

INLAND VALLEY DEVELOPMENT AGENCY

REGULAR MEETING BOARD ACTIONS

WEDNESDAY, May 11, 2022

3:00 P.M. (Closed Session, immediately followed by Open Session)

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 Navarro	Present
Councilmember Isaac T. Suchil, Co-Chair	Present
Mayor Pro Tem Kenneth Koperski	Absent

City of Loma Linda

Mayor Phillip Dupper	Present
Councilmember Rhodes Rigsby	Present
Councilmember John Lenart (alt)	Absent

County of San Bernardino

Supervisor Dawn Rowe	Present
Supervisor Curt Hagman	Absent
Supervisor Joe Baca, Jr. (alt)	Absent

City of San Bernardino

Mayor John Valdivia, Co-Chair	Present
Councilmember Theodore Sanchez	Present
Councilmember Ben Reynoso	Absent
Councilmember Fred Shorett (alt)	Present

Staff Members and Others Present

Michael Burrows, Chief Executive Officer	Michael Lewin, Legal Counsel, Mirau, Edwards, Cannon, Lewin, & Tooke, LLP
Mark Cousineau, Director of Finance	Darrell Hale, Property Manager
Mark Gibbs, Director of Aviation	Jennifer Farris, Clerk of the Board
Jeff Barrow, Director of Development	Myriam Beltran, Manager of Planning & Programs

The Regular Meeting of the Inland Valley Development Agency Board was called to order by Co-Chair John Valdivia at approximately 3:00 p.m. on Wednesday, May 11, 2022 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 Isaac Suchil in the Pledge of Allegiance.

B. **CLOSED SESSION PUBLIC COMMENT**

There was no closed session public comment.

C. **CLOSED SESSION**

Co-Chair John Valdivia recessed to closed session at 3:02 p.m.

D. **REPORT ON CLOSED SESSION**

Co-Chair John Valdivia reconvened the meeting at approximately 3:27 p.m. Co-Chair Valdivia asked Mr. Michael Lewin, Legal Counsel, Mirau, Edward, Cannon, Lewin & Tooke, LLP, if there were any closed session reportable items. Mr. Lewin reported that there were no items to report.

E. **ITEMS TO BE ADDED OR DELETED**

There were no items to be added or deleted.

F. **CONFLICT OF INTEREST DISCLOSURE**

1. Co-Chair John Valdivia 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 from the UAS Center at SBD and Toofon, Inc.
 - c. Report on Status of Electric Vehicle Charging Station Installations
- 2a. Mr. Michael Burrows, Chief Executive Officer, introduced Mr. Kevin Vejar as the Inland Valley Development Agency's (IVDA) new Project Manager.
- 2b. Ms. Kimberly Benson, Administrator, UAS Center at SBD, introduced Mr. Amir Emadi, Founder & CEO, Toofon, Inc. Mr. Emadi referenced a PowerPoint presentation entitled "Toofon Aerial Logistics – Local Logistics for Emergency Relief" (as contained on pages 037-054 in the Agenda packet) and provided a brief report.
- 2c. Mr. Burrows then introduced Mr. Michael Allawos, Allawos & Company, LLC. Mr. Allawos referenced a PowerPoint Presentation entitled "Green Energy Element – Electric Vehicle Charging Element" and provided a brief overview.

H. BOARD CONSENT ITEMS

Let the record reflect that all votes were done by roll call with each Board Members' name and vote stated by voice.

3. Receive Register of Demands – May 11, 2022
4. Receive and file Cash Report for March 31, 2022 for the Inland Valley Development Agency (IVDA)
5. Approve a Notice of Completion with Griffith Company for the Mountain View Avenue Widening and Reconstruction Project Phase II and Authorize Release of Retention.
6. Approve Meeting Minutes: April 13, 2022

ACTION: Approve Agenda Item Nos. 3-6 of the Consent Calendar.

RESULT: **ADOPTED (UNANIMOUSLY)**
MOTION/SECOND: Dupper / Navarro
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, Suchil, and Valdivia.
NAYS: None.
ABSTENTIONS: None.
ABSENT: None.

I. **BOARD ACTION ITEMS**

Let the record reflect that all votes were done by roll call with each Board Members' name and vote stated by voice.

7. Consider and adopt proposed budget adjustments for fiscal year 2021-2022

Mr. Mark Cousineau, Director of Finance, referenced the "Proposed Budget Adjustments Table" found on page 076 of the Agenda Packet and provided a brief report.

ACTION: Consider and adopt budget adjustments reflected in the Proposed Budget Adjustments Table for fiscal year 2021-2022.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Navarro / Dupper
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, Suchil, and Valdivia.
NAYS: None.
ABSTENTIONS: None.
ABSENT: None.

8. Approve Amendment No. 2 to the Professional Services Agreement with Zenaida Global in an amount not to exceed \$15,000 for consulting services related to the UAS Center at SBD for Inland Valley Development Agency (IVDA)

Mr. Michael Burrows, Chief Executive Officer, provided a brief report on Agenda Item No. 8.

