

MOJAVE AIR AND SPACE PORT AT RUTAN FIELD

NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: April 2, 2024
Location: Board Room
1434 Flightline, Mojave, California
Time: 2:00 p.m.

Attending remotely:

Director Balentine
16301 Koch St.
Mojave, CA 93501

Zoom Video Conference

<https://us02web.zoom.us/j/88979840593?pwd=UWxUcHRVkm1aDdnUHA1cWR0VFFMUT09>

Phone: 669 444 9171
Meeting ID: 889 7984 0593
Passcode: 277366

AGENDA

1. **Call to Order**
 - A. Pledge of Allegiance
 - B. Roll Call
 - C. Approval of Agenda
2. **Community Announcements and Public Comments on Items not on the Agenda**
3. **Consent Agenda** (*Staff recommends approval of consent items by one motion.*)
 - A. Minutes of the Regular Board Meeting of March 19, 2024
 - B. Minutes of the Special Board Meeting of March 25, 2024
 - C. Check Register dated March 27, 2024, \$38,227.64.
4. **Action Items**
 - A. ABL Space Systems Co., Test Site 17, Lease Amendment, Term (CEO)
 - B. ABL Space Systems Co., Bldg. 21 & Land, Lease Amendment, Term (CEO)
5. **Reports**
 - A. Director of Administration
 - B. Director of Facilities
 - i. Water System Update

- ii. Taxiway A Rehabilitation
- iii. Property Auction
- iv. Hydraulic Modeling Update
- C. Director of Operations
- D. Chief Executive Officer
 - i. Inland Port Update (CEO)
 - ii. Hangar Development Update (CEO)
 - iii. Recent FAA Submissions (CEO)
- E. Board Committees

6. Director Comments on Items Not on the Agenda

7. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Welton v. MASP
- B. Potential Litigation (Govt Code 54956.9): MASP v. Grote, MASP v. Carmack
- C. Real Property Negotiations (Govt Code 54956.8)
 - 1. Property: APN-428-220-13
Parties: MASP, Major
Negotiator: CEO, General Counsel
Terms: Purchase
- D. Real Property Negotiations (Govt Code 54956.8)
 - 2. Property: Boneyard
Parties: MASP, Paxton
Negotiator: CEO, General Counsel
Terms: Lease Terms
- E. Personnel Appointment: CEO

8. Closed Session Report

9. Action Items Continued

- C. Paxton-Boneyard Lease (CEO)

Adjournment

This Agenda was posted on March 29, 2024, by Jason Buck.

This meeting will be conducted in person and via zoom video conference. If you participate via zoom, please:

- **KEEP YOUR MIC MUTED** at all times that you are not making a comment in order to minimize noise during the meeting. Unmute only to make a comment on an agenda item.
- The general rules regarding public comment apply to those using zoom.
- Comments may also be made in the zoom chat function or via email to the Board Clerk at Lynn@mojaveairport.com prior to the start of the meeting.

ADA Notice: Persons desiring disability-related accommodation should contact the District no later than forty-eight hours prior to the meeting. Persons needing an alternative format of the agenda because of a disability should notify the District no later than seventy-two hours prior to

the meeting. All inquiries/requests can be made by phone at (661) 824-2433, in person at 1434 Flightline, Mojave, CA, or via email to Lynn@mojaveairport.com

Copy of Records: Copies of public records related to open session items are available at the administrative office of the District at 1434 Flightline, Mojave, CA.

Public Comments: Members of the public may comment on items on the agenda before the Board takes action on that item, or for closed session items, before the Board goes into closed session. Comments on items not on the agenda, and over which the Board has jurisdiction, may be made under “Public Comments on Items not on the Agenda,” but the Board may not take action on any issues raised during this time. All comments by members of the public are limited to three minutes.

MISSION STATEMENT

FOSTER AND MAINTAIN OUR RECOGNIZED AEROSPACE PRESENCE WITH A PRINCIPAL FOCUS AS THE WORLD’S PREMIER CIVILIAN AEROSPACE TEST CENTER WHILE SEEKING COMPATIBLY DIVERSE BUSINESS AND INDUSTRY

BOARD OF DIRECTORS

MINUTES OF THE REGULAR MEETING ON MARCH 19, 2024.

1. CALL TO ORDER

The meeting was called to order on Tuesday, March 19, 2024, at 2:00 p.m. by Director Morgan.

A. **Pledge of Allegiance:** CEO Reid led those assembled in the Pledge of Allegiance.

B. **Roll Call:**

Directors present: Allred, Balentine, Barney, Coleman, Morgan.

