



NOTICE OF THE REGULAR MEETING
of the
March Joint Powers Commission
of the
March Joint Powers Authority
and the
March Inland Port Airport Authority
and the
Successor Agency - March Joint Powers Authority
of the
Former March Joint Powers Redevelopment Agency
City of Moreno Valley • City of Riverside • City of Perris • Riverside County
and the
March Joint Powers Commission
of the
March Joint Powers Utilities Authority
City of Moreno Valley • City of Riverside • City of Perris
to the
Public and Members of the March Joint Powers Commission

Notice is hereby given that the Regular Meeting of the **March Joint Powers Commission of the March Joint Powers Authority** will be held at **Riverside County Administration Center - Board Chambers, 4080 Lemon Street, Riverside, California 92501** on **Wednesday, July 1, 2026 at 3:00 p.m.**

This Notice was posted on 06/25/2026 at the following locations:

March Inland Port Airport Authority
March Joint Powers Authority
17405 Heacock Street
Moreno Valley, CA 92551

Riverside County Administration Center
4080 Lemon Street
Riverside, CA 92501

On June 25, 2026, Notice was sent to each member of the March Joint Powers Commission.

I hereby certify that the foregoing Notice is a full, true, and correct copy of the Notice posted for the March Joint Powers Authority Commission Meeting.

Cindy Camargo

Cindy Camargo, Clerk
March Joint Powers Authority Commission

REGULAR MEETING
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March Joint Powers Commission
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City of Moreno Valley • City of Riverside • City of Perris • Riverside County
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March Joint Powers Commission
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March Joint Powers Utilities Authority
City of Moreno Valley • City of Riverside • City of Perris

Wednesday, July 1, 2026 - 3:00 PM

March Joint Powers Authority Commission
Meeting Location:
Riverside County Administration Center, Board Chambers
4080 Lemon Street
Riverside, CA 92501

ALL MEETINGS ARE OPEN TO THE PUBLIC.

Interested persons are encouraged to participate in the activities of the JPA. Anyone wishing to speak on an agenda item or on an issue of general concern should complete a “Speaker’s Request Form” available in the Meeting Room.

You may view the meeting at <https://rivcotv.org/>

ADA: If you require special accommodations during your attendance at a meeting, please contact the JPA at (951) 656-7000 at least 24 hours in advance of the meeting time.

March Joint Powers Authority
17405 Heacock Street Moreno Valley, CA 92551
Phone: (951) 656-7000 www.MarchJPA.com

THE MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS AUTHORITY
and the
MARCH INLAND PORT AIRPORT AUTHORITY
and the
SUCCESSOR AGENCY - MARCH JOINT POWERS AUTHORITY
of the
FORMER MARCH JOINT POWERS REDEVELOPMENT AGENCY
City of Moreno Valley • City of Riverside • City of Perris • County of Riverside
and the
MARCH JOINT POWERS COMMISSION
of the
MARCH JOINT POWERS UTILITIES AUTHORITY
City of Moreno Valley • City of Riverside • City of Perris

Wednesday, July 1, 2026 - 3:00 PM

*Riverside County Administrative Center
Board Chambers
4080 Lemon Street
Riverside, CA 92501*

REGULAR MEETING AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation**
- 4. Pledge of Allegiance**
- 5. Matters Subsequent to Posting Agenda**
Approval of Agenda Additions or Corrections, as Necessary.
- 6. Public Comments**
Any person may address the Commission on any subject pertaining to March Joint Powers Authority, March Inland Port Airport Authority, Successor Agency/former March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limitation of three (3) minutes shall be set for each person desiring to address the Commission.
- 7. Approval of Minutes for Regular Meeting held on June 3, 2026 – Page 6**

8. CONSENT CALENDAR

**March Joint Powers Authority - Operations
March Inland Port Airport Authority - Operations**

- 1) Report: MIPAA Receive and file Financial Status Reports – Page 13
- 2) Action: MIPAA Approve May 2026 Disbursements – Page 15
- 3) Report: MJPA Receive and file Financial Status Reports – Page 17
- 4) Action: MJPA Approve May 2026 Disbursements – Page 25
- 5) Action: Approve a one-year option to extend a professional services agreement with HBS Strategies for federal lobbying services and authorize the Chief Executive Officer to execute the extension – Page 29
- 6) Action: Approve Amendment No. 1 to the Short-Form Services Agreement with All Temperature Air, Inc. for Green Acres Community air conditioning maintenance services and authorize the Chief Executive Officer to execute the amendment – Page 31
- 7) Action: Approve an Exclusive Negotiation Agreement (ENA) with the California Military Department, in substantially the form presented, and authorize the Chief Executive Officer to negotiate remaining terms and execute the agreement – Page 32

9. CONSENT CALENDAR

March Joint Powers Utilities Authority – Operations

- 1) Report: Receive and file Financial Status Report – Page 44
- 2) Action: Approve May 2026 Disbursements – Page 46

10. Presentation

11. Commission Members Oral Reports/Announcements

12. Staff Oral Reports/Announcements

13. Calendaring of Future Agenda Items

Future agenda items may be scheduled by JPC Members or staff.

14. Closed Session

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO
GOVERNMENT CODE SECTION 54956.8**

Property: Northeast Corner (commonly referred to as the March LifeCare Campus)
Generally located to the south and west of the intersection of Cactus Avenue and Heacock Street, covered by the Disposition and Development Agreement with March1, LLC

Agency Negotiator: MJPA General Counsel and CEO

Negotiating Parties: March1, LLC (March Healthcare Development)

Under Negotiation: Price and Terms of Possible Amendment to Disposition and Development Agreement

15. Adjournment

In accordance with Government Code section 65009, anyone wishing to challenge any action taken by the Commission of any of the entities listed in this agenda above in court may be limited to raising only those issues raised at the public hearings described in the notice or raised in written correspondence delivered to the hearing

body, at or prior to the public hearing. Any written correspondence submitted to one or more of the March JPA Commissioners regarding a matter on this Agenda shall be carbon copied to the Commission Clerk and the project planner, if applicable, at or prior to the meeting date first referenced above.

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the office of Clerk of the March Joint Powers Authority (JPA), 17405 Heacock Street, Moreno Valley, California and are available for public inspection during regular office hours (8:00 a.m. to 5:30 p.m., Monday through Thursday, Friday 8:00am to 4:30pm). Written materials distributed to the March Joint Powers Commission within 72 hours of the March Joint Powers Commission meeting are available for public inspection immediately upon distribution in the Clerk's office at the JPA offices at 17405 Heacock Street, Moreno Valley, California (Government Code Section 54957.5(b)(2)). Copies of staff reports and written materials may be purchased for \$0.20 per page. In addition, staff reports can be reviewed online at www.marchjpa.com. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

ADA: If you require special accommodations during your attendance at a meeting, please contact the JPA at (951) 656-7000 at least 24 hours in advance of the meeting time.

I hereby certify under penalty of perjury, under the laws of the State of California, the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated: June 25, 2026

Signed: Cindy Camargo

Cindy Camargo, Clerk of the March Joint Powers Authority Commission

March Joint Powers Authority
17405 Heacock Street, Moreno Valley, CA 92518
Phone: (951) 656-7000 www.MarchJPA.com

THE MARCH JOINT POWERS COMMISSION
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Wednesday, June 3, 2026 - 3:00 PM

*Riverside County Administrative Center
Board Chambers
4080 Lemon Street
Riverside, CA 92501*

REGULAR MEETING MINUTES

1. Call to Order

Chair Gutierrez called the meeting to order at 3:00 p.m.

2. Roll Call

Present: Perry (arrived at 3:46pm), Delgado, Vargas, Corona, Cabrera, Medina, Conder (2 votes), Gutierrez

Absent: None.

3. Invocation

Pastor Diane Gardner provided the invocation.

4. Pledge of Allegiance

Vice Chair Conder led the group in the pledge.

5. Matters Subsequent to Posting Agenda

Approval of Agenda Additions or Corrections, as Necessary.

Page 202, Staff Report community names should read Community Alliance for Riverside Economy and Environment (CAREE) and Center for Community Action and Environmental Justice (CCA EJ).

