives

Ms. Myriam Beltran, Planning and Programs Manager, referenced a PowerPoint presentation entitled "Inland Valley Development Agency Economic Development Update April 6, 2026" (as contained on page 262-274). Ms. Beltran discussed key capital projects as part of the agency's broader economic development initiatives. Mr. Michael Burrows, Chief Executive Officer, reported that the partnership with Hillwood has been extended and that they continue working to keep projects moving forward. The next stage of concept planning for a potential commuter rail project will involve discussions with SBCTA. All required paperwork has been gathered for submission to the Foreign Trade Zones Board in Washington, D.C.

Chairperson Phillip Dupper inquired whether the Sterling Project would have an opening ceremony or open immediately. He recommended opening it without a ceremony.

Mr. Jeff Barrow, Director of Development, shared that once Southern California Edison has inspected the underground tie-ins, an immediate opening is expected.

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

15. 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. 5, March 9, 2026” (as contained on page 277- 285 in the Agenda Packet). Mr. Burrows thanked the Finance and Budget Committee for their feedback on the potential formation of the CRIA to support economic development and welcomed any additional input.

Councilmember Fred Shorett thanked staff for the printed PowerPoint provided for board members’ reference.

Supervisor Joe Baca Jr. expressed appreciation to staff and emphasized that the agency should continue aligning its vision with IVDA and the San Bernardino International Airport. He added that a rail system would benefit the public and help maximize the airport’s success.

Mr. Burrows suggested that a future meeting include discussion of revenue sources, both current and prospective.

Councilmember Sandra Ibarra expressed appreciation to staff and emphasized the importance of economic impacts. She inquired whether annual payroll information could be included to better illustrate how created jobs support livable wages for employees.

Mr. Burrows noted that he would look into obtaining the information for the board members.

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

16. 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 288-290 in the Agenda Packet). Mr. Burrows noted that staff is currently in the budget preparation process and hopes to present a mockup for review next month.

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

Councilmember Sandra Ibarra encouraged the public to attend the National Orange Show in San Bernardino.

M. **ADJOURNMENT**

There being no further business before the Board at this session, Chairperson Phillip Dupper declared the meeting adjourned at 6:22 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on May 13, 2026.



Jillian Ubaldo
Clerk of the Board