

**SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY**  
**SPECIAL MEETING/PUBLIC HEARING COMMISSION ACTIONS**  
**FRIDAY, OCTOBER 26, 2018**

**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

**Commission Members**

**City of Colton**

Mayor Richard A. DeLaRosa	Present
Mayor Pro Tempore Jack R. Woods (alt)	Present (In audience and closed session)

**City of Loma Linda**

Councilmember Ovidiu Popescu, Secretary	Present
Councilmember Phillip Dupper (alt)	Absent

**County of San Bernardino**

Supervisor James C. Ramos, Vice President	Present
Supervisor Curt Hagman (alt)	Absent

**City of San Bernardino**

Mayor R. Carey Davis, President	Present
Councilmember Fred Shorett	Present
Councilmember Virginia Marquez (alt)	Present (arrived at 3:03 p.m.)

**City of Highland**

Councilmember Penny Lilburn	Present
Mayor Larry McCallon (alt)	Absent

**Staff Members and Others Present**

Michael Burrows, Executive Director	Karen Feld, Legal Counsel, Cole Huber, LLP
William Garay, Director of Finance	Catherine Pritchett, Director of Administrative Services
Mark Gibbs, Director of Aviation	Jennifer Farris, Assistant Secretary of the Commission
Nikolas Persson, Airport Manager	

The Special Meeting / Public Hearing of the San Bernardino International Airport Authority was called to order by President R. Carey Davis at approximately 3:02 p.m. on Friday, October 26, 2018 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 Commission and the public joined Mayor Richard A. DeLaRosa in the Pledge of Allegiance.

**B. CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

**C. CLOSED SESSION**

President R. Carey Davis recessed to closed session at 3:02 p.m. Ms. Karen Feld, Cole Huber, 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: Approximately 100 acres of vacant land property on the Northeast portion of the San Bernardino International Airport (former Norton Airforce Base)
  - Negotiating Parties: Michael Burrows, Executive Director, on behalf of SBIAA  
John Magness on behalf of Hillwood Enterprises, L.P.
  - Under negotiations: Instructions will be given to the SBIAA negotiator concerning terms and price.
  
- b. Conference with Legal Counsel pursuant to Government Code Section 54956.9(d)(1) – *San Bernardino International Airport Authority, a regional joint powers authority v. Stratus Aircraft Services, Inc., a California corporation, San Bernardino County Superior Court, Case No. UDFS1700755*

**D. REPORT ON CLOSED SESSION**

President R. Carey Davis reconvened the meeting at 3:35 p.m. President Davis asked Ms. Karen Feld, Cole Huber, LLP, if there were any reportable items. Ms. Karen Feld, stated that there were no reportable items.

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

There were no items to be added or deleted.

**F. CONFLICT OF INTEREST DISCLOSURE**

1. President R. Carey Davis stated Commission members should note the item(s) listed which might require member abstentions.

There were no conflicts noted.

**G. INFORMATIONAL ITEMS**

Mr. Michael Burrows, Executive Director, presented the following informational items:

2. Informational Items
  - a. Executive Director's Report [PAGE#: 015]
  - b. Report on SBD Fest [PAGE#: 016]
- 2a. Mr. Michael Burrows, Executive Director, introduced Ms. Michelle Casey, newly hired Executive Assistant, to the Commission.
- 2b. Mr. Burrows next introduced Ms. Catherine Pritchett, Director of Administrative Services, who provided a brief report on SBD Fest 2018, which will be held at the San Bernardino International Airport on November 3 and 4, 2018.

**H. COMMISSION CONSENT ITEMS**

3. Register of Demands – October 26, 2018
4. Receive and file Treasurer's Report for August 31, 2018, for the San Bernardino International Airport Authority (SBIAA)
5. Approve closeout of Hangar 763 Electrical Improvements Project with Baker Electric authorizing release of retention and Notice of Completion; subject to approval by the U.S. Department of Commerce Economic Development Administration Grant No. 07-49-06454
6. Approve closeout of the Hangar 795 Joint Seal Replacement and Pavement Repair Project with Goss Construction Company, Incorporated, authorizing release of retention and Notice of Completion
7. Approve Change Order 1 and closeout of the contract with Industrial Electric Manufacturing for purchase of Electrical Equipment for Hangar 795, authorizing the release of the Notice of Completion
8. Approve a contract with AEC Moreno for the Building 680 HVAC system upgrade in an amount not to exceed \$143,500.00
9. Authorize SBD Fest 2018 production contracts
10. Approve Special Meeting Minutes: September 12, 2018
11. Approve Meeting Minutes: September 26, 2018