6. Public Comments

Any person may address the Commission on any subject pertaining to March Joint Powers Authority, March Inland Port Airport Authority, Successor Agency/former March Joint Powers Redevelopment Agency, and March Joint Powers Utilities Authority business not listed on the Agenda during this portion of the Meeting. A limitation of three (3) minutes shall be set for each person desiring to address the Commission.

The following person(s) provided public comment(s):

1. Dr. Diane Gardner with Special Guest Mia Rycraw, Water Polo
2. Mike McCarthy, R-NOW

7. Approval of Minutes for Regular Meeting held on April 1, 2026

(May 6, 2026 JPC Meeting Cancelled)

No questions or comments. No public request to speak.

Motion to approve the JPC Regular Meeting Minutes for the meeting held on April 1, 2026.

Motion: Delgado

Second: Vargas

Ayes: Delgado, Vargas, Medina, Conder (2 votes), Gutierrez

Noes: None

Absent: Perry

Abstain: Corona, Cabrera

8. CONSENT CALENDAR

March Joint Powers Authority - Operations

March Inland Port Airport Authority - Operations

- 1) Report: Receive and file Financial Status Reports
- 2) Action: Approve March and April 2026 Disbursements
- 3) Action: Authorize advertising a Request for Proposals (RFP) for March Inland Port Airport security system
- 4) Action: Authorize advertising a Request for Proposals (RFP) for March Inland Port Airport On-Call Environmental Consulting Services
- 5) Action: Approve the award of a contract to Leafwise Landscape, LLC for March Inland Port Airport landscape maintenance services; and authorize the Chief Executive Officer to execute the agreement
- 6) Action: Approve a Professional Services Agreement (PSA) with David Peterson for Falconer services within the March Inland Port Airport (MIPA) area and authorize the Chief Executive Officer to execute the agreement
- 7) Action: Approve the opening of a new account with Citizens Business Bank due to the institution's Public Agency Banking services, accessibility, and ability to support the March Inland Port Airport Authority's (MIPAA) operational and grant administration needs, and authorize the Chief Executive Officer to execute the appropriate forms as needed
- 8) Action: Approve Amendment No. 2 to the Memorandum of Agreement (MOA) between March Air Reserve Base (MARB) and March Inland Port Airport Authority (MIPAA) to allow an extension of time on the agreement and authorize the Chair of the Commission to execute the agreement.

- 9) Report: Receive and file Financial Status Reports
- 10) Action: Approve March and April 2026 Disbursements
- 11) Action: Rescind the approval awarded on February 4, 2026 for weed abatement; and award of contract to Mariposa Landscapes, Inc. for weed abatement services; and authorize the Chief Executive Officer to execute the contract
- 12) Action: Approve an Extension of Agreement for Law Enforcement Services between the Joint Powers Commission of the March Joint Powers Authority and the County of Riverside and authorize the Chief Executive Officer to execute the agreement extension
- 13) Action: Adopt Resolution JPA 26-07 approving the 2026 March Joint Powers Authority Local Guidelines for implementing the California Environmental Quality Act (CEQA)
- 14) Action: Approve Amendment No 2 to the Maintenance Services Agreement with Alpine Air Conditioning and Heating for the Green Acres Community air conditioning maintenance services and authorize the Chief Executive Officer to execute the amendment
- 15) Action: Approve Amendment No. 2 to the Short Form Services Agreement with Montgomery Plumbing, Inc. for the Green Acres Community plumbing maintenance services and authorize the Chief Executive Officer to execute the amendment
- 16) Action: Approve Amendment No. 1 to the Short Form Services Agreement with 24-Hour Express Services for the Green Acres Community plumbing maintenance services and authorize the Chief Executive Officer to execute the amendment
- 17) Action: Approve Amendment No. 1 to the Short Form Services Agreement with Tri County Painting, Inc. for the Green Acres Community painting services and authorize the Chief Executive Officer to execute the amendment
- 18) Action: Authorize advertising a Request for Proposals (RFP) for heating and air conditioning services for the Green Acres Community
- 19) Action: Authorize advertising a Request for Proposals (RFP) for plumbing maintenance services for the Green Acres Community
- 20) Action: Authorize advertising a Request for Proposals (RFP) for painting services for the Green Acres Community
- 21) Action: Approve a Change Order No. 2 to the contract for construction with Danny Ryan Precision on the demolition of Building No. 962 and Building No. 976 in the Northeast Corner Planning area, in an amount not-to-exceed Forty-Two Thousand Two Hundred Eighteen Dollars (\$42,218) to allow for two change orders in an amount not to exceed Forty-Two Thousand Two Hundred Eighteen Dollars (\$42,218) and authorize the Chief Executive Officer to execute the change order
- 22) Action: Approve Resolution JPA 26-09, a resolution of the March Joint Powers Authority declaring that certain real property (294-070-039) is exempt surplus land pursuant to government code section 54221, and finding that such declaration is exempt from environmental review under the California Environmental Quality Act

No questions or comments. No public request to speak.

Motion to approve Consent Calendar MIPAA – Operations, Items 8 (1-8) and MJPA 8 (9-22).

Motion: Vargas

Second: Cabrera

Ayes: Delgado, Vargas, Corona, Cabrera, Medina, Conder (2 votes), Gutierrez

Noes: None

Absent: Perry

Abstain: None

9. REPORTS, DISCUSSIONS AND ACTION ITEMS
March Joint Powers Authority - Operations
March Inland Port Airport Authority - Operations

- 1) Action: Authorize staff to work with the 163d Air National Guard (ANG) on a Military Construction Cooperative Agreement for ANG facilities located at March Air Reserve Base
Dr Grace Martin, Chief Executive Officer

Mr. Leo Gromov from the 163d Air National Guard explained that the Air National Guard allows IGSA's and Cooperative Agreements to form partnerships with local agencies for projects and civil engineering design or construction. This would allow the ANG to work through the Authority's local firms that the ANG would otherwise not have access to.

No public request to speak.

Motion to approve Reports, Discussions and Action Items MIPAA and MJPA – Operations, Item 9 (1).

Motion: Conder
Second: Cabrera
Ayes: Delgado, Vargas, Corona, Cabrera, Medina, Conder (2 votes), Gutierrez
Noes: None
Absent: Perry
Abstain: None

- 2) Report: Receive and file a briefing for the 2026 Washington, DC Legislative trip
Dr Grace Martin, Chief Executive Officer

Dr Martin provided the briefing for the 2026 Legislative trip.

General discussions between Commissioners included thank you to the HBS team, John Assini and Lynn Jacquez, Mariann and JPA staff.

No public request to speak.

This item was received and filed.

- 3) Report: Receive and file a briefing for the 2026 Association of Defense Communities 50 (ADC50) Summit trip
Dr Grace Martin, Chief Executive Officer

Dr Martin provided the briefing for the 2026 Association of Defense Communities 50 (ADC) trip.

Commissioner Vargas shared updates on a meeting with Mr. Bob Moriarty, Deputy Assistant Secretary of the Air Force for Installations. Increasing mission awareness at the Base was a big take away.

No public request to speak.

This item was received and filed.

- 4) Report: Receive and file – Technical Advisory Committee (TAC)
Dr. Grace Martin, Chief Executive Officer

TAC met last month. They received a briefing from Ms. Ameer Howard on MARB missions. Pene Sachs with US Vets provided a briefing for their work at the March Veterans Village campus and announced the 20256 Walk, Run and Roll fundraising event for veterans.

No public request to speak.

This item was received and filed.

- 5) Report/Action: Adopt Resolution JPA 26-08, a resolution of the March Joint Powers Authority, Resolution MIPAA 26-03, a Resolution of the March Inland Port Airport Authority, amending budgets for Fiscal Year 2026/207
Dr. Grace Martin, Chief Executive Officer
Yolanda Acosta, Financial Consultant

Dr. Martin provided the briefing for this item.

Commissioner Vargas mentioned that budget adjustments were reviewed in detail by the Finance Subcommittee and was recommended for approval by the JPC.

No public request to speak.

Motion to approve Reports, Discussions and Action Items MIPAA and MJPA – Operations, Item 9 (5).

