



**SANTA MARIA PUBLIC AIRPORT DISTRICT  
BOARD OF DIRECTORS**

**Thursday  
November 10, 2022**

**Administration Building  
Airport Boardroom  
7:00 P.M.**

**REGULAR MEETING  
A G E N D A**

*This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL: Engel, Brown, Rafferty, Adams, Baskett**

- 1. MINUTES OF THE REGULAR MEETING HELD OCTOBER 27, 2022.**
- 2. MINUTES OF THE SPECIAL MEETING HELD NOVEMBER 3, 2022.**
- 3. COMMITTEE REPORT(S):**
  - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)**
  - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)**
  - c) MARKETING & PROMOTIONS (Standing or Ad Hoc)**
  - d) CITY & COUNTY LIAISON**
  - e) STATE & FEDERAL LIAISON**
  - f) VANDENBERG LIAISON**
  - g) BUSINESS PARK COMMITTEE (Ad Hoc)**
- 4. GENERAL MANAGER'S REPORT**
- 5. MANAGER OF FINANCE & ADMINISTRATION REPORT**
  - a) Demand Register**
- 6. DISTRICT COUNSEL'S REPORT. (Joshua George and Natalie Frye Laacke)**

7. **PUBLIC SESSION:** Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board will establish time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
8. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SECOND AMENDMENT OF AGREEMENT BETWEEN THE DISTRICT AND G3, LLC.**
9. **AUTHORIZATION FOR ONE STAFF MEMBER AND ONE COMMUNITY MEMBER TO ATTEND THE 2023 ALLEGIANT AIRPORT CONFERENCE TO BE HELD APRIL 18<sup>TH</sup> - 20<sup>TH</sup>, 2023 IN LAS VEGAS, NV.**
10. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF LEASE BETWEEN THE DISTRICT AND AIRPORT RV & BOAT STORAGE, LLC.**
11. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
  - a) **Conference with Real Property Negotiators (Kerry Fenton, Tom Ross, and District Counsel) Re: APN 111-231-09, APN 111-231-11, APN 111-231-17, APN 111-292-027 (Gov. Code Section 54956.8)**
  - b) **Significant exposure to litigation pursuant to Gov. Code Section 54956.9(b): Two Cases.**
  - c) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.**
  - d) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, Santa Barbara Superior Court Case No. 21CV04183.**
  - e) **Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, United States District Court Central District of California Case No. 2:22-cv-07169-SVW-AS.**
12. **DIRECTORS' COMMENTS.**
13. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD  
MEETING OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT HELD OCTOBER 27, 2022

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular meeting place at 7:00 p.m. Present were Directors Engel, Brown, Adams, and Baskett. Interim Manager Fenton, Manager of Finance & Administration Reade, and District Counsel George. Director Rafferty was absent.

1. MINUTES OF THE REGULAR MEETING HELD October 13, 2022. Director Baskett made a Motion to approve the minutes of the regular meeting held October 13, 2022. Director Adams Seconded and it was carried by a 4-0 vote.
2. COMMITTEE REPORT(S):
  - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
  - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – No meeting scheduled.
  - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
  - d) CITY & COUNTY LIAISON – No meeting scheduled.
  - e) STATE & FEDERAL LIAISON – No meeting scheduled.
  - f) VANDENBERG LIAISON – No meeting scheduled.
  - g) BUSINESS PARK COMMITTEE (Ad Hoc) – No meeting scheduled.
3. GENERAL MANAGER'S REPORT. Interim Manager Fenton reported that escrow has closed on the land sold to the Smith Family Trust. She met with S. Lombardi & Associates, our marketing firm. The BIL application was submitted and received by the FAA. She also had a meeting with two CSDA representatives. Interim Manager Fenton, Director Rafferty, Director Engel, and Mr. Widroe attended the State of the City. She also met with Brett Fulgoni, the new Public Works Director. Meetings are currently scheduled with the EDC, Tartaglia and Ravatt Albrecht & Associates and there is a FAAST meeting this Saturday.
4. The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.
  - a) Demand Register. The Demand Register, covering warrants 070814 through 070878 in the amount of \$370,151.93 was recommended for approval as presented. Director Adams made a Motion to accept the Demand Register as presented. Director Baskett Seconded and it was carried by a 4-0 vote.
  - b) Budget to Actual. Received and filed
  - c) Financial Statements. Received and filed

