INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

MONDAY, AUGUST 12, 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	Absent
Councilmember Rhodes Rigsby	Absent
Councilmember Rhonda K. Spencer-Hwang (alt)	Absent
County of San Bernardino	
Supervisor Joe Baca, Jr., Secretary	Present
Supervisor Jesse Armendarez	Present (Arrived at 5:15 pm)
Supervisor Dawn Rowe (alt)	Absent
City of San Bernardino	
Councilmember Fred Shorett	Present
Mayor Pro Tem Juan Figueroa	Absent
Councilmember Sandra Ibarra	Present
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 Vice-Chairperson Frank Navarro at approximately 5:02 P.M. on Wednesday, August 12, 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 Mario Flores in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comments.

C. CLOSED SESSION

Vice-Chairperson Frank Navarro recessed to closed session at 5:04 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: 105 North Leland Norton Way, San Bernardino, CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Eric Fletcher, Director, Legal and Corporate Affairs, Breeze Airways
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: 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

c. 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. 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

e. 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

Vice Chairperson Frank Navarro reconvened the meeting at 5:48 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. Vice-Chairperson Frank Navarro 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 New Tenant at Building 58
   c. Report On Foreign Trade Zone (FTZ)

2b. Mr. Michael Burrows, Chief Executive Officer, reported that Our Brew, which joined the property approximately one year ago, has been a valued tenant and partner, supporting several hosted events and generating interest in the area from prospective tenants. A new lease has also recently been signed with a company that will provide additional food options. The company is expected to be announced at the next meeting.

2c. Mr. Michael Burrows, Chief Executive Officer, announced that the Port of Long Beach has formally submitted the agency's Foreign Trade Zone reorganization documents and filings to the FTZ Board in Washington, D.C. The international trade advisory team and Mr. Burrows will continue working to expedite the review process.

H. BOARD CONSENT ITEMS

3. Receive Register of Demands – July 8, 2026
4. Receive Register of Demands – August 12, 2026
5. Receive and file Cash Report for May 31, 2026, for the Inland Valley Development Agency (IVDA)
6. Receive and file Cash Report for June 30, 2026, for the Inland Valley Development Agency (IVDA)
7. Approve the form of a Professional Services Agreement with Alvarez Holdings, LLC
8. Consider and adopt Resolution No. 2026-02 of the Inland Valley Development Agency (IVDA) amending its Conflict of Interest Code and authorizing submission of the amended Conflict of Interest Code and 2026 Local Agency Biennial Notice to the County of San Bernardino
9. Approve Meeting Minutes: May 13, 2026

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

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

I. BOARD ACTION ITEMS

10. Approve the form of an Employment Agreement with Michael Burrows to serve in the capacity of Chief Executive Officer

Mr. Michael Lewin, Legal Counsel, provided a brief report on Agenda Item No. 10.

ACTION: Approve the form of an Employment Agreement with Michael Burrows to serve in the capacity of Chief Executive Officer; and authorize the Chairperson to execute the Agreement on behalf of the IVDA.

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

11. Approve Change Order No. 2 with Matich Corporation for $276,417.83 for a total contract amount of $3,664,173.69 for additional work related to the Sterling Avenue Upgrade 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. 2 with Matich Corporation for an amount not to exceed $276,417.83 for a total contract amount of $3,664,173.69 for additional work related to Sterling Avenue Upgrade 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 / Shorett
AYES:	Navarro, Baca, Armendarez, Toro, Ibarra, Flores, and Shorett
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

12. Approve Amendment No. 2 to the Professional Services Agreement with Hernandez, Kroone & Associates, Inc., In an amount not to exceed $76,618 for additional services related to the Sterling Avenue Upgrade Project 2020

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

Supervisor Joe Baca Jr. inquired whether the areas shown in the photographs on pages 99–100 are the locations where additional repairs would be performed.

Mr. Barrow noted that the cracks would be addressed as part of the agency's Third Street Project.

ACTION: Approve Amendment No. 2 to the Professional Services Agreement with Hernandez, Kroone & Associates, Inc. to provide additional services in an additional amount not to exceed $76,618; and authorize the Chief Executive Officer to execute all related documents.

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

13. Award a construction contract to Hodgdon Management and Construction, Inc in an amount not to exceed $189,600 for the Tippecanoe, 3rd, and Alabama Medians Landscape Project

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 13.

Supervisor Joe Baca Jr inquired whether a design had been developed and whether Alabama was the agency's partnership with the City of San Bernardino.

Mr. Barrow confirmed that design and plans had been developed and pending City approval. He also confirmed that Alabama was the agency's partnering project. Supervisor Baca thanked the City of San Bernardino for its partnership.

ACTION: Award a construction contract to Hodgdon Management and Construction, Inc. in an amount not to exceed $189,600 for the Tippecanoe, 3rd, and Alabama Medians Landscape Project; and authorize the Chief Executive Officer to execute all related documents.

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

14. Approve Change Order No. 1 with Matich Corporation for $101,008.70 for a total contract amount of $3,163,008.70 for additional work related to the 3rd Street Corridor Widening Project

Mr. Jeff Barrow, Director of Development, provided a brief report on Agenda Item No. 14.

ACTION: Approve Change Order No. 1 with Matich Corporation for an amount not to exceed $101,008.70 for a total contract amount of $3,163,008.70 for additional work related to 3rd Street Corridor Widening Project.

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

15. Authorize Staff to solicit proposals from lending institutions for the DFAS I Tenant Improvements Project

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 15.

ACTION: Authorize Staff to solicit proposals from qualified lending institutions for the DFAS I Tenant Improvements Project.

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

16. Review Inland Valley Development Agency (IVDA) Business Plan Priorities

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 9.

Supervisor Joe Baca Jr. noted the importance of exploring technology and investment opportunities, while also evaluating the agency's buildings and corridors for potential economic development. He suggested engaging a consultant to conduct a feasibility study. Mr. Burrows agreed.

Councilmember Sandra Ibarra thanked staff for their hard work and emphasized the importance of highlighting the jobs created in the area to demonstrate the agency's economic impact and contributions to the community.

Mr. Burrows shared that staff is slightly behind schedule on the latest annual report, which will provide a detailed overview of the agency's annual impact on job creation in the area.

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

17. 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 139-141 in the Agenda Packet). Mr. Burrows reported that productive discussions took place on the East Coast regarding the UAS Center, including the potential for a second grant from the State of Virginia. He also noted that the Sterling project is complete and that staff is exploring roadway enhancements, with an update anticipated at the next meeting.

Vice-Chairperson Frank Navarro commended Mr. Burrows and staff for their efforts, noting that the agency is moving in a strong and positive direction.

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

Vice-Chairperson Frank Navarro 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, Vice-Chairperson Frank Navarro declared the meeting adjourned at 6:14 P.M.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on September 9, 2026.

JUBALDO

Jillian Ubaldo
Clerk of the Board