Motion: Delgado
Second: Vargas
Ayes: Vargas, Delgado, Corona, Cabrera, Medina, Conder (2 votes), Gutierrez
Noes: None
Absent: Perry
Abstain: None

10. CONSENT CALENDAR

March Joint Powers Utilities Authority – Operations

- 1) Report: Receive and file Financial Status Report
- 2) Action: Approve March and April 2026 Disbursements

No questions by Commission. No public request to speak.

Motion to approve Consent Calendar – MJPUA – Operations, Item 10 (1-2).

Motion: Conder
Second: Delgado
Ayes: Cabrera, Corona, Delgado, Conder (2 votes), Vargas

Noes: None
Absent: Perry
Abstain: None

11. REPORTS, DISCUSSIONS AND ACTION ITEMS

March Joint Powers Utilities Authority – Operations

- 1) Report/Action: Adopt Resolution MJPUA 26-02, a resolution of the March Joint Powers Utilities Authority, amending the budget for Fiscal Year 2026/2027

Dr Grace Martin, Chief Executive Officer
Yolanda Acosta, Financial Consultant

Dr. Martin provided the briefing for this item.

No questions by Commission. No public request to speak.

Motion to approve Reports, Discussions and Action Items – MJPUA – Operations, Item 11 (1).

Motion: Cabrera
Second: Delgado
Ayes: Cabrera, Corona, Delgado, Conder (2 votes), Vargas
Noes: None
Absent: Perry
Abstain: None

12. Commission Members Oral Reports/Announcements

None.

13. Staff Oral Reports/Announcements

Dr. Martin thanked the Commissioners for their input and presented each of them with the new “FlyRIV” Challenge Coin. This is the start of rebranding efforts for the airport. Staff also met with its first Fortune 500 company for air services at RIV. Dr. Martin also announced the upcoming Tabletop Exercise (TTX) on June 16th at 8:30am.

14. Calendaring of Future Agenda Items

Future agenda items may be scheduled by JPC Members or staff.

None.

15. Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: March Inland Port Airport/March Air Reserve Base, Joint Use Flying Facilities
Agency Negotiator: MIPAA General Counsel and CEO
Negotiating Parties: U.S. Air Force, March Air Reserve Base
Under Negotiation: Price and Terms of Joint Use Agreement

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Gov. Code section 54956.9(d)(4): one case

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO
GOVERNMENT CODE SECTION 54956.8**

Property: Northeast Corner (commonly referred to as the March LifeCare Campus)
Generally located to the south and west of the intersection of Cactus
Avenue and Heacock Street, covered by the Disposition and Development
Agreement with March1, LLC
Agency Negotiator: MJPA General Counsel and CEO
Negotiating Parties: March1, LLC (March Healthcare Development)
Under Negotiation: Price and Terms of Possible Amendment to Disposition and Development
Agreement

Closed session began: 3:46 p.m.

Closed session ended: 4:16 p.m.

Reportable Actions: None

16. Adjournment

This meeting adjourned at 4:18 pm.

**March Joint Powers Authority
17405 Heacock Street, Moreno Valley, CA 92518
Phone: (951) 656-7000 www.MarchJPA.com**

**MARCH JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY**

***MIPAA Operations - Consent Calendar
Agenda Item No. 8 (1)***

Meeting Date: July 1, 2026

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file Financial Status Reports

Background:

The monthly Financial Status Report is a summary of operational income and expenses for the month of May 2026 and for the fiscal year to date. It provides a summary of the March Inland Port Airport Authority's (MIPAA) ongoing activities related to the MIPAA approved FY 2025/26 budget.

Attachment(s): Financial Status Reports for May 2026

March Inland Port

Balance Sheet General Fund – Fund 500 As of May 31, 2026

ASSETS

Cash In Bank	\$ 4,296,031.67
Investment Account	5,484,182.92
Accounts Receivable	1,225,859.63
Accounts Receivable - Leases	76,586,453.30
Fixed Assets	36,352.00
Improvements	27,679,399.45
Infrastructure	2,110,182.11
Accumulated Depreciation	(9,771,624.01)
Land and Buildings	22,223,191.00
Deferred Outflows - Pension	241,004.31
Deferred Outflows - OPEB	50,828.00

Total Assets \$ 130,161,860.38

LIABILITIES

Payroll Liabilities	794,988.60
Interest Payable	289,520.62
Net Pension Liability	652,905.76
Compensated Absences	105,278.30
Deferred Inflows - Pension	17,459.47
Deferred Inflows - OPEB	43,894.00
Deferred Inflows - Leases	76,607,286.30

Total Liabilities 78,511,333.05

FUND BALANCE

Net Position, Beginning of Fiscal Year	50,955,758.42
Change in Fund Balance for the month ending May 31, 2026	694,768.91

Ending Fund Balance, May 31, 2026 51,650,527.33

Total Liabilities and Net Position \$ 130,161,860.38

**MARCH JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY**

***MIPAA Operations - Consent Calendar
Agenda Item No. 8 (2)***

Meeting Date: July 1, 2026

Action: **APPROVE MAY 2026 DISBURSEMENTS**

Motion: Move to approve the check disbursements for the month of May 2026 or take other actions as deemed appropriate by the Commission.

Background:

This item is an action approving the expenses (checks) that were incurred in the month of May 2026 for the March Inland Port Airport Authority (MIPAA). A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): Listing of checks disbursed in May 2026 for the March Inland Port Airport Authority.

Accounts Payable

Checks by Date - Summary by Check Number

User: finance@marchjpa.com
 Printed: 6/23/2026 12:40 AM



March Joint Powers Authority

17405 Heacock Street

Moreno Valley, CA 92551

951.656.7000

www.marchjpa.com

Check No	Vendor No	Vendor Name	Check Date		Void Checks	Check Amount
ACH	AlbertA	Albert A. Webb Associates	05/07/2026		0.00	5,833.75
ACH	DPETER1	David Peterson Abatement Services,LLC	05/07/2026		0.00	4,620.00
ACH	ConvStra	Converge Strategies LLC	05/21/2026		0.00	49,562.85
ACH	DPETER1	David Peterson Abatement Services,LLC	05/21/2026		0.00	4,620.00
ACH	DTS	Daley Technology Systems	05/21/2026		0.00	750.00
ACH	SONRI	SONRI, INC	05/21/2026		0.00	3,875.00
ACH	The20/20	The 20/20 NETWORK	05/21/2026		0.00	750.00
5005882	24Hr	24 Hour Express Services, Inc.	05/07/2026		0.00	680.00
5005883	FEDEX	FedEx	05/07/2026		0.00	82.21
5005884	FRONTIER	Frontier Communications	05/07/2026		0.00	983.69
5005885	Million	Million Air, Riverside	05/07/2026		0.00	8,565.00
5005886	PRINTWR	Print Wear Embroidery Wear	05/07/2026		0.00	154.91
5005887	StaplesA	Staples Business Credit	05/07/2026		0.00	289.66
5005888	AAAE	American Association of Airport Executive:	05/07/2026		0.00	1,795.00
5005889	AyalaA	Amelia Ayala	05/07/2026		0.00	4,810.00
5005890	Camargo	Cindy Camargo	05/07/2026		0.00	322.00
5005891	ConceptM	Concept Marketing	05/07/2026		0.00	1,231.82
5005892	HBS	Hartley Blunt Strategies LLC	05/07/2026		0.00	9,136.08
5005893	RogersAn	Rogers ,Anderson, Malody & Scott, LLP	05/07/2026		0.00	32,507.60
5005894	Mariposa	Mariposa Tree Management Inc,	05/07/2026		0.00	12,892.76
5005895	William2	Grace Martin	05/07/2026		0.00	322.00
5005896	CanonF	Canon Financial Services, Inc.	05/21/2026		0.00	1,228.93
5005897	FEDEX	FedEx	05/21/2026		0.00	10.08
5005898	Million	Million Air, Riverside	05/21/2026		0.00	777.78
5005899	Minutema	Minuteman Press	05/21/2026		0.00	154.72
5005900	PRINTWR	Print Wear Embroidery Wear	05/21/2026		0.00	116.58
5005901	SWRCBR	SWRCB	05/21/2026		0.00	1,645.00
5005902	VERIZ2	Verizon Wireless	05/21/2026		0.00	564.25
5005903	VRPA	VRPA Technologies, Inc.	05/21/2026		0.00	363.96
5005904	HBS	Hartley Blunt Strategies LLC	05/21/2026		0.00	8,000.00
5005905	Independ	Independent Fee Estimates, LLC	05/21/2026		0.00	2,393.00
5005906	RogersAn	Rogers ,Anderson, Malody & Scott, LLP	05/21/2026		0.00	27,062.40
5005907	SoCANews	Southern California News Group	05/21/2026		0.00	319.60
5005908	Computer	California Computer Options, Inc.	05/21/2026	VOID	5,879.27	0.00
5005909	WASTEM	WM Corporate Services, Inc.	05/21/2026		0.00	251.81
5005910	JanPro	Commerical Cleaning Solutions, Inc.	05/21/2026	VOID	400.00	0.00
5005911	BankofAm	Bank Of America	05/26/2026		0.00	31,785.94
Report Total (37 checks):					6,279.27	218,458.38

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (3)

Meeting Date: July 1, 2026

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file the Financial Status Reports or take other actions as deemed appropriate by the Commission.

