



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

MINUTES OF REGULAR MEETING

MARCH 6, 2024

5:00 PM

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

COMMISSIONERS ABSENT: Sal Tinajero, Vice Chair, Second District

AIRPORT STAFF PRESENT: Charlene Reynolds, Airport Director
Komal Kumar, Interim Assistant Airport Director
Mark Sanchez, Deputy County Counsel
Christine Nguyen, Deputy County Counsel
Richard Steele, Deputy Airport Director, Operations
Robert Holden, Manager, Landside Operations
Amy Goethals, Interim Deputy Airport Director, Commercial & Revenue
Evanna Barbic, Real Estate Manager, Commercial & Revenue
Eric Freed, Deputy Airport Director, Public Affairs
Nick Dinger, Manager, Government Relations, Public Affairs
Hector Gomez, Interim Deputy Airport Director, Finance Administration
Elizabeth Gallegos, ASR Manager

CALL TO ORDER: Chair O'Reilly called the meeting to order at 5:02 pm

PLEDGE OF ALLEGIANCE: Commissioner Sandoval led the assembly in the Pledge of Allegiance

- 1. APPROVAL OF MINUTES:** On Commissioner Junor's motion and Commissioner Dvorak's second, the Regular Meeting Minutes of February 7, 2024, were approved by a unanimous vote.
- 2. ADOPT THE TITLE VI CIVIL RIGHTS PLAN FOR JOHN WAYNE AIRPORT (ASR 24-000127)**
Recommended Action: Adopt the Title VI Civil Rights Plan for John Wayne Airport as required by the Federal Aviation Administration; Authorize the Airport Director or designee to execute the Title VI Civil Rights Plan.

Government Relations Manager Nick Dinger presented Item #2 to the Airport Commission. Nick explained the new Federal Aviation Administration (FAA) requirement for all large and medium hub airports receiving federal financial assistance to have a Title VI Civil Rights Plan (Plan) approved by the FAA and adopted by its governing body.

Nick also responded to questions from the Commission regarding how often this Plan is brought to the Board of Supervisors (Board) and why the general aviation improvement program (GAIP) is not listed as part of new airport facility construction projects under potential or known community impacts. Nick responded to additional questions about the Community Participation Plan and its relevance to the California Environmental Quality Act (CEQA).

Airport Director Charlene Reynolds further explained the purpose of the Title VI Civil Rights Plan to the Commission and explained the difference between the Plan and GAIP.

Commissioner Junor commented on the time spent, expenses, and actions this FAA requirement will require of the Airport.

The following is the action taken by the Orange County Airport Commission: On Commissioner Dvorak's motion and Commissioner Sandoval's second, Item No. 2 was approved 3-1. Commissioner Junor voted no.

APPROVE OTHER DENIED

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

3. AWARD AIRPORT PARKING MANAGEMENT AND SHUTTLE SERVICES OPERATING AGREEMENT (ASR 24-000158)

Recommended Action: Approve the selection of Ace Parking III, LLC for award of the Airport Parking Management and Shuttle Services Operating Agreement at John Wayne Airport in an amount not to exceed \$60,000,000, effective upon approval, for five years upon execution of all necessary signatures, with the option to renew for one additional two-year term upon Board of Supervisors' approval; and make CEQA findings.

Airport Director Charlene Reynolds introduced Item #3 to the Commission and briefly explained the importance of parking revenue to John Wayne Airport (JWA) and said that JWA will move away from an entirely managed contract to a managed services contract and discussed how this would allow JWA more flexibility.

Interim Assistant Airport Director Komal Kumar stated that JWA completed a competitive bid process in December 2023 to establish a single airport parking and shuttle services contract. JWA previously had two separate contracts for parking and shuttle. Komal discussed the scope of the new five-year contract, why JWA recommends Ace Parking III, LLC, and the contract cost to the Airport.

Charlene responded to Commissioner Sandoval's question regarding a proposal that was determined to be non-responsive.

Public Comment: ACE Parking III, LLC (ACE) EVP & President Steve Burton stated that they are looking forward to the opportunity at JWA, introduced the ACE leadership team, and shared that ACE is a privately owned Southern California-founded company with over 70 years of experience and have business throughout the United States and most recently have expanded into Europe. Steve spoke about ACE's relationship with the employee labor unions and ACE's recent transition of about 85 employees at Hollywood Burbank Airport. Steve also discussed their experience operating electric ~~one~~ shuttle buses at San Diego Airport, the temporary electric infrastructure, and a mobile charging station that is an additional add-on for JWA. Steve further discussed additional optional products available for JWA, such as data analytics and electric vehicle concierge.

Steve responded to the Commission's questions regarding their mobile charging stations.

Komal responded to the Commission's questions regarding parking revenue and discussed the Airport's costs related to parking, such as facility improvements. Charlene discussed other expenses paid from parking revenue, such as labor, union contracts, the central utility plant, and more, and shared that parking rates have remained the same at JWA for the past 16 years. Charlene stated that JWA would need Board approval to increase parking rates.

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

APPROVE OTHER DENIED

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

4. PRESENTATION General Aviation Improvement Program (GAIP) Update

Commercial & Revenue Real Estate Manager Evanna Barbic updated the Airport Commission on the General Aviation Improvement Program (GAIP). Evanna shared that on February 22, 2024, a meeting was held to update John Wayne Airport's general aviation (GA) community of tenants, pilots, and operators. Evanna shared the information provided to the GA community with the Commission. Evanna presented a map of the GAIP-affected areas, a timeline and updates, and information regarding Clay Lacy's FBO development and Jay's Air Center Limited FBO Development. Evanna also briefly discussed the Orange County Sanitation Airport Loop Sewer Project and how that will affect FBO developments.

Evanna responded to questions from the Airport Commission regarding the construction duration for Clay Lacy and Jay's Air Center, unleaded fuel, and ACI Jet's development.

Commissioner Junor requested a copy of the presentation.

5. SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board) Airport Director Charlene Reynolds stated that on February 27, 2024, the Board continued Board Item #5 Approve OC Sports Commission 2023-24 Partnership to the County Events Calendar to March 12, 2024. On February 27, the Board Approved as Recommended Amendment Two with LAZ Parking LLC for Shuttle Services and the Award Contract for Pre-Construction for JWA Taxiways A, D, and E Reconstruction.

6. ADDITIONAL BUSINESS

A. PUBLIC COMMENTS – None

B. AIRPORT DIRECTOR COMMENTS – None

C. AIRPORT COMMISSION COMMENTS – Commissioner Dvorak shared that she virtually attended the UC Davis Aviation Noise & Emissions Symposium 2024.

7. ADJOURNMENT OF PUBLIC MEETING The meeting adjourned at 6:18 pm.