



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

JOHN WAYNE
AIRPORT
ORANGE COUNTY

**MINUTES OF REGULAR MEETING
OCTOBER 4, 2023**

COMMISSIONERS PRESENT: Susan Dvorak, Chair, Fifth District
P. Alberto Sandoval, Commissioner, First District
Sal Tinajero, Commissioner, Second District
Bruce Junor, Commissioner, Third District
Brendan O'Reilly, Vice Chair, Fourth District

COMMISSIONERS ABSENT: None

AIRPORT STAFF PRESENT: Charlene Reynolds, Airport Director
Mark Sanchez, Deputy County Counsel
Christine Nguyen, Deputy County Counsel
Amy Goethals, Interim Deputy Airport Director, Business Development
Evanna Barbic, Real Estate Manager, Business Development
Lea Choum, Planning Manager
Elizabeth Gallegos, ASR Manager

CALL TO ORDER: Chair Dvorak called the meeting to order

PLEDGE OF ALLEGIANCE: Commissioner O'Reilly led the assembly in the Pledge of Allegiance

- 1. **APPROVAL OF MINUTES:** On Commissioner Junor's motion and Commissioner Tinajero's second, the Regular Meeting Minutes of September 20, 2023, were approved by a unanimous vote.
- 2. **RENEWAL OF AMENDMENT NUMBER ONE ARCHITECT-ENGINEER CONSULTANT SERVICES CONTRACT (ASR 23-000667)**

Recommended Action: Authorize the County Procurement Officer or Deputized designee to execute Amendment Number One to renew the Architect-Engineer Consultant Services Sole Source Contract with Landrum & Brown Incorporated for National Environmental Policy Act (NEPA) document preparation for the John Wayne Airport General Aviation Improvement Program, with a new total contract amount not to exceed \$100,000, for a cumulative total amount not to exceed \$302,930, effective January 1, 2024, through December 31, 2026.

Planning Manager Lea Choum discussed the Airport's request to renew the Contract with Landrum & Brown to complete the NEPA documentation related to improvements to the Airport's two full-service fixed base operators (FBO) and the one limited-service FBO.

Airport Director Charlene Reynolds responded to questions from the Commission regarding the delay of the Federal Aviation Administration's (FAA) approval of the Airport's Layout Plan (ALP).

The following is the action taken by the Orange County Airport Commission: On Commissioner Junor's motion and Commissioner O'Reilly'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: Y (5) Dvorak: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

3. APPROVE AMENDMENT FOR PARKING FACILITIES AND VALET PARKING OPERATING AGREEMENT (ASR 23-000816)

Recommended Action: Approve and execute the Second Amendment for the Parking Facilities and Valet Parking Operating Agreement with LAZ Parking California, LLC, with a monthly increase of \$43,783, commencing November 1, 2023, for a total monthly cost of \$412,941; and make CEQA findings.

Interim Deputy Airport Director of Business Development Amy Goethals discussed the Recommended Action to increase the current agreement with LAZ Parking on a month-to-month basis until a new parking management operating agreement is implemented. The increase will affect LAZ's payroll, healthcare, workers compensation, and insurance. JWA currently has an active solicitation out for airport parking management and shuttle services.

Amy Goethals responded to questions from the Commission regarding whether LAZ would continue to be the Airport's parking management operator, LAZ's rate increase, the contract expiration, and current terms.

Airport Director Charlene Reynolds responded to questions from the Commission regarding the rate increase and stated that the new Request for Proposal (RFP) structure will have management fees plus expenses built into the contract.

The following is the action taken by the Orange County Airport Commission: On Commissioner Tinajero's motion and Vice Chair O'Reilly's second, Agenda Item No. 3 was approved by a 4-1 vote. Commissioner Junor voted no.

APPROVE OTHER DENIED

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

4. PRESENTATION - SELECTION OF CONCESSION OPERATORS FOR NEGOTIATION OF LEASE TERMS

Airport Director Charlene Reynolds introduced Item #4 to the Commission and stated that this item would only be for informational and discussion purposes. Airport staff do not have a recommendation and the Orange County Board of Supervisors will make the selections.

Interim Deputy Airport Director of Business Development Amy Goethals presented the item to the Commission and discussed the Concession Development Request for Proposal (RFP). The RFP for 37,000 square feet of concession space was released on March 26, 2023, with two Food & Beverage (F&B) packages and two Retail packages. Amy discussed the information the individual respondents submitted and displayed their proposed concepts, renderings, and evaluation panel scores. The next steps were discussed, from the Board of Supervisors selections to the phasing and implementation of concessions.

Amy Goethals responded to questions from the Commission regarding the evaluation panel scoring, why F&B Package One did not receive a responsive proposal, and how many brands are Orange County-based. Charlene Reynolds discussed that the Federal Aviation Administration (FAA) requires all airports to have an Airport Concessions Disadvantaged Business Enterprise (ACDBE) which may include local but prohibits airports from having a local preference. Charlene and Amy also responded to questions from the Commission on how these businesses will receive support in operating at an airport.