Background:

The monthly Financial Status Reports are a summary of operational income and expenses for the month of May 2026 and for the fiscal year to date. It provides a summary of the March Joint Powers Authority's (March JPA's) ongoing activities related to the March JPA's approved FY 2025/26 budget.

Attachment(s): Financial Status Reports for May 2026

March Joint Powers Authority

Balance Sheet General Fund As of May 31, 2026

ASSETS

Cash In Bank	(1,259,841.39)
Petty Cash	300.00
Investment Account	8,329,755.98
Meridian Drainage Fee Acct	2,718,992.68
CalPERS Benefit Trust	13,093,579.28
County Fire Facilities Fund	2,006,595.48
Accounts Receivable	348,055.49
Accounts Receivable - Leases	1,145,147.91
Loans Receivable	1,913,926.60
MJPUA Loan Receivable	450,000.00
Due From Other Funds	676,675.74
Insurance Deposits	1,283.00

Total Assets \$ 29,424,470.77

LIABILITIES

Accounts Payable	131,134.72
Deposits in Trust	305,735.15
County Fire Facility	1,824,540.34
Meridian Drainage Fees	1,699,830.45
Lifecare Campus Drainage Fees	82,243.53
Meridian–St. F Sgnl Fair Share	637,826.15
MARB Heacock Project Funds	666.72
Deferred Inflows - Unavailable Revenue	1,200,000.00
Deferred Inflows - Leases	1,145,147.91

Total Liabilities 7,027,124.97

FUND BALANCE

Fund Balance, Beginning of Fiscal Year	25,112,121.75
Change in Fund Balance for the month ending May 31, 2026	<u>(2,714,775.95)</u>
Ending Fund Balance, May 31, 2026	<u>22,397,345.80</u>

Total Liabilities and Fund Balance \$ 29,424,470.77

March Joint Powers Authority

Balance Sheet Meridian LLMD # 1 – Fund 120 As of May 31, 2026

ASSETS

Cash In Bank	\$ 1,792,470.88
Accounts Receivable	<u>25,491.22</u>
Total Assets	<u><u>\$ 1,817,962.10</u></u>

LIABILITIES

Accounts Payable	50,508.50
LLMD #1 Modification Deposit	6,930.80
Damage Repair Deposits	<u>7,193.17</u>
Total Liabilities	<u>64,632.47</u>

FUND BALANCE

Fund Balance, Beginning of Fiscal Year	1,832,827.03
Change in Fund Balance for the month ending May 31, 2026	<u>(79,497.40)</u>
Ending Fund Balance, May 31, 2026	<u>1,753,329.63</u>
Total Liabilities and Fund Balance	<u><u>\$ 1,817,962.10</u></u>

March Joint Powers Authority

Balance Sheet
March Lifecare Campus CFD 2013 – Fund 140
As of May 31, 2026

ASSETS

Cash In Bank	\$	50,630.91
Accounts Receivable		39,069.02
Allowance for Doubtful Account		(38,721.27)
Accounts Receivable, Net		<u>347.75</u>

Total Assets \$ 50,978.66

LIABILITIES

Payroll Liabilities		<u>25,249.48</u>
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Total Liabilities 25,249.48

FUND BALANCE

Fund Balance, Beginning of Fiscal Year		56,127.56
Change in Fund Balance for the month ending May 31, 2026		<u>(30,398.38)</u>

Ending Fund Balance, May 31, 2026 25,729.18

Total Liabilities and Fund Balance	\$	<u>50,978.66</u>
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March Joint Powers Authority

Balance Sheet Green Acres Enterprise Fund – Fund 300 As of May 31, 2026

ASSETS

Cash In Bank	\$ 1,617,145.58
Investment Account	3,442,343.28
Land and Buildings	16,366,612.83
Infrastructure	707,189.00
Equipment	59,514.25
Deferred Outflows - Pension	136,219.24
Deferred Outflows - OPEB	28,729.00
Accumulated Depreciation	<u>(10,608,999.67)</u>
 Total Assets	 <u><u>\$ 11,748,753.51</u></u>

LIABILITIES

Accounts Payable	143,459.74
Payroll Liabilities	184,518.94
Security Deposits	181,111.71
Net Pension Liability	369,033.96
Compensated Absences	74,396.67
Deferred Inflows - Pension	9,868.48
Deferred Inflows - OPEB	<u>24,810.00</u>
 Total Liabilities	 <u>1,003,556.22</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	11,023,852.52
Change in Fund Balance for the month ending May 31, 2026	<u>(278,655.23)</u>
 Ending Fund Balance, May 31, 2026	 <u>10,745,197.29</u>
 Total Liabilities and Net Position	 <u><u>\$ 11,748,753.51</u></u>

March Joint Powers Authority

Balance Sheet
Repairs & Maintenance – Fund 301
As of May 31, 2026

ASSETS

Cash In Bank	\$ 484,671.72
Total Assets	<u>\$ 484,671.72</u>

LIABILITIES

Accounts Payable	<u>-</u>
Total Liabilities	<u>-</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	428,579.07
Change in Fund Balance for the month ending May 31, 2026	<u>56,092.65</u>
Ending Fund Balance, May 31, 2026	<u>484,671.72</u>
Total Liabilities and Net Position	<u>\$ 484,671.72</u>

March Joint Powers Authority

Balance Sheet RORF Fund – Fund 750 As of May 31, 2026

ASSETS

Cash In Bank	2,339,693.83
Accounts Receivable	<u>-</u>
Total Assets	<u><u>\$ 2,339,693.83</u></u>

LIABILITIES

Accounts Payable	<u>-</u>
Total Liabilities	<u>-</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	2,709,281.43
Change in Fund Balance for the month ending May 31, 2026	<u>(369,587.60)</u>
Ending Fund Balance, May 31, 2026	<u>2,339,693.83</u>
Total Liabilities and Net Position	<u><u>\$ 2,339,693.83</u></u>

March Joint Powers Authority

Balance Sheet Debt Service Fund – Fund 740 As of May 31, 2026

ASSETS

Cash In Bank	\$ 737,247.20
Deferred Charge on Refunding	5,862,820.89
Prepaid Bond Insurance	<u>197,951.74</u>
Total Assets	<u>\$ 6,798,019.83</u>

LIABILITIES

Interest Payable	434,309.90
Bonds Payable - Series 2016A	25,600,000.00
Bonds Premium - Series 2016A	2,798,495.00
Due to Other Funds	<u>676,675.74</u>
Total Liabilities	<u>29,509,656.89</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year	(23,447,604.24)
Change in Fund Balance for the month ending May 31, 2026	<u>735,967.18</u>
Ending Fund Balance, May 31, 2026	<u>(22,711,637.06)</u>
Total Liabilities and Net Position	<u>\$ 6,798,019.83</u>

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (4)

Meeting Date: July 1, 2026

Action: **APPROVE MAY 2026 DISBURSEMENTS**

Motion: Move to approve the check disbursements for the month of May 2026 or take other actions as deemed appropriate by the Commission.

