



ORANGE COUNTY AIRPORT COMMISSION  
AIRPORT COMMISSION HEARING ROOM  
3160 AIRWAY AVENUE  
COSTA MESA, CA 92626

## MINUTES OF REGULAR MEETING

JUNE 7, 2023

**COMMISSIONERS PRESENT:** Susan Dvorak, Chair, Fifth District  
P. Alberto Sandoval, Commissioner, First District  
Sal Tinajero, Commissioner, Second District  
Bruce Junor, Commissioner, Third District

**COMMISSIONERS ABSENT:** Brendan O'Reilly, Vice Chair, Fourth District

**AIRPORT STAFF PRESENT:** Charlene Reynolds, Airport Director  
Mark Sanchez, Deputy County Counsel  
Christine Nguyen, Deputy County Counsel  
Hector Gomez, Interim Deputy Airport Director, Finance Administration  
Kim Kitko, Deputy Airport Director, Business Development  
Amy Goethals, Concessions Manager, Business Development  
Evanna Barbic, Real Estate Manager, Business Development  
Jessica Dixon, Asset Manager, Business Development  
Kellie Billante, Asset Manager, Business Development  
William Bogdan, IT Manager  
Elizabeth Gallegos, ASR Manager

**CALL TO ORDER:** Chair Dvorak called the meeting to order.

**PLEDGE OF ALLEGIANCE:** Commissioner Tinajero led the assembly in the Pledge of Allegiance.

- 1. APPROVAL OF MINUTES:** On Commissioner Junor's motion and Commissioner Sandoval's second, the Regular Meeting Minutes of May 17, 2023, were approved by a unanimous vote.
- 2. AWARD CONTRACT FOR JWA VERTICAL CONVEYANCE SYSTEMS IMPROVEMENTS PHASE I (ASR 23-00463)**

Recommended Action: Award a contract to Swinerton Builders to provide Design and Construction Services for the John Wayne Airport Vertical Conveyance Systems Improvements Phase I for a Guaranteed Maximum Price of \$18,986,864, which includes Phase I – Design Services and Pre-Construction Phase Services and Phase II – Construction Phase Services, effective upon Board of Supervisors approval, to be completed within 892 calendar days of the effective date of the Notice to Proceed; Authorize the Director of OC Public Works or designee to execute the contract with Swinerton Builders; Authorize the Director of OC Public Works or designee to amend the contract, in substantially the same form, for approval of Guaranteed Maximum Price phases, with the condition that the total sum does not exceed \$18,986,864.

OC Public Works Facilities Design & Construction Section Manager Justin Gollhofer provided the Airport Commission with a presentation on the replacement of Escalators 1-6 in Terminals A and B.

Justin Gollhofer answered questions from the Airport Commission regarding how guests will access specific areas when the escalators are down, the contract time, the service life of the existing escalators, the anticipated lifetime of the new escalators, and the number of respondents to the Request for Qualification (RFQ).

The following is the action taken by the Orange County Airport Commission: On Commissioner Tinajero's motion and Commissioner Junor's second, Item No. 2 was approved by a unanimous vote.

APPROVE  OTHER  DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: Y (4) O'Reilly: X (5) Dvorak: Y  
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**3. AWARD CONTRACT JOHN WAYNE AIRPORT TERMINAL ACCESSIBILITY IMPROVEMENTS PHASE I (ASR 23-000525)**

Recommended Action: Award a contract to Swinerton Builders to provide Design and Construction Services for the John Wayne Airport Terminal Accessibility Improvements Phase I Project for a Guaranteed Maximum Price of \$28,075,658, which includes \$3,523,114 for the Design Services and Pre-Construction Phase, effective upon Board of Supervisors approval, to be completed within 869 calendar days of the effective date of the Notice to Proceed; Authorize the Director of OC Public Works or designee to execute the contract with Swinerton Builders; Authorize the Director of OC Public Works or designee to amend the contract, in substantially the same form, for approval of Guaranteed Maximum Price phases, with the condition that the total sum does not exceed \$28,075,658; and make CEQA findings.

OC Public Works Facilities Design & Construction Section Manager Justin Gollither gave the Airport Commission a presentation outlining the exterior and interior improvements to the Airport. Exterior improvements will include the path of travel from Campus Drive to the Terminal, as well as the path of travel from MacArthur Boulevard through the parking structure and curbside areas. The interior improvements will include renovating 12 public restrooms in Terminals A & B and installing two lactation pods and adult changing tables. Justin shared concept renderings and discussed that different colors, features, and Orange County representations would be integrated.

Justin Gollither responded to questions from the Airport Commission regarding the interchangeable panels, the ingress and egress of the restrooms, the impacts on traffic during curbside construction, only one contractor responding to the Request for Qualification (RFQ), and how much of this project would be covered by Federal Aviation Administration (FAA) grants.

Airport Director Charlene Reynolds responded to the Commission's comments regarding better messaging and branding (sense of place) at the Airport.

