

SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY
REGULAR MEETING AGENDA
WEDNESDAY, APRIL 22, 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

Penny Lilburn, President

Mayor, City of Highland

Joe Baca, Jr., Vice President

Supervisor, County of San Bernardino

Theodore Sanchez, Secretary

Councilmember, City of San Bernardino

COMMISSION MEMBERS:

Frank J. Navarro

Mayor, City of Colton

Rhodes Rigsby

Councilmember, City of Loma Linda

Kim Knaus

Councilmember, City of San Bernardino

ALTERNATE COMMISSION MEMBERS:

Dawn Rowe

Supervisor, County of San Bernardino

Phillip Dupper

Mayor, City of Loma Linda

John Echevarria

Councilmember, City of Colton

Jimmy Saldana

Mayor Pro Tem, City of Highland

Fred Shorett

Councilmember, City of San Bernardino

- Full agenda packets are available at the SBIAA office, 1601 East Third Street, San Bernardino, California, will be provided at the meeting, and are posted in the Public Meetings/Agenda section of our website at www.sbiaa.org. Office hours are 8:00 a.m. to 5:00 p.m., Monday–Friday.
- Recordings of the SBIAA Commission meetings are available in the Public Meetings/Agenda section of our website at www.sbiaa.org.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SBIAA office at (909) 382–4100. Notification 48 hours prior to the meeting will enable SBIAA 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. Prior to speaking, speaker slips should be turned in to the Clerk of the Board.
- Public comments for agenda items that are not public hearings will be limited to three minutes.
- Public comments for items that are not on the agenda 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.

ORDER OF BUSINESS – CLOSED SESSION

This meeting of the governing Commissions of the San Bernardino International Airport Authority will begin with Closed Session Public Comment and Closed Session, immediately followed by the Open Session portion of the meeting

- **CALL TO ORDER**
- **CLOSED SESSION PUBLIC COMMENT**
- **LEGAL COUNSEL RECITES CLOSED SESSION ITEMS**
- **RECESS TO CLOSED SESSION**

A. CALL TO ORDER / ROLL CALL

B. CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the San Bernardino International Airport Authority Commission meeting is limited to a maximum of three minutes for each speaker and comments will be limited to matters appearing on the Closed Session portion of the agenda. Additional opportunities for further Public Comment will be given during and at the end of the meeting. 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 a reportable action at the conclusion of closed session.

- 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, SBIAA Chief Executive Officer and Betty Lui, Transportation Security Administration (TSA)
- b. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 2235 East Perimeter Road, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, SBIAA Chief Executive Officer and Kevin Horan, SBRETC
- 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 Burrows, SBIAA Chief Executive Officer and Mike Allen, Executive Vice President, Bulk Fuel Sales, Titan Aviation Fuels
- d. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: Approximately 4 acres of vacant land at the San Bernadino International Airport, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, SBIAA Chief Executive Officer and Michael Allowas, Technical Advisor

- e. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 255 S. Leland Norton Way, Suite 1, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, SBIAA Chief Executive Officer, Scott Huber, SBIAA Legal Counsel, and Joe Ermalovich, AeroPro MRO SBD, LLC

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 San Bernardino International Airport Authority Commission subsequent to the posting of the agenda.

F. CONFLICT OF INTEREST DISCLOSURE

1. POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) COMMISSION MEETING OF APRIL 22, 2026
[**PRESENTER:** Jillian Ubaldo, Assistant Secretary of the Commission **PAGE#: 007**]

G. INFORMATIONAL ITEMS

It is intended that the following subject matters and their attachments are submitted to the Board members for informational purposes only. No action is required with regard to these items in the form of a receive-and-file motion or otherwise. 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. In such situations where permissible levels of discussion are conducted, members are reminded that staff has not presented the related contractor and interested parties conflicts of interest disclosures that are typically provided for agenda items for which action is intended to occur. Additionally, questions may arise as to negotiation strategies or other legal issues which are more appropriately addressed in a closed session discussion.

2. Informational Items
 - a. CHIEF EXECUTIVE OFFICER'S REPORT
[**PRESENTER:** Michael Burrows, Chief Executive Officer **PAGE#: 015**]
 - b. SBD GOOD NEIGHBOR PROGRAM UPDATE
[**PRESENTER:** Mark Gibbs, Director of Aviation **PAGE #: 016**]

H. COMMISSION CONSENT ITEMS

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

3. REGISTER OF DEMANDS FOR MARCH 2026
[**PRESENTER:** Mark Cousineau, Director of Finance **PAGE#: 017**]
4. RECEIVE AND FILE TREASURER'S REPORT FOR FEBRUARY 28, 2026 FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA)
[**PRESENTER:** Mark Cousineau, Director of Finance **PAGE#: 025**]

5. AUTHORIZE STAFF TO ADVERTISE THE GENERAL AVIATION PARKING REDESIGN PROJECT
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 028**]
6. APPROVE MEETING MINUTES: MARCH 25, 2026
[PRESENTER: Jillian Ubaldo, Assistant Secretary of the Commission **PAGE#: 036**]

I. COMMISSION ACTION ITEMS

7. CONSIDER AND ADOPT PROPOSED BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026
[PRESENTER: Mark Cousineau, Director of Finance **PAGE#: 044**]
8. CONSIDER AND DISCUSS A REPORT ON AIRPORT RULES AND REGULATIONS
[PRESENTER: Scott Huber, Legal Counsel **PAGE#: 048**]
9. ADOPTION OF RESOLUTION NO. 2026-02 ESTABLISHING THE EXECUTIVE COMMITTEE AS A STANDING COMMITTEE AND ADOPTING A REGULAR MEETING SCHEDULE
[PRESENTER: Scott Huber, Legal Counsel **PAGE#: 050**]
10. AWARD A CONSTRUCTION CONTRACT TO ALL AMERICAN BUILDING SERVICES IN AN AMOUNT NOT TO EXCEED \$131,100 FOR THE INTER-TERMINAL WALKWAY PROJECT
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 058**]
11. AWARD A CONSTRUCTION CONTRACT TO GEO PAVING AND SEAL COATING, INC. IN AN AMOUNT NOT TO EXCEED \$133,500.50 FOR THE GENERAL AVIATION RAMP (PHASE II) PROJECT
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 089**]
12. APPROVE CHANGE ORDER NO. 1 WITH LEONIDA BUILDERS, INC. FOR \$19,550 FOR A TOTAL CONTRACT AMOUNT OF \$507,550 FOR ADDITIONAL WORK RELATED TO THE RE-BID AIRFIELD CANOPIES & UNDERGROUND SERVICE PIT PROJECT
[PRESENTER: Jeff Barrow, Director of Development **PAGE#: 140**]
13. CONSIDER AND DISCUSS A REPORT ON THE GREEN ENERGY ELEMENT UPDATE
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 144**]
14. CONDUCT BUSINESS PLAN UPDATE WORKSHOP
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 185**]
15. REVIEW STATUS OF THE ACTION PLAN FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) THROUGH JUNE 30, 2026
[PRESENTER: Michael Burrows, Chief Executive Officer **PAGE#: 212**]

J. 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.

K. OPEN SESSION PUBLIC COMMENT

Anyone who wishes to speak during Open Session Public Comment will be requested to fill out a speaker slip. Prior to speaking, speaker slips should be given to the Clerk of the Board. Public comments for items that are not on the agenda will be limited to three minutes. 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.

L. COMMISSION MEMBER COMMENT

Commission 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 San Bernardino International Airport Authority Commission, Wednesday, May 27, 2026.