Background:

This item is an action approving the expenses (checks) that were incurred in the month of May 2026 for the March JPA and Green Acres. A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): Listing of checks disbursed in May 2026 for the March JPA and Green Acres.

Accounts Payable

Checks by Date - Summary by Check Number

User: finance@marchjpa.com
 Printed: 6/23/2026 12:37 AM



March Joint Powers Authority
17405 Heacock Street
Moreno Valley, CA 92551
951.656.7000
www.marchjpa.com

Check No	Vendor No	Vendor Name	Check Date		Void Checks	Check Amount
1018448	FEDEX	FedEx	05/07/2026		0.00	95.83
1018449	FRONTIER	Frontier Communications	05/07/2026		0.00	208.30
1018450	PRINTWR	Print Wear Embroidery Wear	05/07/2026		0.00	38.73
1018451	StaplesA	Staples Business Credit	05/07/2026		0.00	72.42
1018452	AyalaA	Amelia Ayala	05/07/2026		0.00	1,690.00
1018453	ConceptM	Concept Marketing	05/07/2026		0.00	307.95
1018454	HBS	Hartley Blunt Strategies LLC	05/07/2026		0.00	284.02
1018455	RogersAn	Rogers ,Anderson, Malody & Scott, LLP	05/07/2026		0.00	8,126.90
1018456	RIVCTYSH	Riverside County Sheriff Department	05/07/2026		0.00	511.19
1018457	FEDEX	FedEx	05/21/2026		0.00	2.52
1018458	Leafwise	Leafwise Landscape LLC	05/21/2026	VOID	24,999.15	0.00
1018459	Minutema	Minuteman Press	05/21/2026		0.00	38.68
1018460	VERIZ2	Verizon Wireless	05/21/2026		0.00	141.06
1018461	RivCntyI	County of Riverside Information Technolog	05/21/2026		0.00	185.18
1018462	RogersAn	Rogers ,Anderson, Malody & Scott, LLP	05/21/2026		0.00	6,765.60
1018463	SQUIRE	SQUIRE PATTON BOGGS LLP	05/21/2026		0.00	220.00
1018464	BankofAm	Bank Of America	05/26/2026		0.00	544.62
Report Total (17 checks):					24,999.15	19,233.00

Accounts Payable

Checks by Date - Summary by Check Number

User: finance@marchjpa.com
Printed: 6/23/2026 12:39 AM



March Joint Powers Authority

17405 Heacock Street

Moreno Valley, CA 92551

951.656.7000

www.marchjpa.com

<u>Check No</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Checks</u>	<u>Check Amount</u>
ACH	HARTFORD	THE HARTFORD	05/07/2026	0.00	372.94
ACH	SDRMA	SDRMA	05/07/2026	0.00	244.28
ACH	LINCOLN	The Lincoln National Life Insurance Co.	05/21/2026	0.00	665.68
3520	EDDCAL	Employment Development Dept.	05/07/2026	0.00	10,118.00
35501	STCOMPFD	State Compensation Ins. Fund	05/21/2026	0.00	3,253.99
Report Total (5 checks):				0.00	14,654.89

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (5)

Meeting Date: July 1, 2026

Report/Action: **APPROVE A ONE-YEAR OPTION TO EXTEND A PROFESSIONAL SERVICES AGREEMENT WITH HBS STRATEGIES FOR FEDERAL LOBBYING SERVICES AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE EXTENSION**

Motion: Move to approve a one-year option to extend a professional services agreement with HBS Strategies for federal lobbying services and authorize the Chief Executive Officer to execute the extension.

Background:

For more than a decade, Lynn Jacquez and her affiliated firms – including Copeland, Lowery & Jacquez, CJ Lake, LLC and most recently Hartley Blunt (previously Husch Blackwell) Strategies (HBS) – have provided legislative advocacy and government relations services to the March Joint Powers Authority (MJPA). Through these efforts, MJPA has achieved several significant accomplishments, including:

- Security funding for the Arnold Heights demolition project;
- Assisting in the successful renegotiation of the Airport Joint Use Agreement with the United States Air Force;
- Securing legislative language necessary to facilitate the land exchange between the United States Army, United States Navy, and MJPA;
- Working with the Federal Aviation Administration (FAA) to revise regulatory interpretations, resulting in March Inland Port Airport becoming eligible for Military Airport Program (MAP) funding;
- Negotiating the establishment of Foreign Trade Zone (FTZ) No. 244;
- Securing the inclusion of \$8 million in funding for the Van Buren Interchange project;
- Securing federal funds toward critical flood control infrastructure;
- Playing a key role in community advocacy efforts during the 2005 Base Realignment and Closure (BRAC) process; and
- Facilitating critical discussions with federal agencies regarding Runway 12-30 and related airport development initiatives.

In June 2024, MJPA entered into a Professional Services Agreement with Husch Blackwell Strategies LLC to provide legislative advocacy and government relations services. The agreement began on June 1, 2024, and continues through June 30, 2026, with up to three one-

year renewal options. Husch Blackwell Strategies LLC has since changed its name to Hartley Blunt Strategies (HBS); as such, the agreement will be updated to reflect the firm's current name.

Staff is requesting authorization to exercise the first one-year renewal option under this agreement, extending services through June 30, 2027, at a monthly rate of \$8,000. In addition, HBS would be reimbursed for pre-approved travel, local transportation, and other reasonable expenses incurred in connection with advocacy activities conducted on behalf of the MJPA and the March Inland Port Airport.

Staff believes that continued engagement of HBS Strategies will provide valuable legislative and regulatory representation, support ongoing strategic initiatives, and help advance MJPA and MIPAA's interests at the federal, state, and regional levels.

Attachment(s): None.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (6)

Meeting Date: July 1, 2026

Action: **APPROVE AMENDMENT NO. 1 TO THE SHORT-FORM SERVICES AGREEMENT WITH ALL TEMPERATURE AIR, INC. FOR GREEN ACRES COMMUNITY AIR CONDITIONING MAINTENANCE SERVICES AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE AMENDMENT**

Proposed Motion: Move to approve Amendment No. 1 to the Short-Form Services Agreement with All Temperature Air, Inc. for Green Acres Community air conditioning maintenance services and authorize the Chief Executive Officer to execute the amendment.

Background:

The March Joint Powers Authority is responsible for the operation and maintenance of 111 historic homes within the Green Acres Community. On January 14, 2026, a Short-Form Services Agreement was executed with All Temperature Air, Inc. to provide HVAC maintenance services for the Green Acres community in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). Since execution of the agreement, multiple emergency HVAC service calls have been required due to malfunctioning air conditioning units. The cost associated with these emergency repairs exceeded the original contract amount by Seven Hundred and Seventy-Four Dollars (\$774).

Staff intends to issue a Request for Proposals (RFP) for ongoing air conditioning and heating services for Green Acres. However, due to the anticipated gap in service coverage during the RFP process, Staff recommends approval of Amendment No. 1 to the Short-Form Services Agreement with All Temperature Air, Inc. The amendment would both ratify the previously completed emergency work and provide an additional budget authority of Thirty-Four Thousand Five Hundred Dollars (\$34,500) to allow the vendor to continue providing services during the RFP process and until a new on-call services contractor is selected.

The revised total contract amount would be Fifty-Nine Thousand Five Hundred Dollars (\$59,500).

Attachment(s): None.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (7)

Meeting Date: July 1, 2026

Action: **APPROVE AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH CALIFORNIA MILITARY DEPARTMENT, IN SUBSTANTIALLY THE FORM PRESENTED, AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE REMAINING TERMS AND EXECUTE THE AGREEMENT**

Proposed Motion: Move to approve an Exclusive Negotiation Agreement (ENA) with the California Military Department, in substantially the form presented, and authorize the Chief Executive Officer to negotiate remaining terms and execute the agreement.

On December 17, 2025, the Commission approved a draft Exclusive Negotiating Agreement (ENA) to facilitate discussions regarding the potential future use of Parcel J-2. Since that time, the ENA has been revised to reflect updated business terms. The principal remaining issue is the treatment of the initial deposit in the event the parties engage in good faith negotiations but are unable to reach a final agreement. Staff recommends that the Commission approve the ENA in substantially the form presented and authorize the Chief Executive Officer to negotiate and finalize the remaining terms, including the deposit refund provisions, and to execute the agreement on behalf of the Authority, provided any revisions are consistent with the Commission's direction.

