

**ONTARIO INTERNATIONAL AIRPORT AUTHORITY  
REGULAR COMMISSION MEETING  
MINUTES  
DECEMBER 23, 2021**

A regular meeting of the Ontario International Airport Authority was held on Thursday, December 23, 2021, at 1923 E. Avion Street, Room 100, Ontario, California.

Notice of said meeting was duly given in the time and manner prescribed by law.

**CALL TO ORDER**

President Wapner called the Ontario International Airport Authority Commission meeting to order at 2:10 p.m.

**ROLL CALL**

PRESENT: Commissioners: Curt Hagman (arrived at 2:11 p.m.), Jim W. Bowman, Ronald O. Loveridge, and Alan D. Wapner

ABSENT: Commissioners: Julia Gouw (excused)

Also present were: Deputy Chief Executive Officer Atif J. Elkadi, Assistant General Counsel Kevin Sullivan, OIAA Consultant Greg Devereaux, and Board Clerk Natalie Gonzaga.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by President Wapner.

**CLOSED SESSION PUBLIC COMMENT**

There were no closed session public comments.

**CLOSED SESSION**

President Wapner recessed the regular meeting of the Ontario International Airport Authority to Closed Session at 2:11 p.m.

- GC section 54956.8: REAL PROPERTY NEGOTIATIONS (portions of Airport);  
OIAA General Counsel's office as negotiator.

The Ontario International Airport Authority Commission regular meeting was reconvened in public session at 2:23 p.m.

## **REPORT ON CLOSED SESSION**

Assistant General Legal Counsel Sullivan announced there was no reportable action.

## **PUBLIC COMMENT**

Members of the public wishing to provide public comment for the items on the agenda were able to do so via email comments to [publiccomment@flyontario.com](mailto:publiccomment@flyontario.com) or in-person during the meeting. All email public comments are provided to the Commissioners prior to the Commission meeting and saved to the meeting record.

*Amy Baumann* provided an email comment regarding opposition to agenda item #7.

*Maria Bennett* provided an email comment regarding agenda item #7 opposition.

*Sarah Berryman* provided an email comment regarding opposition to the Commission meeting being held in-person.

*Paul Clarke* provided an email comment regarding opposition to the Commission meeting being held in-person.

*Shirley Harris* provided an email comment regarding opposition to agenda item #7.

*Robin Ikeda* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*Nina Karnovsky* provided an email comment regarding opposition to agenda item #7.

*Catherine Portman* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*Heather Sabin* provided an email comment regarding opposition to agenda item #7.

*April Schwass* provided an email comment regarding opposition to the Commission meeting being held in-person.

*Dan Silver* provided an email comment regarding opposition to agenda item #7.

*Anne Stoll* provided an email comment regarding opposition to agenda item #7.

*Jeff Strogen* provided an email comment regarding opposition to the Commission meeting being held in-person and opposition to agenda item #7.

*April Chertkow* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*James Chertkow* provided an email comment regarding opposition to agenda item #7.

*Marcyn Del Clemets* provided an email comment regarding opposition to agenda item #7.

*Kimberly Dillbeck* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*Brian and Janice Elliott* provided an email comment regarding opposition to agenda item #7.

*Camilla Estes* provided an email comment regarding opposition to agenda item #7.

*Michelle Heinrick* provided an email comment regarding opposition to agenda item #7.

*Lisa Kelley* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*Sara Kelley* provided an email comment regarding opposition to agenda item #7.

*Kari Negaard* provided an email comment regarding opposition to agenda item #7 and opposition to the Commission meeting being held in-person.

*Tina Stoner* provided an email comment regarding opposition to agenda item #7.

*Natash Walton* provided an email comment regarding opposition to agenda item #7.

*Shari Wasson* provided an email comment regarding opposition to agenda item #7.

*Richard Sherman* provided an email comment regarding Ontario Airport growth and expansion.

## **AGENDA REVIEW/ANNOUNCEMENT**

### **1. CONFLICT OF INTEREST**

No conflicts were announced.

## **CONSENT CALENDAR**

**MOTION:** Moved by Commissioner Hagman, seconded by Secretary Bowman, and carried by a vote of 4-0-1, to approve consent calendar Items #2-6, with Commissioner Gouw absent (excused).

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

Approved minutes for the Ontario International Airport Authority special meeting on November 23, 2021 and cancelled meeting on November 25, 2021 and approved the same as on file with the Secretary/Assistant Secretary.

### **3. BILLS/PAYROLL**

Approved bills November 1 through November 30, 2021 and Payroll November 1 through November 30, 2021.

### **4. APPROVAL OF MEETING STIPENDS**

The Ontario International Airport Authority Commission approved meeting stipends for President Wapner for the month of November, 2021.

### **5. APPROVAL OF AN AUTHORITY INCREASE TO OIAA CONTRACT NO. SCONT-000291 WITH WALSH CONSTRUCTION COMPANY II, LLC, FOR THE TAXIWAY C IMPROVEMENT PROJECT AT ONTARIO INTERNATIONAL AIRPORT**

The Ontario International Airport Authority (OIAA) Commission authorized the Chief Executive Officer (CEO), or his designee, to increase the existing OIAA Contract No. SCONT-000291 with Walsh Construction Company II, LLC, for the Taxiway C Improvement Project to include the rehabilitation of an unpaved lot used for temporary employee parking in an amount not to exceed \$85,000.

