

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

City of Colton

Mayor Frank J. Navarro, Vice-Chairperson	Present (Via Zoom)
Mayor Pro Tem David Toro	Present
VACANT	

City of Loma Linda

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

County of San Bernardino

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

City of San Bernardino

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

Staff Members and Others Present

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 Hinds, 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.

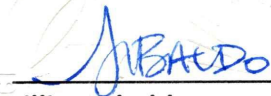
L. **BOARD MEMBER COMMENT**

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.



Jillian Ubaldo

Clerk of the Board