Background:

In 2025, the California Military Department (CMD) expressed interest in acquiring an approximately 3-acre parcel (Parcel J-2) owned by the March Joint Powers Authority (Authority) within the Northeast Corner Planning Area. The property would support the expansion of the existing March Armed Forces Reserve Center vehicle maintenance facility. Parcel J-2 is located north of Meyer Drive and west of Riverside Drive. Immediately north of the parcel is the 132,000-square-foot March Armed Forces Reserve Center, which houses several Army Reserve functions, including: (i) a vehicle maintenance facility; (ii) an arms vault, unit supply, and equipment storage areas; (iii) a weapons simulation and training center; and (iv) administrative offices, including the Physical Readiness Center and Family Support Office. The Reserve Center serves multiple Army Reserve units as well as the California National Guard presence at March Air Reserve Base.

Attachment(s): Exclusive Negotiation Agreement (ENA)

**EXCLUSIVE NEGOTIATION AGREEMENT (ENA)
(MJPA Property – Parcel J-2)**

THIS EXCLUSIVE NEGOTIATION AGREEMENT (MJPA Property), is dated as of [REDACTED], 2026, (“**Agreement**”), and is entered into by and between the March Joint Powers Authority, a California joint powers authority (“**MJPA**”), and the State of California, with the consent of its California Military Department (CMD), acting by and through the Director of the Department of General Services (DGS) (“**State**”) to provide a specified period of time to attempt to negotiate the Purchase Acquisition Agreement (PAA) and development of MJPA Property (as defined in the Recitals below). MJPA and State are sometimes referred to in this Agreement, individually, as a “**Party**” and, collectively, as the “**Parties**.”

RECITALS

A. WHEREAS, MJPA owns certain real property, identified as Parcel J-2, located in the County of Riverside, California, as more specifically described in Exhibit A, consisting of two (2) pages, attached hereto and made a part hereof to this Agreement (“**MJPA Property**”); and

B. WHEREAS, the MJPA desires to work with the State to evaluate and explore the terms under which State could enter into a PAA and develop the MJPA Property (the “**Project**”).

C. WHEREAS, the intent of both MJPA and State in entering into this Agreement is to establish a specific, limited period of time for State to exclusively negotiate with MJPA regarding the sale of the Property, subject to mutually agreeable terms, conditions, covenants, restrictions and agreements to be negotiated and documented in the future, in the respective sole and absolute discretion of State and MJPA (this future agreement is referred to in this Agreement as a “**Purchase Acquisition Agreement or PAA**”).

D. WHEREAS, the State seeks to purchase a portion of MJPA property, which is approximately three (3) total acres.

NOW, THEREFORE, in consideration of the mutual covenants, restrictions and conditions contained in this Agreement, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS

1. **Incorporation of Recitals.** The Recitals of fact set forth above are true and correct and are incorporated into this Agreement, in their entirety, by this reference.

2. **Term and Negotiation Period.**

(a) Effective Date. The rights and duties of MJPA and State established by this Agreement shall commence on *****INSERT DATE*****, 2026 and shall continue in effect for a period of twenty-four (24) months (“**Negotiation Period**”), subject to the provisions of Section 2(b).

(b) Extension of Negotiation Period. The Negotiation Period may be extended once for an additional period of ninety (90) days upon the mutual written agreement of MJPA’s Chief Executive Officer or his or her designee and State, provided that State submits a written request for said extension no later than thirty (30) calendar days prior to the expiration of the Negotiation Period. If the Negotiation Period is extended pursuant to this Section 2(b), MJPA’s Chief Executive Officer may also modify the deadlines for any remaining actions to be taken by either MJPA or State, within such extended Negotiation Period.

(c) Expiration or Termination. Notwithstanding any other term, condition, covenant, restriction or agreement contained in this Agreement, this Agreement shall automatically expire and be of no further force or effect on the earlier to occur of any of the following: (i) the expiration or earlier termination of the Negotiation Period; (ii) entry into a separate Purchase and Sale Agreement by both MJPA and State, in their respective sole and absolute discretion; (iii) the determination of MJPA’s or State’s legal counsel, in their sole and exclusive discretion, that any litigation or statute prohibits MJPA from conveying the desired financing; or (iv) the determination by the State of California that this Agreement is not an enforceable or recognized obligation of the MJPA.

(d) Deposit, Payment of Purchase Price. Within thirty (30) calendar days after the Effective Date, State shall deposit Fifty Thousand Dollars (\$50,000) (“Initial Deposit”) with MJPA as consideration for the exclusive right to negotiate.

(i) Full Refund to State. The Initial Deposit shall be refunded in full to State if: (1) MJPA approves or enters into an agreement with a third party for the sale or disposition of the MJPA Property; or (2) materially breaches this Agreement.

(ii) Retention by MJPA. MJPA may retain the Initial Deposit in full if State materially breaches this Agreement.

3. **Obligations of State.** During the Negotiation Period, State and the MJPA shall proceed diligently and in good faith to:

(a) Discuss and consider the terms for partial acquisition or full acquisition with future joint use or other potential options of the MJPA Property for the Project.

(b) Discuss and consider conceptual development for the Project describing the Project location and the location and orientation of proposed buildings and additional land use entitlements that the Project may require.

(c) Prepare a proposed time schedule for commencement and completion of the Project.

4. **Appraisal, Improvement Study and Entry.**

(a) Appraisal and Improvement Study. During the Negotiation Period, State may, at its sole direction, cost and expense: (1) conduct an appraisal of the MJPA Property to determine its fair market and have it reviewed by DGS, and (2) conduct a study to determine what improvements are necessary to allow the MJPA Property to fit State's needs (the "Improvement Study").

(b) Entry onto MJPA Property. With the prior written permission of the MJPA, which may not be unreasonably withheld, State may enter onto the MJPA Property for the purposes of conducting an appraisal as well as the Improvement Study.

State's use of the MJPA Property permitted hereunder shall not interfere with the reasonable use and enjoyment thereof by MJPA, and provided further that all persons who enter upon the Property pursuant to this Section do so at their own risk and shall comply with any and all instructions and directions of MJPA. In addition, State will be solely responsible for compliance with all applicable environmental laws or other legal requirements in conjunction with its exercise of the privileges granted under this Section.

(c) Liability of Entry onto MJPA Property. To the extent permitted by Government Code 14662.5, State agrees to indemnify and hold harmless the MJPA for damages proximately caused by reason of the uses authorized in this right of entry onto the property for the limited purposes stated above and agrees to repair or pay for damages proximately caused by reason of the uses authorized in this right of entry onto the property for the limited purposes stated above.

(d) Tools and Equipment. All tools, equipment, and other property taken upon or placed upon the MJPA Property by the State shall remain the property of State and will be removed by the State upon completion of the appraisal and/or Improvement Study. State shall be solely responsible for securing its tools, equipment, and other property on the MJPA Property.

5. **Negotiation of Purchase and Acquisition Agreement.** During the Negotiation Period, State shall proceed diligently and in good faith to develop and submit to MJPA all of the documents and information relating to Section 3, above, and both MJPA and State shall proceed diligently and in good faith to negotiate and document the potential terms, conditions, covenants, restrictions and agreements of a Purchase Acquisition Agreement between them. MJPA and State shall generally cooperate with each other and supply such documents and information as may be reasonably requested by the other to facilitate the conduct of the negotiations. Both MJPA and State shall exercise reasonable efforts to complete discussions relating to the terms, conditions, covenants, restrictions or agreements of a Purchase and Sale Agreement as may be mutually acceptable to both MJPA and State, in their respective sole and absolute discretion. The exact terms and conditions of a PAA, if any, shall be determined during the course of these negotiations. Nothing in this Agreement is intended nor shall be interpreted or construed to be a representation or agreement by either MJPA or State that a mutually acceptable PAA will be produced from negotiations under this Agreement. Nothing in this Agreement shall impose any obligation on either Party to agree to a definitive Purchase and Sale Agreement in the future. Nothing in this Agreement is intended or shall be interpreted or construed to be an agreement by the MJPA to contribute MJPA funds to the Project.

