

**ONTARIO INTERNATIONAL AIRPORT AUTHORITY  
SPECIAL COMMISSION MEETING  
MINUTES  
SEPTEMBER 22, 2022**

**CALL TO ORDER**

President Wapner called the Ontario International Airport Authority Commission meeting to order at 1:00 p.m.

**ROLL CALL**

**PRESENT:** Commissioners: Jim W. Bowman, Julia Gouw, Curt Hagman (arrived at 1:05 p.m.), Ronald O. Loveridge, and Alan D. Wapner

Also present were Chief Executive Officer Atif Elkadi, Assistant General Counsel Kevin P. Sullivan, Chief Financial Officer/Treasurer John M. Schubert, and Board Clerk Norma I. Alley, MMC.

A quorum of the Board of Commissioners was present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**AGENDA REVIEW/ANNOUNCEMENT**

No announcements were made.

**1. CONFLICT OF INTEREST**

No conflicts were declared.

**CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

**CLOSED SESSION**

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS (GOV §54956.8.)  
Property: ONT Terminals 2 and 4.  
Agency negotiator: OIAA General Counsel's office

Assistant General Counsel Kevin Sullivan announced the closed session item.

President Wapner recessed the open session and called the closed session to order at 1:03 p.m. The open session reconvened at 1:38 p.m.

## **REPORT ON CLOSED SESSION**

President Wapner announced there was no reportable action.

## **PUBLIC COMMENT**

Board Clerk Norma Alley noted Mr. Richard Sherman provided written comment, which was entered into the record. Seeing no one come forward, President Wapner closed the public comment.

## **CONSENT CALENDAR**

### **2. APPROVAL OF MINUTES**

Approved minutes for the Ontario International Airport Authority regular meeting on August 25, 2022.

### **3. CASH DISBURSEMENT REPORT (BILLS/PAYROLL)**

Received and filed the Cash Disbursement Report (Bills/Payroll) for the month ended August 31, 2022.

### **4. APPROVAL OF COMMISSIONER'S STIPENDS AS REQUIRED BY AUTHORITY BYLAWS**

Approved additional stipends per Article IV, Section 6 of the Authority's Bylaws.

### **5. ADOPTION OF A RESOLUTION MAKING FINDINGS AND DETERMINATIONS UNDER ASSEMBLY BILL NO. 361 TO CONTINUE AUTHORIZATION OF VIRTUAL MEETINGS OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY FOR A PERIOD OF 30 DAYS**

Adopted Resolution No. 2022-20 making findings and determinations under Assembly Bill 361 (AB 361) to authorize staff to continue to conduct virtual-only Commission and Committee meetings, in response to COVID-19.

**RESOLUTION NO. 2022-20: A RESOLUTION OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY AUTHORIZING REMOTE TELECONFERENCE MEETINGS BY THE COMMISSION AND ALL COMMITTEES IN ACCORDANCE WITH ASSEMBLY BILL 361 FOR A PERIOD OF THIRTY DAYS**

**6. A RESOLUTION AMENDING EXHIBITS TO THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY CONFLICT OF INTEREST CODE**

Approved Resolution No. 2022-21 amending the Exhibits to the Ontario International Airport Authority's (OIAA) Conflict of Interest Code to update position classification titles and conflict of interest disclosure form regarding filing requirements for OIAA employees.

RESOLUTION NO. 2022-21: A RESOLUTION OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY APPROVING AND ADOPTING AMENDED EXHIBITS OF THE CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974

**7. A RESOLUTION DECLARING OCTOBER 5 AS CALIFORNIA'S CLEAN AIR DAY**

Authorized the recognition and declaration of October 5 as California's Clean Air Day.

RESOLUTION NO. 2022-22: A RESOLUTION OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY APPROVING AND ADOPTING THE RECOGNITION OF OCTOBER 5, 2022, AS CALIFORNIA CLEAN AIR DAY

**8. AWARDING A NON-EXCLUSIVE OPERATING AGREEMENT BETWEEN OIAA AND TURO, INC. COVERING PEER-TO-PEER VEHICLE SHARING**

Authorized the CEO to execute a Non-Exclusive Operating Agreement between the OIAA and Turo, Inc. covering peer-to-peer vehicle sharing.

**9. AWARDING A VENDING CONTRACT TO PETAL POCKETS, LLC**

Approved the award of a vending concession agreement with Petal Pockets, LLC.

**10. APPROVE A SECOND AMENDMENT TO CONTRACT AGREEMENT SCONT-000324 BETWEEN OIAA AND FRUITION GROWTH, LLC**

Authorized the Chief Executive Officer (CEO) to execute a approve a second amendment to Contract Agreement SCONT-000324 between OIAA and Fruition Growth, LLC increasing the contract spending, in the amount of \$400,000, for website rebuild, Drupal system upgrade, and ongoing maintenance.

**11. NEW POSITION CLASSIFICATIONS**

Authorized four new position classifications, and two additional full-time employees (FTE).

**12. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH KAVPLAN LLC FOR STRATEGIC AVIATION MANAGEMENT AND ADVISORY CONSULTING SERVICES**

Authorized the Chief Executive Officer (CEO) to execute a professional services agreement with KavPlan LLC for strategic aviation management and advisory consulting services for one-year not to exceed \$180,000.00; and authorize the CEO to exercise two, one-year extensions, for an overall contract amount not to exceed \$540,000.00.