The following is the action taken by the Orange County Airport Commission: On Commissioner Tinajero's motion and Commissioner Junor's second, Item No. 3 was approved by a unanimous vote.

APPROVE  OTHER  DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: Y (4) O'Reilly: X (5) Dvorak: Y  
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**4. APPROVE AMENDMENT ONE FOR WIRELESS PUBLIC INTERNET ACCESS AGREEMENT (ASR 23-000504)**

Recommended Action: Approve and execute Amendment Number One to the Wireless Public Internet Access and Distributed Antenna System Agreement with Concourse Communications, LLC (Boingo Wireless) to extend the term effective August 1, 2023, through July 31, 2033.

Concessions Manager Amy Goethals presented the recommended action and discussed the proposed Amendment to extend the existing agreement for an additional 10-year term to provide enhanced wireless coverage throughout the terminal and parking garages.

Amy Goethals responded to questions from the Airport Commission regarding the revenue from Boingo Wireless to the Airport and the trial deployment of Wi-Fi 6 in 2019.

Boingo Wireless' Vice President of Account Management, Danielle Aiello, spoke to the Airport Commission regarding Boingo's business model and responded to questions regarding the wireless access points.

IT Manager William Bogdan responded to the Airport Commission's questions regarding wireless public internet access and the Distributed Antenna System, Wi-Fi 6, and Boingo's security plan.

Public comments were received in writing in advance of the meeting and are attached to the Minutes.

The following is the action taken by the Orange County Airport Commission: On Commissioner Tinajero's motion and Chair Dvorak's second, Item No. 4 was approved by a unanimous vote.

APPROVE  OTHER  DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: Y (4) O'Reilly: X (5) Dvorak: Y  
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**5. APPROVE PEER-TO-PEER VEHICLE SHARING LICENSE WITH TURO, INC. (ASR 23-000510)**

Recommended Action: Approve and execute a license with Turo Inc. for Peer-to-Peer Vehicle Sharing for a term effective August 1, 2023, through July 31, 2024, with an option to extend for up to one year; Authorize the Airport Director or designee to make minor modifications and amendments to the license that do not materially alter the terms or financial obligations to the County and perform all activities under the terms of the license; and make CEQA findings.

Deputy Airport Director of Business Development Kim Kitko discussed the recommended action and the revenues from Turo Inc. (Turo) to the Airport.

Kim Kitko responded to questions from the Airport Commission regarding Turo's customers, the Airport's liability, vehicle markings, and the check-in process.

The following is the action taken by the Orange County Airport Commission: On Commissioner Tinajero's motion and Commissioner Sandoval's second, Item No. 5 was approved 3-1. Commissioner Junor voted no.

APPROVE  OTHER  DENIED

Unanimous (1) Sandoval: Y (2) Tinajero: Y (3) Junor: N (4) O'Reilly: X (5) Dvorak: Y  
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**6. SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board)** Airport Director Charlene Reynolds stated that on May 23, 2023, the Board Approved, as Recommended, Amendment One for Cyber Security Assessment and Audit Services with Tevora Business Solutions, Inc.

Public Comment: Newport Beach resident Jim Mosher informed the Airport Commission that on June 13, the Airport's yearly budget would be reviewed by the Board of Supervisors and inquired if the Commission reviews the budget and asked about the \$96 million Debt Service Fund.

## 7. ADDITIONAL BUSINESS

### A. PUBLIC COMMENTS –

Public Comment: Newport Beach resident Jim Mosher commented on the number of noise complaints received by the Access and Noise Office (ANO) daily as reported in the Quarterly Noise Reports. Mosher asked if an analysis has been conducted from the data collected of those complaints and what conclusion has been found. Mosher recommended the Commission request a presentation of those findings to see what the Airport has learned over the years and if it's a good use of resources.

Commissioner Sandoval asked staff to share the process when a noise complaint is received and asked if the Federal Aviation Administration (FAA) receives the data the Airport collects.

Airport Director Charlene Reynolds responded that the FAA does not receive all the data. The Airport maintains its own records per the Settlement Agreement and has its own process for responding to community members. The FAA has its own separate process. Noise complaints can be submitted directly to the FAA or the ANO. The ANO collects that data to ensure that commercial aircraft comply with the Settlement Agreement and stated that the ANO could provide a presentation to the Commission to share how they process and analyze the data.

Chair Dvorak requested the ANO provide a presentation addressing the questions from the public comment.

### B. AIRPORT DIRECTOR COMMENTS

Airport Director Charlene Reynolds shared that on Monday, June 12, she will be recognized by the FAA as Aviation Partner for community partnership. Charlene also shared that June 6, 2023, marked her first year anniversary with John Wayne Airport and thanked Airport staff, the Board of Supervisors, and the Airport Commission for their support over the last year.

### C. AIRPORT COMMISSION COMMENTS

- None

## 8. ADJOURNMENT OF PUBLIC MEETING The meeting adjourned at 6:32 pm.