6. **No Guarantee of Future Agreement.** Nothing in this Agreement shall be interpreted or construed to be a guarantee, warranty or representation that any proposed Purchase and Sale Agreement that may be negotiated by MJPA staff and State will be subsequently approved by the MJPA Joint Powers Commission. State acknowledges and agrees that the MJPA Joint Powers Commission's consideration of any future PAA is subject to the independent and reserved sole and absolute discretion of the MJPA Joint Powers Commission and any and all legally required public hearings, public meetings, notices, factual findings and other determination or activities required by law.

7. **No MJPA Commitment to Transfer Property.** Nothing in this Agreement is intended to be an express or implied commitment by MJPA to provide financing and/or MJPA funds, exercise any power of eminent domain or other power, acquire, adopt a resolution of necessity to acquire, provide MJPA staff time or other resources or take any other action regarding the transfer of any property or financial resources for the Project or otherwise.

8. **Restrictions Against Change in Ownership, Management and Control of State and Assignment of Agreement.**

(a) MJPA Reliance on State Qualifications. The qualifications and identity of State and State's principals are of particular concern to MJPA. State's qualifications and identity are the reason that MJPA has entered into this Agreement with State. During the Negotiation Period, no voluntary or involuntary successor-in-interest of State shall acquire any rights or powers under this Agreement.

9. **MJPA Not to Negotiate with Others.** During the Negotiation Period, the MJPA Joint Powers Commission and MJPA staff shall not negotiate with any other person regarding the use of the MJPA funds, except to the extent outlined in this Agreement. The term "negotiate," as used in this Agreement, means and refers to engaging in any discussions with a person other than State, regardless of how initiated, with respect to that person's development or acquisition of the MJPA Property to the total or partial exclusion of State from developing the MJPA Property, without State's written consent, subject to the other provisions of this Section 9. Notwithstanding the preceding provisions of this Section 9, MJPA shall have the right to receive and retain unsolicited offers regarding development of the Property from persons other than State, but shall not negotiate with the proponent of any such offer during the Negotiation Period. Nothing in this Agreement shall prevent or prohibit MJPA from discussing or disclosing the fact that MJPA is a Party to this Agreement. Notwithstanding any other provision of this Section 9 or this Agreement, implementation of MJPA's development plans and/or use of available funding shall be and remain in the sole and exclusive purview and discretion of MJPA. Nothing in this Agreement shall limit, prevent, restrict or inhibit MJPA from providing any information in MJPA's possession or control that would customarily be furnished to persons requesting information from MJPA concerning MJPA's activities, goals or matters of a similar nature as required by law to be disclosed, upon request or otherwise.

10. **Acknowledgments and Reservations.**

(a) No Project Commitment. MJPA and State agree that, if this Agreement expires or is terminated for any reason, or a PAA is not approved and signed by both MJPA and State, for any reason, neither MJPA nor State shall be under any obligation, nor have any liability to each other or any other person regarding the MJPA Property, the development of the Project, the MJPA funds or the financing considered to assist with the development of the Project.

(b) No MJPA Offer or Acceptance. State acknowledges and agrees that no provision of this Agreement shall be deemed to be an offer by MJPA, nor an acceptance by MJPA of any offer or proposal from State, for MJPA to convey or receive any estate or interest in the MJPA Property for MJPA to provide any financial or MJPA funds or other assistance to State, for acquisition, development, or operation of the Project.

(c) No Conveyance. State acknowledges and agrees that State has not acquired, nor will acquire, by virtue of the terms of this Agreement, any legal or equitable interest in any real or personal property from MJPA.

(d) Development Standards. The Parties acknowledge that MJPA no longer has land use or permitting authority over the MJPA Property. The Project shall be subject to all applicable land use, zoning, environmental, and development regulations of the County of Riverside and any other applicable governmental agencies with jurisdiction. Any conceptual development standards or design parameters that may be discussed between MJPA and State are for planning purposes only and shall not be binding or construed as regulatory approval. Subject to applicable law, all plans, drawings, and specifications for the Project shall be subject to review and approval by the relevant governmental authorities in accordance with their standard processes. Nothing in this Agreement constitutes approval of the Project or any plans or specifications by MJPA or any other governmental agency. The Parties further acknowledge that execution of a PAA, if any, may be subject to environmental review, including compliance with CEQA.

(e) No MJPA Approval. Nothing in this Agreement, nor any comments provided by MJPA staff, nor any failure of MJPA staff to provide comments to any submittal under or pursuant to this Agreement shall be construed as a: (i) an exercise of land use or police power authority by MJPA; (ii) an approval or entitlement of the Project; (iii) a substitute for approvals required from the County of Riverside or any other governmental agency with jurisdiction; or (iv) approval of all or any portion of a Purchase and Sale Agreement with State by MJPA.

(f) MJPA Due Diligence. MJPA reserves the right to reasonably obtain further information, data and commitments to ascertain the ability and capacity of State to purchase, develop or operate the Property or the Project. State acknowledges that State may be requested to make certain financial disclosures to MJPA, MJPA staff, MJPA's legal counsel or other MJPA retained consultants, as part of the financial due diligence investigations of MJPA relating to the potential sale and development of the MJPA Property by State and that any such disclosures may become public records. MJPA shall maintain the confidentiality of financial information of State to the extent allowed by law, as determined by the MJPA's legal counsel.

(g) Required MJPA Approval. MJPA shall not be deemed to be a Party to any agreement for the acquisition of, lease of or disposition of real or personal property, financial commitments to State or development of the Project, except pursuant to the terms and conditions of a complete PAA approved by the MJPA Joint Powers Commission, in its sole and absolute discretion, following all required public hearing(s), determinations, findings or other procedures. State expressly acknowledges and agrees that MJPA will not be bound by any statement, promise or representation made by MJPA staff or representatives during the course of negotiations of a PAA and that MJPA shall only be legally bound upon the approval of a complete PAA in the future by the MJPA governing board, in its sole and absolute discretion, in accordance with law.

(h) No Intent to be Bound. Further efforts by either Party to perform due diligence, arrange or obtain financing or carry out other acts in contemplation of the possible acquisition, transfer or development of the MJPA Property or the Project shall not be deemed evidence of intent by either Party to be bound by any terms, conditions, covenants, restrictions or agreements relating to acquisition, transfer or development of the MJPA Property or the Project.

11. Default; Breach; Remedy.

(a) Default. Failure or delay by either Party to perform any material term, provision, obligation or agreement or observe any restriction, condition or covenant set forth in this Agreement shall constitute a “**Default**” under this Agreement. If the Party that is claimed to be in Default by the other Party cures, corrects or remedies the alleged Default within fifteen (15) calendar days after receipt of written notice specifying such Default, such Party shall not be in Default under this Agreement. The notice and cure period provided in the immediately preceding sentence shall not, under any circumstances, extend the Negotiation Period. If notice of an alleged Default is given with thirty (30) or fewer calendar days remaining in the Negotiation Period, this Agreement shall automatically terminate on the date of such notice, without further notice to or action by either Party, and the Party alleged to have been in Default shall be deemed to have cured such Default on the termination of this Agreement. The Party claiming that a Default has occurred shall give written notice of Default to the Party claimed to be in Default, specifying the alleged Default. Delay in giving such notice shall not constitute a waiver of any Default nor shall it change the time of Default. However, the injured Party shall have no right to exercise any remedy for a Default under this Agreement, without first delivering written notice of the Default.

(b) Breach; Termination. If a Default of either Party remains uncured for more than fifteen (15) calendar days following such Party’s receipt of written notice of such Default, a “**Breach**” of this Agreement by the Defaulting Party shall have occurred, except as otherwise provided in Section 11(a) during the last fifteen (15) calendar days of the Negotiation Period. In the event of a Breach of this Agreement, the sole and exclusive remedy of the Party who is not in Breach shall be to terminate this Agreement by serving written notice of termination on the Party in Breach except that the MJPA shall retain all rights pursuant to Section 10, Acknowledgments and Reservations, of this Agreement.

(c) No Waiver. Any failure or delay by a Party in asserting any of such Party’s rights or remedies as to any Default or Breach shall not operate as a waiver of any Default or Breach or of any rights or remedies associated with a Default or Breach.

