

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

MONDAY, JUNE 10, 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 (Arrived at 5:07 pm)
Mayor Pro Tem Juan Figueroa	Present
Councilmember Sandra Ibarra	Absent
Councilmember Mario Flores	Present

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	Yajaira Maldonado, Deputy Clerk of the Board
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 5:01 P.M. on Wednesday, June 10, 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 Pro Tem Juan Figueroa in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comments.

C. CLOSED SESSION

Chairperson Phillip Dupper recessed to closed session at 5:02 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: 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

Chairperson Phillip Dupper reconvened the meeting at 6:03 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, several weeks ago, staff from the UAS Center and the Norton Test Range attended demonstrations of innovative autonomous systems developed by Caltech. The demonstrations showcased a unique autonomous drone system designed to support wildfire response operations. Representatives from Valley Water also participated at the Sunrise Ranch property, where a simulated large scale live fire exercise was conducted to demonstrate the system's capabilities. Staff is currently working to obtain video footage from the demonstration to share with the Board at a future meeting. He also provided informational brochures to the Board for reference.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – June 10, 2026
4. Receive and file Cash Report for April 30, 2026, for the Inland Valley Development Agency (IVDA)
5. Approve Meeting Minutes: May 13, 2026

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

June 10, 2026

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

I. **BOARD ACTION ITEMS**

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

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

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

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

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

Mr. Mark Cousineau, Director of Finance, provided a brief report on Agenda Item No. 7.

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

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

8. Approve certain Professional Services Agreements for Fiscal Year 2026-2027

Mr. Mark Cousineau, Director of Finance, provided a brief report on Agenda Item No. 8.

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

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

9. Approve the form of a Real Estate Services Agreement with Cushman and Wakefield for the Norton Test Range Development Project

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 9 and introduced Mr. Kent Hines, Managing Director with Cushman & Wakefield, to present the item.

Mr. Hines provided an overview of the aerospace and uncrewed aircraft systems (UAS) industry in California and Southern California. He stated that approximately 70% of U.S. aerospace and UAS funding is concentrated in California and that the industry contributes approximately \$35 billion to the state's gross domestic product. He further noted that more than 10% of the nation's aerospace and defense workforce is located in Southern California and that the region is home to approximately 300 hard tech, aerospace, UAS, and drone related companies, including more than 40 industry leading firms. Mr. Hines concluded that these factors represent a significant opportunity for the region and underscore the strategic importance of the UAS Center.

ACTION: 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.

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

10. Review Status of the Action Plan for the Inland Valley Development Agency (IVDA) through June 30, 2026

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "DRAFT – June, 2026 – IVDA Focal Areas" (as contained on page 109-111 in the Agenda Packet). Mr. Burrows expressed his appreciation to staff for their hard work and dedication in preparing the Fiscal Year budget.

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**

Chairperson Phillip Dupper noted that the Board would not hold a regular meeting in July and would resume its regular meeting schedule in August.

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 August 12, 2026.



Jillian Ubaldo
Clerk of the Board