d) Quarterly Investment Report. Received and filed

5. DISTRICT COUNSEL'S REPORT.

District Counsel George reminded the board that displaying election signs on district property is improper and recommended that staff be directed to remove them. He also informed the board that item B will be pulled from closed session as there are no updates at this time.

6. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

No one requested to speak.

7. Authorization for the General Manager, one Director and District Counsel to attend the role of the airport attorney workshop to be held January 21st, 2023, in Monterey CA. Director Brown made a motion to approve. Director Baskett seconded, and it was carried by a 4-0 vote.
8. Authorization for three staff members and one Director to attend the 2023 S.W.A.A.E. winter conference to be held January 22nd through January 25th, 2023, in Monterey CA. Director Baskett made a motion to approve. Director Adams seconded, and it was carried by a 4-0 vote.
9. Authorization for one staff member and one community member to attend the Mead & Hunt air service development conference to be held January 31st through February 2nd, 2023, in Phoenix, AZ. Director Baskett made a motion to approve. Director Adams seconded, and it was carried by a 4-0 vote.
10. Authorization for the President and Secretary to execute the assignment of lease agreement between the district and United Lions Corporation for the property located at 3455 Skyway Drive, Santa Maria, CA 93455. Director Brown made a motion to approve. Director Adams seconded, and it was carried by a 4-0 vote.
11. Authorization for the President and Secretary to execute the third amendment of lease between the District and G3, LLC. Director Adams made a motion to approve. Director Baskett seconded, and it was carried by a 4-0 vote.
12. Authorization for tuition reimbursement for one staff member. Director Baskett made a motion to approve. Director Brown seconded, and it was carried by a 4-0 vote.

13. CLOSED SESSION. At 7:20 p.m. the Board went into Closed Session to discuss the following item(s):
- a) Conference with Real Property Negotiators (Kerry Fenton, Tom Ross, and District Counsel) Re: APN 111-231-09, APN 111-231-11, APN 111-231-17, APN 111-292-027 (Gov. Code Section 54956.8)
  - b) Significant exposure to litigation pursuant to Gov. Code Section 54956.9(b): One Case
  - c) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.
  - d) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, Santa Barbara Superior Court Case No. 21CV04183.

At 7:35 pm., the Board and staff reconvened to Open Public Session.

No reportable actions.

District Counsel George noted that Director's Brown & Baskett recused themselves from items 13-C and 13-D in closed session which left the District without a quorum. He recommended that the board hold a special meeting soon to discuss those items.

14. DIRECTORS' COMMENTS: Directors Baskett had no comment.

Director Adams expressed his happiness with the success of the airshow.

Director Brown reminded the board of the upcoming FFAST meeting this Saturday October 29, 2022.

Director Engel expressed his happiness with the repaving of Skyway Drive.

15. ADJOURNMENT. Vice President Brown asked for a Motion to adjourn to a Regular Meeting to be held on November 10, 2022, at 7:00 p.m. at the regular meeting place. Director Adams made that Motion, Director Baskett Seconded and it was carried by a 4-0 vote.

#### ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:38 p.m. on October 27, 2022.

\_\_\_\_\_  
Carl Engel, President

\_\_\_\_\_  
Hugh Rafferty, Secretary

MINUTES OF THE SPECIAL BOARD  
MEETING OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT HELD NOVEMBER 3, 2022

The Board of Directors of the Santa Maria Public Airport District held a Special Meeting at the regular meeting place at 9:00 a.m. Present were Directors Engel, Rafferty, Adams, and Baskett. Interim Manager Fenton, and District Counsel Frye Laacke. Director Brown and Manager of Finance & Administration Reade where absent.

1. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

Katherine Whitham, a member of the public, expressed her unhappiness over the noise caused by the military jets and questioned their use of our facilities over military facilities. The board directed her questions to the Interim General Manager and asked staff to respond.

Director Baskett questioned the reasoning for holding a special meeting today and stated that he would like the board to agree to meet with him in person and come to an agreement to settle things out of court. He stated he has suits filed with the Federal Courts, the FAA, and the DOJ if such an agreement is not met.

2. CLOSED SESSION. At 9:07 a.m. the Board went into Closed Session to discuss the following item(s):
  - a) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-SMPAD v. Baskett, Santa Barbara Superior Court Case No. 20CV04444.
  - b) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision (d) of Section 54956.9-Baskett v. SMPAD, Santa Barbara Superior Court Case No. 21CV04183.
  - c) Conference with Legal Counsel-Existing Litigation pursuant to Paragraph (1) of subdivision(d) of Section 54956.9-Baskett v. SMPAD, United States District Court Central District of California Case No. 2:22-cv-07169-SVW-AS.

At 9:17 a.m., the Board and staff reconvened to Open Public Session.

There was one reportable action. The board unanimously authorized the settlement agreement with Director Baskett's bankruptcy attorney.

Alejandro Arredondo, Vice President of Artcraft Paint, requested to speak prior to the conclusion of the meeting. His request was granted, and he informed the board that Arista West is leaving Santa Maria. Arista will no longer be doing maintenance or employ staff at this facility. Artcraft has made the offer to hire some of Arista's staff and expand their business to keep the maintenance option for the airport.

3. DIRECTORS' COMMENTS: Directors comments were dispensed with for this meeting.
4. ADJOURNMENT. President Engel asked for a Motion to adjourn to a Regular Meeting to be held on November 10, 2022, at 7:00 p.m. at the regular meeting place. Director Adams made that Motion, Director Baskett Seconded and it was carried by a 4-0 vote.

#### ORDER OF ADJOURNMENT

This Special Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 9:20 a.m. on November 3, 2022.

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Carl Engel, President

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Hugh Rafferty, Secretary

**DEMAND REGISTER  
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 070879 to 070938 and electronic payments on Pacific Premier Bank and in the total amount of \$557,210.32

\_\_\_\_\_  
KERRY FENTON  
INTERIM GENERAL MANAGER

\_\_\_\_\_  
DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 070879 to 070938 and electronic payments on Pacific Premier Bank in the total amount of \$557,210.32 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

\_\_\_\_\_  
VERONEKA READE  
MANAGER OF FINANCE AND ADMINISTRATION

\_\_\_\_\_  
DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF NOVEMBER 10, 2022.