Directors absent:

Staff: CEO Reid, DOO Sewell, DOA Rawlings, DO Fuels Smith, Counsel Nave, Contracts Manager Johansen, N. Altman.

Others present via Zoom: Joyce Media, C. Panko, A. Diaz, Eric Shwartz, A. Svejda, D. Messier, Chuck McCormik, John Culbertson, and 2 other unidentified participants.

C. **Approval of Agenda:** Upon motion by Director Coleman, seconded by Director Allred, the Board unanimously approved the agenda.

2. Community Announcements/ Public Comments not on the Agenda

No community Announcements

3. Consent Agenda

Upon Motion by Director Balentine, seconded by Director Barney, the Board unanimously approved the Consent Agenda.

A. Minutes of the Regular Board Meeting of March 5, 2024.

B. Check Register dated March 13, 2024; \$1,525.50.

4. Action Items

A. Resolution to Amend Board Policy 300 as it relates to Authorized Positions and Compensation
DOA Rawlings presented the action item to the Board. Upon Motion by Director Morgan, seconded by Director Balentine, the board unanimously approved the changes to Board Policy 300 by Resolution # 24-03-861.

B. Resolution to Amend Board Policy 400
DOF Van Wey presented the action item to the Board. Upon motion by Director Balentine, seconded by Director Barney, the Board unanimously approved the changes to Board Policy 400 by Resolution # 24-03-862.

C. Resolution to Amend Board Policy 700 as it relates to Policy Language
DOO Sewell presented the action item to the Board. Upon motion by Director Balentine, seconded by Director Morgan, the Board unanimously approved the changes to Board Policy 700 by Resolution # 24-03-863.

D. Resolution to Amend Service and Rates
DOA Rawlings presented the action item to the Board. Upon Motion by Director Morgan, seconded by Director Barney, the board unanimously approved the changes to Board Policy 300 by Resolution # 24-03-864.

E. Resolution to Amend Employee Handbook
DOA Rawlings presented the action item to the Board. Upon Motion by Director Morgan, seconded by Director Balentine, the board unanimously approved the changes to Board Policy 300 by Resolution # 24-03-865.

5. Reports

A. Chief Executive Officer

CEO Reid presented his report to the Board.

- i. Taxiway A Electrical Rehabilitation
Mead & Hunt briefed the Board on the Taxiway A Rehabilitation
- ii. Inland Port Update (CEO)
CEO Reid updated the Board on the Inland Port.
- iii. Water System Update (CEO)
Mead & Hunt briefed the Board on the Water System Update.
- iv. Water System Hydraulic Modeling Update (CEO)
CEO Reid updated the Board on the Water system Hydraulic Modeling.
- v. Hangar Development Update (CEO)
CEO Reid updated the Board on Hangar Development.
- vi. Board Committees
No Board Committees

6. Director Comments on Items not on the Agenda

- Director Balentine commented on the Softball field.
- Director Morgan commented on the Transient Parking Slips.
- Director Coleman commented on the rain gutters in the GA Complex.

7. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Welton v. MASP
- B. Potential Litigation (Govt Code 54956.9): MASP v. Grote
- C. Real Property Negotiations (Govt Code 54956.8)
 1. Property: Boneyard
Parties: MASP, Paxton
Negotiator: CEO, General Counsel
Terms: Lease Terms
 2. Personnel Evaluation: CEO

8. Closed Session Report

In closed session, Counsel informed that there was no update on the Welton vs. MASP litigation. Counsel updated the Board on the status of the Grote Potential litigation. The Board gave direction to the CEO to negotiate lease terms. The Board discussed the CEO's Personnel Evaluation. No action was taken, and no other items were discussed.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 3:45 p.m.

ATTEST

Robert Morgan, President

Jimmy R. Balentine, Secretary

BOARD OF DIRECTORS

MINUTES OF THE SPECIAL MEETING ON MARCH 25, 2024.

1. CALL TO ORDER

The meeting was called to order on Monday, March 25, 2024, at 2:00 p.m. by Director Barney.

- A. **Pledge of Allegiance:** DO Fuels led those assembled in the Pledge of Allegiance.
- B. **Roll Call:**
 - Directors present:** Allred, Balentine, Barney, Coleman, Morgan (via Zoom).
 - Directors absent:**
 - Staff:** Counsel Nave (via zoom), Contracts Manager Johansen, DOFuels Smith.
 - Others present via Zoom:** Joyce Media, and one other unidentified participant.
- C. **Approval of Agenda:** Upon motion by Director Balentine, seconded by Director Coleman, the Board unanimously approved the agenda.