ACTION: Approve Amendment No. 2 to the Professional Services Agreement with Zenaida Global to provide project and consulting services relating to the UAS Center at SBD for an additional amount not to exceed \$15,000.00.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Navarro / Dupper
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, Suchil, and Valdivia.
NAYS: None.
ABSTENTIONS: None.
ABSENT: None.

9. Approve form of Amendment No. 3 to the Lease with Child Care Resource Center, Inc. extending the term of the lease for three (3) years

Mr. Darrell Hale, Property Manager, referenced two overheads (as contained on pages 084-085 in the Agenda packet) and provided a brief report on Agenda Item No. 9.

ACTION: Approve a form of Amendment No. 3 to the Lease Agreement with Child Care Resource Center, Inc; and authorize the Chief Executive Officer to execute all related documents, subject to conforming changes as approved by the Board.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Sanchez / Suchil
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, Suchil, and Valdivia.
NAYS: None.
ABSTENTIONS: None.
ABSENT: None.

10. Approve a Contract with Rogers, Anderson, Malody & Scott, LLP for Auditing and Accounting Services of the Fiscal Years ending June 30, 2022 through June 30, 2024 with two options for the Fiscal Years ending June 30, 2025 and June 30, 2026 in an amount not to exceed \$262,550

ACTION: Approve a contract with Rogers, Anderson, Malody & Scott, LLP for independent financial audit services and related services of fiscal years 2021-22, 2022-23, 2023-24, and options for the 2024-25 and 2025-26 fiscal years in an amount not to exceed \$262,550; and authorize the Chief Executive Officer to execute all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Navarro / Rigsby
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, Suchil, and Valdivia.
NAYS: None.
ABSTENTIONS: None.
ABSENT: None.

11. Authorize a revised cost share in an amount of \$1,887,538 for the 3rd & 5th Streets Corridor Improvements Project, U.S. Department of Commerce, Economic Development Administration (EDA) Grant No. 07-01-07415

Ms. Myriam Beltran, Manager of Planning and Programs, referenced an overhead (as contained on page 136 in the Agenda packet) provided a brief report on Agenda Item No. 11.

ACTION: Authorize a revised cost share in an amount of \$1,887,538 for the 3rd & 5th Streets Corridor Improvement Project, EDA Grant No. 07-01-07415. The proposed action would also be subject to Economic Development Administration (EDA) approval and the co-applicants respectively.

RESULT: **ADOPTED**
MOTION/SECOND: Sanchez / Navarro
AYES: Dupper, Navarro, Rigsby, Rowe, Sanchez, Shorett, and Valdivia.
NAYS: Suchil.**ABSTENTIONS:** None.
ABSENT: None.

12. Approve the economic terms of a potential agreement with EcoTech Visions, Inc. for use of certain portions of former Norton Air Force Building No. 58

Mr. Michael Burrows, Chief Executive Officer, introduced Dr. Pandwe Gibson, Founder & CEO, EcoTech Visions, Inc. Ms. Gibson referenced a PowerPoint presentation entitled “EcoTech Visions – Ethically Sourced Products Delivered Locally” and provided a brief report.

Mr. Burrows further clarified that Staff was still in the process of drafting the lease agreement.

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

ACTION: Consider and discuss the economic terms of an agreement with EcoTech Visions, Inc. for use of certain portions of former Norton Air Force Base No. 58.

13. Consider and discuss a report on the status of the Airport Gateway Specific Plan

Ms. Myriam Beltran, Manager of Planning and Programs, introduced Mr. Tom Dodson, President, Tom Dodson & Associates. Mr. Dodson referenced a PowerPoint presentation entitled “Airport Gateway Specific Plan – Status Update Inland Valley Development Agency May 11, 2022” (as contained on pages 143-148 in the Agenda Packet) and provided a brief report. Mr. Dodson clarified some dates outlined on the project timeline slides.

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

ACTION: Consider and discuss a report on the status of preparation of the Airport Gateway Specific Plan.

14. Review Status of the Action Plan for the Inland Valley Development Agency (IVDA) through June 30, 2022

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled “June 30, 2022 – IVDA Action Plan” (as contained on pages 151-153 in the Agenda Packet) and provided a brief report on Agenda Item No. 14.

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

ACTION: Review the Action Plan for the Inland Valley Development Agency (IVDA) through June 30, 2022.

J. **ADDED AND DEFERRED ITEMS**

There were no added or deferred items.

K. **OPEN SESSION PUBLIC COMMENT**

There were no open session public comments.

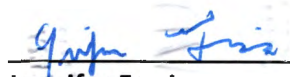
L. **BOARD MEMBER COMMENT**

There were no Board Member comments.

M. **ADJOURNMENT**

There being no further business before the Board at this session, Co-Chair John Valdivia declared the meeting adjourned at 4:33 p.m.

Approved at a Regular Meeting of the Inland Valley Development Agency Board on June 8, 2022.



Jennifer Farris
Clerk of the Board