



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

**MINUTES OF REGULAR MEETING
SEPTEMBER 2, 2026
5:00 P.M.**

- COMMISSIONERS PRESENT:** Susan Dvorak, Chair, Fifth District
Kevin Elliott, Vice Chair, First District
Sal Tinajero, Commissioner, Second District
Bruce Junor, Commissioner, Third District
- COMMISSIONERS ABSENT:** Brendan O'Reilly, Commissioner, Fourth District
- AIRPORT STAFF PRESENT:** Komal Kumar, Assistant Airport Director
Mark Sanchez, Deputy County Counsel
Amer Moujtahed, Deputy Airport Director, Maintenance
Tyler Polidori, O & M Manager, Maintenance
Steve Carrillo, Deputy Airport Director, Planning & Development
Oliver Fleener, Real Estate Manager, Commercial & Revenue
Ranique Beas, Procurement Contract Manager
Elizabeth Gallegos, ASR Manager
- CALL TO ORDER:** Chair Dvorak called the meeting to order at 5:02 p.m.
- PLEDGE OF ALLEGIANCE:** Commissioner Tinajero led the assembly in the Pledge of Allegiance
- 1. APPROVAL OF MINUTES:** On Chair Dvorak's motion and Commissioner Junor's second, the Regular Meeting Minutes of August 19, 2026, were approved by unanimous vote.
 - 2. APPROVE RECOMMENDATION TO THE BOARD OF SUPERVISORS TO APPROVE CONTRACT FOR ELEVATOR AND ESCALATOR MAINTENANCE SERVICES (ASR 26001648)**
Recommended Action: Authorize the County Procurement Officer or Deputized designee to execute Subordinate Contract MA-280-26011605 with Kone Inc. for Elevator and Escalator Maintenance Services, effective October 1, 2026, through September 30, 2029, in an amount not to exceed \$3,225,000; and make CEQA findings.

Presenter: Tyler Polidori, O & M Manager, Maintenance
 - Overview**
Tyler Polidori presented the proposed contract with Kone Inc. for elevator and escalator maintenance services at John Wayne Airport. The contract covers 28 elevators and nine escalators.

Tyler provided an overview of the Agenda Staff Report (ASR), including the scope of services, key contract considerations, annual fixed costs, solicitation method, project timelines and phases, and the recommended action at the conclusion of the contract term. He also reviewed photos illustrating the current condition and progress of the equipment and discussed related technical details.
 - Discussion**
Commissioner Tinajero asked whether the item had previously been presented to the Airport Commission for review.

Deputy County Counsel Mark Sanchez clarified that the item previously presented to the Airport Commission related to the Capital Improvement Program (CIP), whereas the current item concerns ongoing maintenance services. He explained that the two items are separate, with the CIP addressing capital improvements and this contract addressing maintenance.

Assistant Airport Director Komal Kumar noted that six escalators had been replaced and explained that the Airport would continue to require maintenance services for the equipment. Tyler further explained that, although the elevator and escalator units may undergo future modernization through the CIP, ongoing maintenance is necessary to keep the equipment operational and control costs where possible.

In response to Commissioner Junor's question regarding whether additional elevators would be added, Komal stated that the Airport currently plans to replace all existing elevators. Following the replacements, staff will evaluate whether additional elevators are needed. Komal also noted that the escalators have already been replaced. Due to the Airport's limited space, adding additional elevators or escalators can be challenging.

Chair Dvorak asked about the variable costs identified under Task 3, particularly those associated with vandalism and obsolescence, and requested clarification regarding why the proposed contract amount is higher than the previous contract.

Tyler reviewed the overall difference between the proposed and previous contract amounts, including the difference in annual fixed costs, and explained the factors contributing to the increase.

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

APPROVE ☒ OTHER ☐ DENIED ☐

Unanimous (1) Elliott: 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. **PRESENTATION** Capital Improvement Program Update

Presenter: Steve Carrillo, Deputy Airport Director, Planning & Development

- **Overview**

Steve Carrillo provided an update on the Airport's Capital Improvement Program (CIP), including major projects currently under construction and upcoming capital projects.

Major projects currently under construction include terminal power distribution upgrades, taxiway reconstruction, and substation improvements. Steve reviewed project timelines and phases and provided photographs illustrating project progress and technical details.

Upcoming projects include replacement of the Common Use Passenger Processing System (CUPPS), Parking Access Revenue Control Systems (PARCS) upgrades, facility security improvements, and vertical conveyance system improvements. Additional planned projects include central utility plant improvements, terminal baggage-handling system improvements, airfield asphalt pavement improvements, and apron lighting replacement projects intended to improve energy efficiency and visibility.

Steve also announced an Industry Day on October 12 to engage with contractors and small businesses regarding upcoming Airport projects.

- **Discussion**

Chair Dvorak asked for confirmation that the Airport plans for future system replacements as existing systems reach the end of their useful life and that funding is set aside in advance for those future needs.

Steve confirmed that this is the case.

4. PRESENTATION Concessions Update

Presenter: Oliver Fleener, Real Estate Manager, Commercial & Revenue

- **Overview**

Oliver Fleener provided an update on the Airport's Concession Program, which currently includes 18 food and beverage units totaling more than 32,000 square feet and 10 retail units totaling more than 10,000 square feet.

Oliver reported that approximately 40 percent of the planned food, beverage, and retail renovations have been completed. To date, 11 units have been completed, with seven currently under construction. Five additional units are scheduled to begin construction within the next 45 to 60 days, while two units are in the plan-check phase and two are in the design phase.

Oliver reviewed the schedule for completed and upcoming units, including major brands such as McDonald's, Dunkin', Starbucks, Five Vines, Panera Bread, and others.

He also highlighted the new seating area, The Pavilion, which was created to provide additional customer seating following the reduction in seating associated with kiosk ordering.

- **Discussion**

In response to Commissioner Junor's question regarding restroom closures, Oliver explained that the restrooms had been temporarily closed while renovations were underway and have since reopened. He confirmed that the restroom renovations are complete and that three renovated restroom locations are now available.

In response to Commissioner Elliott's question regarding concession revenue, Oliver reported that the new concession units are meeting their minimum annual gross rent requirements and are generating increased revenue. He noted that complete revenue figures are not yet available.

5. SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board) Assistant Airport Director Komal Kumar reported that on August 5, 2026, John Wayne Airport presented five items to the Board. Four items were approved as recommended, and one item was deleted at the Board Chair's request.

6. ADDITIONAL BUSINESS

A. PUBLIC COMMENTS – None

B. AIRPORT DIRECTOR COMMENTS – None

C. AIRPORT COMMISSION COMMENTS – Chair Dvorak shared that the Airport has a new flight to Washington, D.C. Assistant Airport Director Komal Kumar clarified that the new service is provided by United Airlines.

7. ADJOURNMENT OF PUBLIC MEETING The meeting adjourned at 5:34 p.m.