\_\_\_\_\_  
HUGH RAFFERTY  
SECRETARY



**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
* 70879	10/26/2022	Allan Hancock College Foundation	\$3,202.49	Airfest Marketing
70880		VOID		
* 70881	10/26/2022	AT&T	\$43.66	Telephone Service
* 70882	10/26/2022	City of Santa Maria	\$221,990.00	ARFF Services (July - September 2022)
* 70883	10/26/2022	City of Santa Maria-Util Div	\$5,613.65	Utilities - Water
* 70884	10/26/2022	Danny Clisham	\$4,800.00	Airfest Performance
* 70885	10/26/2022	Fenton, Kerry	\$50.00	Cell Phone Allowance - October 2022
* 70886	10/26/2022	Ferguson Enterprises, Inc.	\$81.54	Building Maintenance - Hangar Area
* 70887	10/26/2022	Frontier Communications	\$725.18	Telephone Service
* 70888	10/26/2022	Hastert, Chris	\$180.22	Reimbursement - Airfest Supplies
* 70889	10/26/2022	Home Depot	\$495.41	Airfest /Building Maintenance/Shop Supplies
* 70890	10/26/2022	McMaster-Carr	\$57.04	Vehicle Maintenance
* 70891	10/26/2022	Mission Linen Service	\$96.85	Uniform Service
* 70892	10/26/2022	Osborn, Carla	\$1,346.00	Education - Tuition Reimbursement
* 70893	10/26/2022	Playnetwork, Inc.	\$95.85	Audio/ Video Media Services
* 70894	10/26/2022	Quinn Company	\$125.57	Vehicle Maintenance
* 70895	10/26/2022	SBCCSDA	\$80.00	Special District Dinner Meeting
* 70896	10/26/2022	SCS Engineers	\$12,972.00	PFAS Assessment Workplan - September 2022
* 70897	10/26/2022	Sherwin-Williams	\$1,065.10	Shop Supplies
* 70898	10/26/2022	Sign Creations	\$1,222.77	Terminal Signs/Airfest Signs
* 70899	10/26/2022	United Site Services of California, Inc.	\$2,340.00	Airfest Safety and Security
* 70900	10/26/2022	Once Upon a Time Events	\$34,452.35	Airfest GALA and VIP Tent
* 70901	10/26/2022	Williams, Todd	\$250.00	Tenant Refund
* 70902	10/26/2022	The Shift Catering	\$4,110.75	Airfest Volunteer Meals
* 70903	10/26/2022	RP3 Productions	\$750.00	Airfest 2022 Promotional Video
* 70904	10/26/2022	Kunkle, Tori	\$1,015.74	Airfest - Performer Snacks/ Misc Supplies
* 70905	10/26/2022	Minton, Kelly	\$41.00	Tenant Refund
* 70906	10/26/2022	Caviness, John	\$349.00	Tenant Refund
* 70907	11/2/2022	American Assn of Airport Exec	\$275.00	Ric Tokoph Affiliate Membership 2023
* 70908	11/2/2022	Adams, Chuck	\$200.00	Director's Fees
* 70909	11/2/2022	AT&T	\$325.55	Telephone Service
* 70910	11/2/2022	Brown, Steve	\$600.00	Director's Fees
* 70911	11/2/2022	Coast Networx	\$210.00	Computer Support Services
* 70912	11/2/2022	Engel, Carl Jr.	\$600.00	Director's Fees
* 70913	11/2/2022	Federal Express	\$26.51	Shipping Services
* 70914	11/2/2022	Frontier Communications	\$122.16	Telephone Service
* 70915	11/2/2022	Grainger	\$154.81	Shop Supplies