### **6. APPROVAL OF PURCHASE ORDERS WITH JOAQUIN MANUFACTURING AND THALES AIR TRAFFIC MANAGEMENT U.S. AND AN AMENDMENT TO THE REIMBURSABLE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION FOR RUNWAY 26R INSTRUMENT LANDING SYSTEM UPGRADE PROJECT AT THE ONTARIO INTERNATIONAL AIRPORT**

The Ontario International Airport Authority (OIAA) Commission authorized the Chief Executive Officer (CEO), or his designee, to (1) execute a Purchase Order with JoaQuin Manufacturing in the amount of \$638,939 for manufacture of 3 Navigational Aids (NAVAIDS) equipment shelters; (2) execute a Purchase Order with Thales Air Traffic Management U.S. in the amount of \$68,475 for manufacture of the Far Field Monitor system; (3) execute an Amendment to the Federal Aviation Administration (FAA) Reimbursable Agreement in the amount of \$125,673.12 for procurement of

40 - 1500W transformers; and approve a contingency in the amount of 15% for taxes, shipping and other required equipment.

## **PUBLIC COMMENT**

*Suzanne Thompson* provided a public comment on agenda item #7, in opposition of the agenda item.

*Seth Thompson* provided a public comment on agenda item #7, in opposition of the agenda item.

## **ADMINISTRATIVE DISCUSSION/ACTION/REPORT**

### **7. A RESOLUTION OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY TO APPROVE AND ADOPT FINDINGS, INCLUDING AS TO “EXEMPT SURPLUS PROPERTY”, REGARDING THE DISPOSITION OF CERTAIN AIRPORT REAL PROPERTY, AND TO APPROVE AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER (CEO), OR THE CEO’S DESIGNEE, TO EXECUTE NECESSARY DOCUMENTATION FOR A DEVELOPMENT AND ENTITLEMENT AGREEMENT AND A LONG-TERM GROUND LEASE FOR SUCH AIRPORT REAL PROPERTY WITH CANAM ONTARIO, LLC**

The Ontario International Airport Authority (OIAA) Commission approved a Resolution making Findings about certain Airport real property, and approving and authorizing the Chief Executive Officer (CEO), or the CEO’s designee, to execute a Ground Lease Agreement and Development and Entitlement Agreement between the OIAA and CanAm Ontario, LLC (CAO). Upon completion of their due diligence the developer will provide a \$10,000,000 non-refundable deposit to OIAA. The rental revenue from CAO to OIAA will be set at the schedule contained in the Ground Lease on the “Commencement Date” of the Lease (which is 18-months after the delivery date or the signing of the Ground Lease). Thereafter, rent will be adjusted annually to the Consumer Price Index, and market adjustment every fifth Lease year. At the end of the lease term, title to CAO’s improvements will become the OIAA’s.

**RESOLUTION NO. 2021-22** A RESOLUTION OF THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY TO APPROVE AND ADOPT FINDINGS, INCLUDING AS TO “EXEMPT SURPLUS PROPERTY”, REGARDING THE DISPOSITION OF CERTAIN AIRPORT REAL PROPERTY, AND TO APPROVE AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER (CEO), OR THE CEO’S DESIGNEE, TO EXECUTE NECESSARY DOCUMENTATION FOR A DEVELOPMENT AND ENTITLEMENT AGREEMENT AND A LONG-TERM GROUND LEASE FOR SUCH AIRPORT REAL PROPERTY WITH CANAM ONTARIO, LLC

Deputy CEO Elkadi introduced OIAA Consultant Greg Devereaux who provided a presentation on this item. Commissioners made comments and heard from the Developers.

**MOTION:** Moved by Commissioner Hagman, seconded by Vice President Loveridge, and carried by a vote of 4-0-1, to approve the Ground Lease Agreement and Development and Entitlement Agreement

between the OIAA and CanAm Ontario, LLC (CAO), including adoption of Resolution No. 2021-22, with Commissioner Gouw absent (excused).

#### **MANAGEMENT REPORT**

Deputy CEO Elkadi provided an update on passenger numbers and announced the Global Traveler award for fastest-growing airport in the United States for the fourth consecutive year.

#### **COMMISSIONER MATTERS**

Commissioner Hagman discussed take home test kits from San Bernardino County.

Vice President Loveridge asked Commissioner Hagman about current San Bernardino County COVID numbers.

Secretary Bowman thanked staff for their work and is looking forward to next year.

President Wapner also thanked staff for their work and requested a report back at the next meeting regarding the terminal escalators.

#### **ADJOURNMENT**

President Wapner adjourned the Ontario International Airport Authority Commission meeting at 2:49 p.m.

RESPECTFULLY SUBMITTED:



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NATALIE GONZAGA, BOARD CLERK

APPROVED:



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ALAN D. WAPNER, PRESIDENT  
ONTARIO INTERNATIONAL AIRPORT AUTHORITY