Chair Dvorak read aloud and emphasized the Employee Retention section of the Concession Development Program RFP. Charlene Reynolds added that the Airport had discussions with labor union, UNITE HERE and spoke about the benefits of keeping on existing employees.

Chair Dvorak asked if each concessionaire operator could answer the following questions: 1) when doing business at other airports if they had entered into labor peace agreements with labor unions; 2) if selected, how available the concessionaires would be to the Airport Director and staff; 3) if they could ensure bringing the proposed concepts to the market within the six-month timeframe as stipulated by the Airport; and 4) if they would be open to the idea of including another airport location from another package into the package that they are submitting a proposal on.

Commissioner Sandoval asked each concessionaire operator how they would support the small businesses to succeed.

SSP America Deputy CEO Pat Murray responded to Chair Dvorak's questions, stating that they have labor peace agreements with labor unions at other airports, are readily available, and can commit to the six-month timeframe. Pat Murray also responded to Commissioner Sandoval's question regarding how they would support the small businesses.

HMSHost Vice President of Business Development Bryan Loden responded to Chair Dvorak's questions, stating that they have labor peace agreements with labor unions at other airports, are readily available, and can commit to the six-month timeframe. Bryan Loden also responded to Commissioner Sandoval's question regarding how they would support the small businesses.

PUBLIC COMMENTS:

UNITE HERE Local 11 representative Juan Muñoz-Guevara spoke to the Airport Commission to ensure that workers' jobs are protected and that any new or existing operator is committed to respecting its workers and providing high-quality benefits, living wages, and retirement. Juan discussed the benefit of adopting labor peace policies and informed the Commission of ongoing labor disputes at the Airport. Juan asked the Airport to continue engaging all stakeholders, including UNITE HERE members, so the Airport's concession program changes do not negatively impact workers.

Mama's Comfort Food & Cocktails owners Robert Corrigan and Peter Truxam spoke to the Airport Commission in favor of the HMSHost F&B Package Two. They provided them with a printed package showing their background and menus. Robert stated that they are locally based restaurateurs and hire over 295 employees from Orange County. They operate three Mama's restaurants in Los Alamitos, Huntington Beach, and Ladera Ranch and pride themselves on staying local, including their purchasing.

Anaheim Ducks Hockey Club Consultant George Urch spoke to the Airport Commission in favor of the HMSHost F&B Package Two. George shared that almost 12 years ago, the Anaheim Ducks celebrated the grand opening of their Breakaway Bar & Grill in Terminal C at JWA and have been proud of their partnership with the Airport and the County of Orange since.

Cappy's Café owners Cheryl and Tim Campbell spoke to the Airport Commission in favor of the SSP America F&B Package Two. Cappy's Café has operated in Newport Beach for the past 42 years and has recently been certified by the ACDBE program as a woman-owned business. Cheryl Campbell discussed her aspirations to bring fresh change to the Airport.

Marshall Retail Group representative Alea LaRocque spoke to the Airport Commission in favor of Marshall Retail Group's Retail Package Two. As the Developer for West Coast airports, Alea shared that Marshall Retail Group partnered with 50 local and regional retail partners as wholesale partners within their stores. Fifty percent of these are women- or minority-owned businesses and over half are based in Orange County. To keep the assortment fresh, Marshall Retail Group holds outreach and educational events in the community so companies can learn more about getting their products into an airport. Alea shared that Marshall Retail Groups have labor peace agreements at other markets and are interested in speaking to UNITE HERE.

Hudson Group (HG) Retail, LLC Vice President of Business Development Iris Messina and Culinary Director Shelly Register spoke to the Airport Commission in favor of Hudson Group's Retail Package

Two. Shelly shared her background and her excitement for new dining opportunities at JWA. Iris shared how Hudson Group would support businesses to succeed.

Paradies Lagardere @ SNA, LLC representative Meghan Woods and ACDBE partner Rachel Ramirez spoke to the Airport Commission in favor of Paradies Lagardere Retail Package Two. Meghan shared that Paradies is a family-owned business and shared their background in airports over the past 60 years. Rachel shared her experience and success partnering with Paradies.

5. SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board) Airport Director Charlene Reynolds stated that no JWA items have been presented to the Board since the last meeting.

6. ADDITIONAL BUSINESS

A. PUBLIC COMMENTS – None

B. AIRPORT DIRECTOR COMMENTS – None

C. AIRPORT COMMISSION COMMENTS – Chair Dvorak commended Airport staff and everyone involved in the Airport's 100th anniversary event.

7. ADJOURNMENT OF PUBLIC MEETING The meeting adjourned at 6:15 pm.