12. Compliance with Law. State acknowledges that any PAA, if approved by the MJPA Joint Powers Commission, will require State (among other things) to carry out the development of the Project in conformity with all applicable laws, including all applicable building, planning and zoning laws, environmental laws, safety laws and labor and wage laws.

13. Notice. All notices required under this Agreement shall be presented in person, by nationally recognized overnight (one business day) delivery service (i.e., Federal Express, United Parcel Service, etc.) or by first class United States mail, with postage prepaid, to the address for the Party set forth in this Section 13. Notice shall be deemed received by United States Postal Service delivery as of the third (3rd) business day after deposit with the United States Postal Service, addressed as required by this Section 13. Notice by personal service shall be effective on delivery.

Notice by nationally recognized overnight delivery service shall be effective upon the earlier of: (a) delivery; or (b) the date of the second attempt to deliver such notice, as set forth in the written records of the delivery service. Either Party may change its address for receipt of notices by notifying the other Party in writing. Rejection, other refusal to accept or the inability to deliver a notice because of a changed address of which no notice was given or other action by the Party to whom the notice is transmitted, shall be deemed receipt of the notice. An attorney representing a Party may give notice on behalf of such Party.

To CMD: California Military Department
Attn: Facilities and Infrastructure
10601 Bear Hollow Drive
Rancho Cordova, CA 95670
(916) 854-3025
Jorge.r.regan.mil@army.mil

To MJPA: CMD.realestate@cmd.ca.gov
March Joint Powers Authority
17405 Heacock Street
Moreno Valley, CA 92551
Attention: Chief Executive Officer
Phone: (951) 656-7000
martin@marchjpa.com

14. **Warranty Against Payment of Consideration for Agreement.** State represents and warrants that: (a) State has not employed or retained any person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees of State and third persons to whom fees are paid for professional services related to planning, design or construction of the Project or documentation of this Agreement; and (b) no gratuities, in the form of entertainment, gifts or otherwise have been or will be given by State or any of State's agents, employees or representatives to any elected or appointed official or employee of MJPA in an attempt to secure this Agreement or favorable terms or conditions for this Agreement. Breach of the representations or warranties of this Section 14 shall entitle MJPA to terminate this Agreement on two (2) days' notice to State. Upon any such termination of this Agreement by MJPA, State shall immediately refund any payments made to or on behalf of State by MJPA pursuant to this Agreement or otherwise related to the Project or the Property, prior to the date of any such termination.

15. **Counterpart Originals.** This Agreement may be signed by MJPA and State in multiple counterpart originals, each of which shall constitute an original and all of which together shall constitute a single agreement.

16. **No Third-Party Beneficiaries.** Nothing in this Agreement is intended to benefit any person other than MJPA or State.

17. **Governing Law.** MJPA and State agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the substantive and procedural laws of the State of California, without application of conflicts or choice of laws principles. Venue shall be in the County of Riverside, State of California.

18. **Waivers.** No waiver of any Breach or Default of any term or condition contained in this Agreement shall be deemed a waiver of any preceding or succeeding Breach or Default of such term or condition, or of any other term or condition contained in this Agreement.

No extension of the time for performance of any obligation or act, no waiver of any term or condition of this Agreement, nor any modification of this Agreement shall be enforceable against MJPA or State, unless made in writing and signed by the Party against whom such extension, waiver or modification is sought to be enforced.

19. **Electronically Transmitted Signatures; Electronic Signatures.** A manually signed copy of this Agreement which is transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes. This Agreement may be signed using an electronic signature. Each party of this Agreement agrees to the use of electronic signatures, such as digital signatures that are in accordance with applicable law.

[Signatures on the following page]

DRAFT

**SIGNATURE PAGE
TO
EXCLUSIVE NEGOTIATION AGREEMENT
(MJPA Property)**

IN WITNESS WHEREOF, MJPA and State have signed and entered into this Exclusive Negotiation Agreement by and through the signatures of their authorized representative(s) set forth below:

MJPA:

STATE of CALIFORNIA:

MARCH JOINT POWERS AUTHORITY

CONSENT:

By: _____
Dr. Grace Martin,
Chief Executive Officer

CALIFORNIA MILITARY DEPARTMENT,
a political subdivision of the State of
California acting through its Military
Department.

ATTEST:

By: _____
Authority Clerk

By: _____
Robert L. Walquist
Director, Facilities and Infrastructure

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
General Counsel

EXHIBIT "A"
(page 1 of 2)

Property Depiction and Legal Description

Parcel J-2

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 13, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at a brass disk set in the top of curb and stamped "224-5" as shown on a plan entitled "CMF/SERS SURVEY CONTROL POINT LOCATION PLAN" approved by C.L. Allen on 25 October 1991, prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-13" as shown on said plan, bears North 00°30'13" West; thence South 89°59'12" West a distance of 1027.94 feet to the Southwest corner of that certain parcel labeled as Parcel 2 of a Record of Survey by Loren K. Toomey, PLS 4459, not yet recorded, said point being the **True Point of Beginning**;

Thence South 89°38'42" East a distance of 339.48 feet;
Thence North 0°28'24" East a distance of 407.97 feet;
Thence North 89°38'42" West a distance of 339.48 feet;
Thence South 0°28'24" West a distance of 407.97 feet to the **True Point of Beginning**.

Said parcel contains 3.18 Net acres more or less.

Exhibit "B" attached hereto and by this reference made a part hereof.

Note: Distance shown hereon are grid distances. Ground distances may be obtained by multiplying grid distances by the combination factor of 1.00006433.

DRAFT

EXHIBIT "A"
(page 2 of 2)



**MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS UTILITIES AUTHORITY**

***MJPUA Operations - Consent Calendar
Agenda Item No. 9 (1)***

Meeting Date: July 1, 2026

Report: **RECEIVE AND FILE FINANCIAL STATUS REPORTS**

Motion: Move to receive and file the Financial Status Reports

Background:

The monthly Financial Status Reports is a summary of operational income and expenses for the month of May 2026 and for the fiscal year to date. It provides a summary of the March Joint Powers Utilities Authority's (MJPUA) ongoing activities related to the approved FY 2025/26 budget.

Attachment(s): Financial Status Reports for May 2026.

March Joint Powers Authority

Balance Sheet March Joint Powers Utility Authority Fund 600 As of May 31, 2026

ASSETS

Cash In Bank	\$	206,670.95
Accounts Receivable		<u>116,032.28</u>
Total Assets	\$	<u><u>322,703.23</u></u>

LIABILITIES

Payroll Liabilities		45,754.99
JPA Loan Payable		<u>450,000.00</u>
Total Liabilities		<u>495,754.99</u>

FUND BALANCE

Net Position, Beginning of Fiscal Year		(153,359.90)
Change in Fund Balance for the month ending May 31, 2026		<u>(19,691.86)</u>
Ending Fund Balance, May 31, 2026		<u>(173,051.76)</u>
Total Liabilities and Net Position	\$	<u><u>322,703.23</u></u>

**MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS UTILITIES AUTHORITY**

***MJPUA Operations - Consent Calendar
Agenda Item No. 9 (2)***

Meeting Date: July 1, 2026

Action: **APPROVE MAY 2026 DISBURSEMENTS**

Motion: Move to approve check disbursements for the month of May 2026 or take other actions as deemed appropriate by the Commission.

Background:

This item is also an action approving the expenses (checks) that were incurred in the month of May 2026 for the MJPUA. A listing of those checks is attached and will be reported in the minutes as an action item.

Attachment(s): Listing of checks disbursed in May 2026 for the March Joint Powers Utilities Authority.

Accounts Payable

Checks by Date - Summary by Check Number

User: finance@marchjpa.com
Printed: 6/23/2026 12:40 AM



March Joint Powers Authority

17405 Heacock Street

Moreno Valley, CA 92551

951.656.7000

www.marchjpa.com

<u>Check No</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Checks</u>	<u>Check Amount</u>
6001105	SoCalGas	SoCalGas	05/07/2026	0.00	11,496.44
6001106	UNDER2	Underground Service Alert /SC	05/21/2026	0.00	10.00
Report Total (2 checks):				0.00	11,506.44