**13. APPROVAL OF ENVIRONMENTAL STUDY FOR THE TERMINAL DEVELOPMENT PROGRAM AND PROJECT DEFINITION PLANNING FOR THE FIRST PHASE OF THE TERMINAL DEVELOPMENT PROGRAM**

Approved environmental study for a Terminal Development: approve project definition development for the first phase of a Terminal Development Program; authorize the Chief Executive Officer (CEO) to execute Task Orders not to exceed \$6,000,000 to accomplish the planning services.

**MOTION:** Moved by Commissioner Hagman, seconded by Secretary Bowman, to approve the Consent Calendar; including Resolution No. 2022-20, Resolution No. 2022-21, and Resolution No. 2022-22; and carried by a 5 Yes/0 No vote.

**ADMINISTRATIVE DISCUSSION/ACTION/REPORT**

**14. APPROVE CEQA CATEGORICAL EXEMPTIONS FOR A GROUND TRANSPORTATION CENTER AT THE ONTARIO INTERNATIONAL AIRPORT AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE DESIGN SERVICES CONTRACTS**

Assistant General Counsel Kevin Sullivan presented the staff report and fielded questions from the Commissioners. Discussion commenced amongst the Board of Commissioners and a request was made for the contract selection to return to the Commissioners for approval.

President Wapner called for public comment. Seeing no one come forward, he closed the public comment.

**MOTION:** Moved by Secretary Bowman, seconded by Commissioner Gouw, to approve California Environmental Quality Act (CEQA) Categorical Exemptions under CEQA Guidelines Sections 15301 (Class 1), Section 15302 (Class 2), and 15332 (Class 32) for the proposed project, and (2) authorize the Chief Executive Officer (CEO) to execute design development services for the proposed project, for a not to exceed budget of \$4,700,000 to accomplish these services, and carried by a 5 Yes/0 No vote.

**15. APPROVE CEQA CATEGORICAL EXEMPTIONS FOR A NEW PARKING GARAGE CONSTRUCTION AT THE ONTARIO INTERNATIONAL AIRPORT AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE DESIGN SERVICES CONTRACTS**

Assistant General Counsel Kevin Sullivan presented the staff report and fielded questions from the Commissioners.

President Wapner called for public comment. Seeing no one come forward, he closed the public comment.

**MOTION:** Moved by Commissioner Hagman, seconded by Vice President Loveridge; to (1) approve California Environmental Quality Act (CEQA) Categorical Exemptions under CEQA Guidelines, Section 15302 (Class 2) and Section 15332 (Class 32) for the proposed project, and (2) authorize the Chief Executive Officer (CEO) to execute design development services for the proposed project, for a not to exceed budget of \$9,500,000 to accomplish these services; and carried by a 5 Yes/0 No vote.

**16. APPROVAL OF CHANGES TO BENEFIT COVERAGE/CARRIERS AND EMPLOYER PAID PERCENTAGE OF MEDICAL COVERAGE**

Chief Executive Officer Atif Elkadi presented the staff report and fielded questions from the Commissioners.

President Wapner called for public comment. Seeing no one come forward, he closed the public comment.

**MOTION:** Moved by Commissioner Hagman, seconded by Secretary Bowman; to authorize the CEO to transfer benefit coverages for 2023, with the exception of medical plans through CalPers, to a competitive small business plan with an established and well-respected broker, Brown & Brown; and carried by a 5 Yes/0 No vote.

**MANAGEMENT REPORT**

CEO Elkadi provided updates on passenger traffic numbers and changes to flights.

**COMMISSIONER MATTERS**

President Wapner thanked staff for their hard work.

Vice President Loveridge commented the story of the Airport is beyond the building and goes into several communities.

Secretary Bowman had no comments.

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Meeting Minutes  
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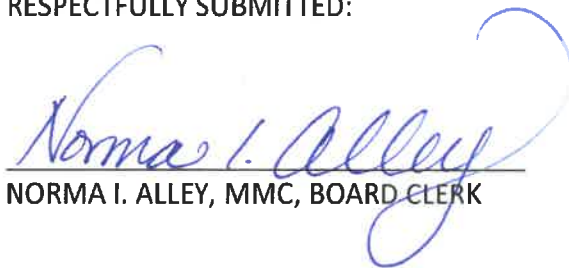
Commissioner Hagman had no comments.

Commissioner Gouw had no comments.

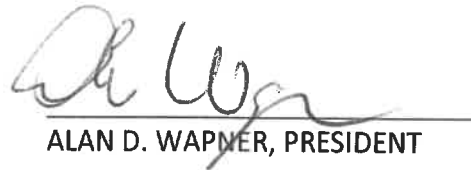
**ADJOURNMENT**

President Wapner adjourned the Ontario International Airport Authority Commission meeting at 1:57 p.m. in the memory of Ontario Fire Engineer Curtis Trevor Gold.

RESPECTFULLY SUBMITTED:

  
NORMA I. ALLEY, MMC, BOARD CLERK

APPROVED:

  
ALAN D. WAPNER, PRESIDENT