**ACTION:** Approve Agenda Item Nos. 3-11

RESULT:	<b>ADOPTED [UNANIMOUSLY]</b>
MOTION/SECOND:	Shorett / Ramos
AYES:	Davis, DeLaRosa, Lilburn, Popescu, Ramos, and Shorett.
NAYS:	None.
ABSTENTIONS:	None.
ABSENT:	None.

**I. COMMISSION ACTION ITEMS**

The Public Hearing of the San Bernardino International Airport Authority was called to order by President R. Carey Davis.

- 12. Adopt Resolution No. 2018-02 of the San Bernardino International Airport Authority (SBAA) certifying the Environmental Impact Report (EIR) for the Eastgate Building 1 Project affecting approximately 101.5 acres of vacant land at the San Bernardino International Airport

Mr. Michael Burrows, Executive Director, introduced Mr. Tom Dodson, Tom Dodson & Associates, who referenced an overhead (found on page 076 of the Agenda Packet) and provided a brief report.

President R. Carey Davis referenced page 144 of the agenda packet regarding greenhouse gas emissions and asked Mr. Dodson when the 3.75 megawatt solar system will be installed. Mr. Dodson affirmed that its completion is required soon after operations are to begin. Mr. Burrows praised Hillwood on their solar energy plans for the new facility. President Davis next referenced page 120 of the agenda packet regarding traffic mitigation for Highland Avenue and 3<sup>rd</sup> Street, and asked about an approximate time for the work to be completed. Mr. Dodson responded that mitigation measures are coordinated around completion of the project.

Mr. Burrows next introduced Mr. John Magness, Hillwood Investment Properties, who extended his gratitude to Airport Staff, the Commission, City of San Bernardino Staff, Hillwood Staff, and to everyone involved for their hard-work, and reported that construction is scheduled to begin on November 1, 2018.

Vice-President James C. Ramos commended Mr. Magness for all of Hillwood’s efforts to bring economic development into the City of San Bernardino. Vice-President Ramos also extended his gratitude to the Commission.

President R. Carey Davis, highlighted Andrea Miller, City Manager, City of San Bernardino and praised her involvement and cooperation with Hillwood in regards to this new project.

**ACTION:** Adopt Resolution No.2018-02 certifying the Environmental Impact Report (EIR) for the Eastgate Building 1 Project affecting approximately 101.5 acres of vacant land at the San Bernardino International Airport; Conduct Public Hearing; Adopt the Mitigation Monitoring and Reporting Program (MMRP); Adopt the San Bernardino International Airport Eastgate Building 1 Project Candidate Statement of Overriding Consideration (SOOC); Authorize the Executive Director to execute all related documents and file the Notice of Determination for the Project.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUSLY]</b>
<b>MOTION/SECOND:</b>	Ramos/ Shorett
<b>AYES:</b>	Davis, DeLaRosa, Lilburn, Popescu, Ramos, and Shorett.
<b>NAYS:</b>	None.
<b>ABSTENTIONS:</b>	None.
<b>ABSENT:</b>	None.

J. **ADDED AND DEFERRED ITEMS**

There were no added or deferred items.

K. **OPEN SESSION PUBLIC COMMENT**

There was no open session public comment.

L. **COMMISSION MEMBER COMMENT**

President R. Carey Davis and Vice-President James C. Ramos extended their gratitude to the San Bernardino International Airport Authority staff.

M. **ADJOURNMENT**

There being no further business before the Commission, President R. Carey Davis declared the meeting adjourned at 4:04 p.m.

**Approved at a Regular Meeting of the San Bernardino International Airport Authority on Wednesday, November 28, 2018.**



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Jennifer Farris

Assistant Secretary of the Commission