**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
* 70916	11/2/2022	HCB MEDIA LLC	\$25,000.00	2022 Central Coast Airfest Film Production
* 70917	11/2/2022	Heath, Ray	\$3,575.20	Consulting Services - Contingencies
* 70918	11/2/2022	Jack's All American Plumbing	\$205.25	Building Maintenance - Hangar Area
* 70919	11/2/2022	Keylock Security Specialists	\$390.00	Gates - Security
* 70920	11/2/2022	LSC Communications	\$37.84	FAA Publications
* 70921	11/2/2022	MarTeeny Designs	\$275.00	Website Maintenance
* 70922	11/2/2022	Outdoor Supply Hardware	\$1,095.43	Airfest Safety/Shop Supplies
* 70923	11/2/2022	Point of Action	\$954.28	Airfest - T-Shirts
* 70924	11/2/2022	Rafferty, Hugh	\$100.00	Director's Fees
* 70925	11/2/2022	Reade, Veroneka	\$28.74	Airport Meeting - Reimbursement
* 70926	11/2/2022	Service Star	\$294.37	Janitorial Services - Paper Goods
* 70927	11/2/2022	S Lombardi & Assoc., Inc.	\$8,440.00	Airport Advertising
* 70928	11/2/2022	Radisson Hotel-Santa Maria	\$69,890.27	Airfest Expense - Lodging
* 70929	11/2/2022	Verizon Wireless	\$4,733.61	Mobile Devices, Equipment Charges
* 70930	11/2/2022	Western Propane Service	\$16.05	Vehicle Maintenance - Propane
* 70931	11/2/2022	Work World	\$163.07	Shop Supplies - Headwear
* 70932	11/2/2022	Zee Medical Service Company	\$281.28	First Aid
* 70933	11/2/2022	Oberon3, Inc	\$50.00	Building Maintenance - Terminal
* 70934	11/2/2022	HR Your Way, Inc.	\$1,122.00	HR Outsource
* 70935	11/2/2022	Baskett, David	\$200.00	Director's Fees
* 70936	11/2/2022	Gsolutionz, Inc.	\$97.95	GPS Cloud Services - Phones
* 70937	11/2/2022	DreamBig Entertainment LLC	\$413.00	Airfest - Performers
* 70938	11/2/2022	Central Coast Jet Center	\$48,358.63	Airfest - Performers - Fuel Expense
		Subtotal	<u>\$465,788.17</u>	
ACH	10/25/2022	WePay	\$119.79	Airfest Ticket Sales Refund
ACH	10/26/2022	Principal	\$2,049.91	Employee Dental/Life/Disability Insurance
ACH	10/27/2022	Paychex	\$28,396.35	Payroll
ACH	10/28/2022	Paychex	\$9,085.33	Payroll Taxes
ACH	10/28/2022	Paychex	\$181.98	Paychex Invoice
CASH	10/28/2022	Empower Retirement	\$4,826.16	Employee Paid Retirement
ACH	11/1/2022	Ready Refresh	\$175.24	Water Delivery
ACH	11/1/2022	Collective Communications	\$7,500.00	Consulting Services

**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
ACH	11/1/2022	Umpqua Bank	\$37,794.53	Airfest, Business Travel
ACH	11/2/2022	Pacific Premier Bank	\$1,015.30	Credit Card Fees
ACH	11/2/2022	Aflac	\$277.56	Employee Voluntary Insurance
		Subtotal	<u>\$91,422.15</u>	
		Total	<u><u>\$557,210.32</u></u>	

## SECOND AMENDMENT OF AGREEMENT

RE: OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT dated April 25, 2019 between SANTA MARIA PUBLIC AIRPORT DISTRICT and G3, (the "Agreement")

The undersigned SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and G3, LLC ("Tenant") do hereby agree to amend the above-referenced Agreement effective November 10<sup>th</sup>, 2022, as follows:

A. The District and the Tenant entered into an OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT on April 25, 2019, covering 5 acres at Santa Maria Public Airport (the "Agreement.")

B. Biological issues with the Department of Fish and Wildlife have prevented the commencement of the term of the Agreement. The District and the Tenant would like to amend the Agreement to clarify that the term shall commence once these biological issues are resolved, such that the Tenant may move forward with the grading and building permit process.

C. The undersigned SANTA MARIA PUBLIC AIRPORT DISTRICT and G3, LLC do hereby agree to amend the above-referenced Agreement, as follows:

Section 2 a. Option Term is deleted in its entirety and replaced with the following:

2. Option Term.

a. a. Option Term. The term of the Option (the "Option Term") shall commence at the time when all unresolved biological issues with the Department of Fish and Wildlife that interfere with the Developer's ability to obtain grading and building permits are resolved, and expiring, unless sooner terminated as hereinafter provided, at midnight five (5) years later (herein referred to as the "Option Termination Date").

All of the terms, covenants, conditions, provisions and agreements of said Agreement, as amended, shall remain in full force and effect.

