



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

JOHN WAYNE
AIRPORT
ORANGE COUNTY

**MINUTES OF REGULAR MEETING
MAY 1, 2024
5:00 PM**

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

COMMISSIONERS ABSENT:

AIRPORT STAFF PRESENT: Charlene Reynolds, Airport Director
Komal Kumar, Assistant Airport Director
Mark Sanchez, Deputy County Counsel
Christine Nguyen, Deputy County Counsel
John Payne, Deputy Airport Director, Innovation Technology
Amy Goethals, Deputy Airport Director, Commercial & Revenue
Kellie Billante, Real Estate Property Agent
Elizabeth Gallegos, ASR Manager

CALL TO ORDER: Chair O'Reilly called the meeting to order at 5:01 pm

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

1. APPROVAL OF MINUTES: On Vice Chair Tinajero's motion and Commissioner Dvorak's second, the Regular Meeting Minutes of April 3, 2024, were approved by a unanimous vote.

2. APPROVE JOB ORDER CONTRACTS FOR PAVEMENT MAINTENANCE AND REPAIR SERVICES (ASR 24-000071)

Recommended Action: Approve Job Order Contracts for Pavement Maintenance and Repair Services at John Wayne Airport, effective May 25, 2024, if executed with all necessary signatures by this date, through May 24, 2025, or upon execution of all necessary signatures if execution occurs after May 25, 2024, and shall be effective for one year from the date of commencement, in an amount not to exceed \$5,000,000 each, for an aggregate total amount not to exceed \$10,000,000, with the following: a. All American Asphalt, b. Sully-Miller Contracting Company; Authorize the Director of OC Public Works or designee to execute the Job Order Contracts.

OC Public Works Airport Engineer Sean Lally gave an overview of the Job Order Contract for pavement maintenance and repair services at John Wayne Airport. Sean presented photos of the types of pavement distresses typically repaired with this Contract and discussed the planned work in FY 2023-24.

Sean Lally responded to questions from the Commission regarding the completion time of repairing the pavement and how that will affect airport operations. Sean explained that the affected areas will be repaired in phases and that John Wayne Airport (JWA) Operations determine how much pavement can be repaired at once. Sean responded to questions regarding subcontractor use.

Airport Director Charlene Reynolds explained that JWA Operations will work with the airlines to move them to a different gate during pavement repair to minimize disruptions.

Deputy County Counsel Mark Sanchez responded to an additional question regarding the contract term and stated that Job Order Contract terms could only be one-year terms because of statute.

The following is the action taken by the Orange County Airport Commission: On Vice Chair 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: Y (5) Dvorak: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

3. APPROVE AMENDMENT NUMBER TWO WITH SIEMENS INDUSTRY, INC. (ASR 24-000257)

Recommended Action: Authorize the County Procurement Officer or Deputized designee to execute Amendment Number Two to renew Subordinate Contract MA-280-22011753 with Siemens Industry, Inc. for Facility Security, Fire and Building Automation Systems effective June 15, 2024, through April 22, 2025, in an amount not to exceed \$1,000,000, for a revised cumulative Contract total amount not to exceed \$1,400,000; Pursuant to Contract Policy Manual Section 3.4-113, authorize the County Procurement Officer or Deputized designee to exercise a contingency contract increase, not to exceed a total of 10 percent of the Contract amount for the first year of the Contract, for the entire term of the Contract, including renewals, and within the scope of work set forth in the Contract. The use of this contingency contract increase is subject to approval requirements established by the County Procurement Officer.

Deputy Airport Director of Innovation Technology John Payne discussed the Recommended Action and the reason for consolidating three contracts into one.

John Payne responded to questions from the Commission regarding regulations that must be complied with and the equipment lifecycle.

