

ORANGE COUNTY AIRPORT COMMISSION
EDDIE MARTIN BUILDING
Airport Commission Hearing Room
3160 Airway Avenue
Costa Mesa, CA 92626

MINUTES OF REGULAR MEETING

October 6, 2010

COMMISSIONERS PRESENT: Stephen Bristol, Bruce Junor, Tony Lam,

COMMISSIONERS ABSENT: Stephen Blythe, Chris Welsh

STAFF PRESENT: Alan Murphy, Airport Director
Steve Miller, Senior Deputy Counsel
Larry Serafini, Deputy Airport Director, Facilities
Roy Freeman, Deputy Airport Director, Business Development
Dan Simich, Program Manager, Parsons Transportation Group
Elsa Garcia, Staff Specialist, Finance & Administration

CALL TO ORDER: Vice Chair Junor called the meeting to order.

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

1. **APPROVAL OF MINUTES** Hearing no corrections, the September 15, 2010 Regular Meeting Minutes were approved as written.

2. **APPROVE GOLF COURSE LEASE (ASR 10-001443)** Approve Golf Course Lease with Newport Beach Golf Course, LLC and authorize the Chair to execute the Lease. Responding to Commissioner Lam, Director Murphy stated that \$180,000 is the minimum annual guarantee or the percentage of gross receipts, whichever is greater. Responding to Vice Chair Junor, Director Murphy said that the contract language states that the minimum annual guarantee cannot be less than \$180,000. Responding to Commissioner Lam, Director Murphy stated that the lease duration is 10 years, and not less, because the Airport is committed to use the land for golf course purposes for at least that period.

On Commissioner Bristol's motion and Commissioner Lam's second, Item 3 unanimously passed.

3. **TERMINAL C CONSTRUCTION, AMENDMENT 1 (ASR 10-0001354)** Approve and authorize the Chair to execute Amendment No. 1 to the Construction Agreement with McCarthy Building Companies, Inc. (McCarthy) in the not-to-exceed amount of \$934,428 for additional Construction Work for Terminal C. Deputy Director Serafini explained the issues that required additional work, including waterproofing upgrades, steel fabrication issues and work required by the Transportation Security Administration (TSA) after the design was complete. Responding to Vice Chair Junor, Director Murphy stated that the amended costs do not impact the bottom line and projections are that not all contingency funds will be used. Responding to Commissioner Lam, Director Murphy stated that construction is beyond the midway point, and as a result, anticipates a decrease in the quantity of change orders.

On Commissioner Bristol's motion and Commissioner Lam's second, Item 3 unanimously passed.

4. **SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS** – All items passed as recommended.

5. **ADDITIONAL BUSINESS**
 - A. OTHER BUSINESS – None
 - B. UPDATE ON AIRPORT IMPROVEMENT PROJECT – None
 - C. ITEMS OF INTEREST TO THE PUBLIC – None

6. **ADJOURNMENT OF PUBLIC MEETING** The meeting adjourned at 5:40 p.m.

Respectfully submitted,

Elsa Garcia
Staff Specialist