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*SIGNATURE PAGE FOR THE SECOND AMENDMENT OF AGREEMENT BETWEEN THE SANTA MARIA PUBLIC AIRPORT DISTRICT and G3, LLC.*

Dated: November 10, 2022

SANTA MARIA PUBLIC AIRPORT DISTRICT

Approved as to content for District:

\_\_\_\_\_  
General Manager

By: \_\_\_\_\_  
Carl Engel, President

Approved as to form for District:

By: \_\_\_\_\_  
Hugh Rafferty, Secretary

\_\_\_\_\_  
District Counsel

TENANT:

\_\_\_\_\_  
Erik Justesen, Manager



November 10, 2022

Board of Directors  
 Santa Maria Public Airport District  
 3217 Terminal Drive  
 Santa Maria, CA 93455

**Subject:** Authorization for one staff member and one community member to attend the 2023 Allegiant Airport Conference to be held April 18th - 20th, 2023 in Las Vegas, NV.

**Summary**

This conference allows staff to meet with Allegiant Air to discuss the District's progress with air service provided by Allegiant.

**Budget**

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$235.00	\$470.00
	Air Transportation	2		\$466.90	\$933.80
	Ground Transportation	2		\$30.00	\$60.00
	Lodging	2	3	\$210.00	\$1,260.00
	Meals	2	3	\$60.00	\$360.00
	<b>Total:</b>				\$3,083.80

**Overall Impact:**

2022-2023 Budget for Business Travel	\$83,660.00
Previously Approved Business Travel	\$38,609.50
Current Balance for Business Travel	\$45,050.50
Amount of this Request	\$3,083.80
Balance Remaining if Approved	\$41,966.70

**Recommendation**

Staff recommends the board authorize this travel.

Sincerely,

Veroneka Reade  
 Manager of Finance and Administration

## FIRST AMENDMENT OF LEASE

This First Amendment of Lease (the "First Amendment") dated November 10, 2022 is made and executed by the SANTA MARIA PUBLIC AIRPORT DISTRICT, a public agency ("District") and AIRPORT RV & BOAT STORAGE, LLC ("Lessee.")

A. The District and the Lessee entered into a GROUND LEASE on or about April 14, 2022, covering 6.8 acres at Santa Maria Public Airport (the "Lease.")

B. Planning issues with the City of Santa Maria and the County of Santa Barbara have prevented the commencement of the term of the Lease. The District and the Tenant would like to amend the Lease to clarify that the term shall commence once these planning issues are resolved, such that the Tenant may move forward with the grading and building permit process.

C. The undersigned SANTA MARIA PUBLIC AIRPORT DISTRICT and AIRPORT RV & BOAT STORAGE, LLC do hereby agree to amend the above-referenced Lease, as follows:

Section 2 a. Initial Lease Term is deleted in its entirety and replaced with the following:

### 2. Lease Term.

a. Initial Lease Term. The term of this Lease shall be for a thirty (30) year period commencing at the time when all unresolved planning issues with the City of Santa Maria and the County of Santa Barbara that interfere with developer's ability to obtain grading and building permits ("**Commencement Date**"), are resolved, and expiring, unless sooner terminated as hereinafter provided, at midnight thirty (30) years later (herein referred to as the "**Initial Lease Term**", "**Initial Term**" or "**term of this lease**").

All of the terms, covenants, conditions, provisions and agreements of said Lease, as amended, shall remain in full force and effect.

[INTENTIONALLY LEFT BLANK – SIGNATURES OF THE FOLLOWING PAGE]

*SIGNATURE PAGE FOR THE FIRST AMENDMENT OF LEASE BETWEEN THE SANTA MARIA PUBLIC AIRPORT DISTRICT and AIRPORT RV & BOAT STORAGE, LLC.*

Dated: November 10, 2022

SANTA MARIA PUBLIC AIRPORT DISTRICT

Approved as to content for District:

\_\_\_\_\_  
Interim General Manager

By: \_\_\_\_\_  
Carl Engel, President

Approved as to form for District:

\_\_\_\_\_  
District Counsel

By: \_\_\_\_\_  
Hugh Rafferty, Secretary

TENANT:

Airport RV & Boat Storage, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Kit Kolb, Owner