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

4. APPROVE CONCESSION LEASES FOR THE CONCESSION DEVELOPMENT PROGRAM (ASR 24-000263)

Recommended Action: Award and execute Retail Concession Lease with HG JWA Concessionaires JV for Retail Package One at John Wayne Airport, effective upon Board of Supervisors approval, for a term of fifteen years; Award and execute Retail Concession Lease with Paradies Lagardère @ SNA, LLC for Retail Package Two at John Wayne Airport, effective upon Board of Supervisors approval, for a term of fifteen years; Award and execute Food and Beverage Concession Lease for Food and Beverage Packages One and Two with Host International, Inc. at John Wayne Airport, effective upon Board of Supervisors approval, for a term of fifteen years; Approve and execute Food and Beverage Concession Lease with McDonald's USA, LLC, effective upon Board of Supervisors approval, for a term of fifteen years; Authorize the Airport Director or designee to make minor modifications and amendments to the lease that do not materially alter the terms or financial obligations to the County and perform all activities specified under the terms of the lease; and make CEQA findings.

Deputy Airport Director of Commercial & Revenue Development Amy Goethals discussed the competitive process, the Board of Supervisors (Board) selection of Retail Package One, Retail Package Two, and Food and Beverage (F&B) Package Two on October 17, 2023, the Airport's negotiations of

lease terms with the operators, and the F&B Lease with McDonald's. Amy discussed that as part of the Airport's negotiations, the Board authorized the Airport Director to negotiate F&B Package One and shared a map with the new concepts not previously presented to the Airport Commission.

Amy Goethals responded to questions from the Commission regarding lease terms, tenant improvements, construction timeframes, and phasing plans.

Airport Director Charlene Reynolds responded to questions regarding the estimated revenue.

Commissioner Dvorak thanked Amy for providing a tour of the final plan and additional information regarding the complexities of this process. Vice Chair Tinajero thanked Airport staff for their hard work and shared his excitement for the new concepts.

Public Comments:

- Five Vines Wine Bar owner Randy, his wife Suzy, and their son Cole spoke to the Airport Commission and thanked HMS Host for their consideration. They have been a family-owned business since 2013 and shared their accomplishments and enthusiasm for the opportunity.
- Tacos La Piña friends and business partners Trenton Ulicny, Roberto Lopez, and Big Boy shared their Orange County-based restaurant's history, purpose, and excitement for this opportunity with HMS Host and JWA.
- Sgt. Pepperoni's Pizza owner Jeff Roberts, shared the restaurant's history, charitable contributions, and accomplishments and thanked Amy and the HMS Host team for the opportunity.

Commissioner Dvorak asked Airport staff if there are plans to partner with Orange County art programs to provide entertainment in the new retail and concession space. Commissioner Sandoval asked if the Airport plans to have entertainment throughout the Airport or if it would be limited to one area.

Charlene Reynolds responded to the Commission's questions and said that the Airport plans to move the JWA Music program into the space where the Javier's restaurant was and will enhance the current program to provide a "guest-centric experience." Charlene stated that her vision has been to create an "Orange County Experience" and a sense of place with a new F&B and retail program, a children's playground, and local artists and musicians at the Airport.

Amy Goethals responded to the Commission's question regarding how the locations of the new restaurants were chosen.

Chair O'Reilly shared his sentiments about the future of the Airport and gave kudos to everyone involved.

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

5. **SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board)** Airport Director Charlene Reynolds referenced the video screen to the contracts previously considered by the Airport Commission and subsequently Approved as Recommended by the Board.

6. ADDITIONAL BUSINESS

- A. PUBLIC COMMENTS – None
- B. AIRPORT DIRECTOR COMMENTS – Airport Director Charlene Reynolds informed the Commission that the Airport is implementing its new Community Participation Plan for the Capital Improvement Program (CIP), and notices have gone out to the public informing them of the opportunities they have to comment on the CIP at the May 15 Airport Commission Meeting and June 4 Board Meeting.
- C. AIRPORT COMMISSION COMMENTS – Vice Chair Tinajero thanked everyone involved in the new Food and Beverage and retail programs for their diligent work.

Commissioner Dvorak shared that the arts program at JWA has improved and hopes it can be expanded throughout the Airport.

Chair O'Reilly shared that Fullerton Airport will have its Airport Day on June 1, 2024, and invited everyone to attend this family fun event.

7. ADJOURNMENT OF PUBLIC MEETING The meeting adjourned at 5:48 PM.