

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING AGENDA

WEDNESDAY, OCTOBER 14, 2026

5:00 PM

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

Phillip Dupper, Chairperson

Councilmember, City of Loma Linda

Frank J. Navarro, Vice-Chairperson

Mayor, City of Colton

Joe Baca, Jr., Secretary

Supervisor, County of San Bernardino

BOARD MEMBERS:

Jesse Armendarez

Supervisor, County of San Bernardino

David Toro

Mayor Pro Tem, City of Colton

Rhodes Rigsby

Councilmember, City of Loma Linda

Juan Figueroa

Councilmember, City of San Bernardino

Fred Shorett

Councilmember, City of San Bernardino

Sandra Ibarra

Councilmember, City of San Bernardino

ALTERNATE BOARD MEMBERS:

Dawn Rowe

Supervisor, County of San Bernardino

Mario Flores

Councilmember, City of San Bernardino

Amy Jones

Mayor, City of Loma Linda

Vacant

City of Colton

- Full agenda packets are available at the IVDA office, 1601 East Third Street, San Bernardino, California, and will be provided at the meeting, and are posted in the Agenda section of our website at www.ivdajpa.org. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.
- Recordings of the IVDA Board meetings are available in the Agenda section of our website at www.ivdajpa.org.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the IVDA office at (909) 382-4100. Notification 48 hours prior to the meeting will enable IVDA staff to make reasonable arrangements to ensure accessibility to this meeting.
- Anyone who wishes to speak during public comment or on a particular item will be requested to fill out a speaker slip. Speaker slips should be turned in to the Clerk of the Board prior to the start of Public Comment.
- Public comments for both agenda and non-agenda items will be limited to three minutes.
- The three-minute limitation shall apply to each member of the public and cannot be shared. An additional three minutes will be allotted to those who require translation services.
- Live Spanish interpretation is available on a by-request basis. If you require Spanish interpretation, please submit a request to the Clerk of the Board's Office by 12:00 p.m. on the Friday before the meeting to allow IVDA staff to coordinate and arrange for certified interpreters to attend the meeting.

ORDER OF BUSINESS - CLOSED SESSION

This meeting of the governing Board of the Inland Valley Development Agency will begin with Closed Session Public Comment and Closed Session, immediately followed by the Open Session portion of the meeting.

A. CALL TO ORDER / ROLL CALL

B. CLOSED SESSION PUBLIC COMMENT

Anyone who wishes to speak during Closed Session Public Comment is requested to fill out a speaker slip and submit it to the Clerk of the Board prior to the start of Closed Session Public Comment. Public comments are limited to three minutes per speaker and must be limited strictly to matters appearing on the Closed Session portion of the agenda. The three-minute limitation shall apply to each member of the public and cannot be shared with other members of the public. An additional three minutes will be allotted to those who require translation services.

C. CLOSED SESSION

An announcement is typically made prior to closed session discussions as to the potential for reportable action at the conclusion of closed session.

- a. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 194 N. Leland Norton Way, San Bernardino, CA 92408
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Virginia Martinez, President, Technical Employment Training
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
Properties: APNs 0279-053-20-0000, 0279-063-01-0000, 0279-063-23-0000, 0279-063-24-0000, 0279-122-09-0000, 0279-122-11-0000, 0279-122-10-0000, and 0279-122-25-0000
Negotiating Parties: Michael Burrows, IVDA Chief Executive Officer and Terry Thompson, Director Real Estate Services Department, County of San Bernardino
Under Negotiations: Instructions will be given to the IVDA negotiator concerning availability of property, terms and price
- c. Conference with Legal Counsel pursuant to Gov. Code 54956.9(d) – significant exposure to litigation: one case

D. REPORT ON CLOSED SESSION

Public announcement(s) will be made following closed session if there are any reportable actions taken during closed session.

ORDER OF BUSINESS – OPEN SESSION

- **CALL TO ORDER OPEN SESSION**
- **PLEDGE OF ALLEGIANCE**

E. ITEMS TO BE ADDED OR DELETED

Pursuant to Government Code Section 54954.2, items may be added on which there is a need to take immediate action, and the need for action came to the attention of the Inland Valley Development Agency subsequent to the posting of the agenda.

F. CONFLICT OF INTEREST DISCLOSURE

1. POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) BOARD MEETING OF OCTOBER 14, 2026
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 005**]

G. INFORMATIONAL ITEMS

The following subject matters and their attachments are submitted to the Board Members for informational purposes only. No formal action or motion is required. Board Members may inquire of staff as to any questions or seek clarifications, but no discussion may ensue other than to place an item on a subsequent agenda for further consideration.

2. Informational Items

- a. CHIEF EXECUTIVE OFFICER REPORT
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 012**]
- b. REPORT ON NOVEMBER REGULAR MEETING DATE
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 013**]
- c. REPORT ON SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY (SBCTA) COOPERATIVE AGREEMENT
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 015**]
- d. REPORT ON CRUISING AT ALTITUDE 2026
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 016**]

H. OPEN SESSION PUBLIC COMMENT

Anyone who wishes to speak during Open Session Public Comment is requested to fill out a speaker slip and submit it to the Clerk of the Board prior to the start of Public Comment. Public comments are limited to three minutes per speaker for both agenda and non-agenda items. The three-minute limitation shall apply to each member of the public and cannot be shared with other members of the public. An additional three minutes will be allotted to those who require translation services. Pursuant to the Brown Act, the Commission may not discuss or take action on non-agenda items raised during public comment but may briefly respond to statements or direct items to staff for future consideration.

October 14, 2026

I. BOARD CONSENT ITEMS

The following consent items are expected to be routine and non-controversial and will be acted upon by the Board at one time unless the Board directs that an item be held for further discussion.

3. RECEIVE REGISTER OF DEMANDS – OCTOBER 14, 2026
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 017**]
4. RECEIVE AND FILE CASH REPORT FOR AUGUST 31, 2026 FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA)
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 023**]
5. APPROVE MEETING MINUTES: SEPTEMBER 9, 2026
[PRESENTER: Jillian Ubaldo, Clerk of the Board **PAGE#: 026**]

J. BOARD ACTION ITEMS

6. CONSIDER AND DISCUSS A REPORT ON THE INLAND EMPIRE REAL ESTATE MARKET OUTLOOK
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 032**]
7. CONSIDER AND DISCUSS A REPORT ON ECONOMIC DEVELOPMENT INITIATIVES
[PRESENTER: Myriam Beltran, Planning and Programs Manager **PAGE#: 034**]
8. CONSIDER AND DISCUSS A REPORT ON THE FEASIBILITY OF THE CREATION OF A COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY (CRIA)
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 049**]
9. REVIEW STATUS OF THE ACTION PLAN FOR THE INLAND VALLEY DEVELOPMENT AGENCY (IVDA) THROUGH DECEMBER 31, 2026
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 102**]

K. ADDED AND DEFERRED ITEMS

Deferred Items and Items which have been added pursuant to Government Code Section 54954.2 as noted above in Section E.

L. BOARD MEMBER COMMENT

Board members may make announcements or give brief reports on activities or matters not appearing on the agenda, as well as provide direction to staff relating to matters which may be addressed at this time.

M. ADJOURNMENT

Unless otherwise noted, this meeting will be adjourned to the next regularly scheduled meeting of the Inland Valley Development Agency Board, Wednesday, November 11, 2026.