7. Closed Session

- A. **Personnel: CEO Appointment**

8. Closed Session Report

In closed session, Counsel and the Board discussed the CEO Appointment, no action was taken, and no other items were discussed.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 2:34 p.m.

Robert Morgan, President

ATTEST

Jimmy R. Balentine, Secretary

Date: Wednesday, March 27, 2024
 Time: 09:02AM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 10-24 As of: 3/27/2024

Page: 1 of 1
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
064780	CK	4/2/2024	1314 Mead & Hunt	10-24	055971	VO	364495	3/20/2024	0.00	1,348.00
064781	CK	4/2/2024	1314 Mead & Hunt	10-24	055972	VO	364450	3/20/2024	0.00	7,315.00
064782	CK	4/2/2024	1314 Mead & Hunt	10-24	055973	VO	364642/CIP #92	3/21/2024	0.00	23,129.41
064783	CK	4/2/2024	1314 Mead & Hunt	10-24	055974	VO	364650/CIP #102	3/21/2024	0.00	6,435.23

Check Count: 4

Acct Sub Total: 38,227.64

Check Type	Count	Amount Paid
Regular	4	38,227.64
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	4	38,227.64

Company Disc Total 0.00 Company Total 38,227.64



STAFF MEMORANDUM

TO: Board of Directors

FROM: Arielle Sewell, Acting CEO

SUBJECT: ABL Space Systems Company – Test Site 17 & 3 (8.65 Acres)

MEETING DATE: April 2, 2024

Background:

ABL executed a Three (3) yr. lease with two one-year renewal options on August 3, 2020. ABL is requesting a two year extension with an expiration date of August 2, 2027. The lease has an annual CPI rate increase. This extension will align the expiration year 2027 with their existing lease on Test Site 15.

Impacts:

Fiscal:	\$137,413.56 annual	\$11,451.13 monthly
Environmental:	CEQA Exempt	
Legal:	None	

Recommended Action:

Staff recommends approval of the 1st Amendment and authorization for CEO to execute the agreement with counsel approval.

1st AMENDMENT TO LEASE

THIS 1st AMENDMENT TO LEASE dated April 2, 2024, is attached to and made a part of that certain written Lease Agreement made by Mojave Air & Space Port (“Landlord”) and ABL Space Systems Company (“Tenant”), on July 31, 2020, for that certain property commonly known as the 8.56 Acres (Test Site 17 and Test Site 3, Mojave, County of Kern, California (the “Lease”).

Whereas Tenant and Landlord desire to amend the term of the Lease as expressly stated herein;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, notwithstanding anything to the contrary contained in the Lease, Landlord and Tenant agree to amend the Lease as follows:

1. The Lease is amended as follows:
 - a. **Section 1.6, “Lease Term,”** is amended to extend the Lease for two years commencing August 3, 2020, and continuing until August 2, 2027.
2. This 1st AMENDMENT TO LEASE is effective as of April 2, 2024.
3. Unless otherwise provided for in this 1st Amendment to Lease, all other terms and conditions of the Lease shall remain the same and in full force and effect. To the extent that any terms or provisions of this amendment are inconsistent with any terms or provisions of the Lease, the terms and provisions herein shall prevail and control. All capitalized terms used herein shall have the same meanings assigned to them in the Lease, if any, unless otherwise specified herein.

IN WITNESS WHEREOF, the parties hereto have executed this 1st AMENDMENT TO LEASE as of the day and year first written above.

Landlord
Mojave Air & Space Port

Tenant
ABL Space Systems Company

By _____
Arielle Sewell, Acting CEO

By _____
Dan Piemont, CFO



STAFF MEMORANDUM

TO: Board of Directors

FROM: Arielle Sewell, Acting CEO

SUBJECT: ABL Space Systems Company – Bldg. 21 and Land

MEETING DATE: April 2, 2024

Background:

ABL executed a two year lease with one one-year renewal option on April 20, 2021. ABL is requesting a three year extension, with an expiration date of April 19, 2027. The lease has an annual CPI. This extension will align the expiration year 2027 with their existing lease on Test Site 15.

Impacts:

Fiscal:	\$76,614.96 annual	\$6,384.58 monthly
Environmental:	CEQA Exempt	
Legal:	None	

Recommended Action:

Staff recommends approval of the 1st Amendment and authorization for CEO to execute the agreement with counsel approval.

1st AMENDMENT TO LEASE

THIS 1st AMENDMENT TO LEASE (“1st Amendment”) dated as of April 2, 2024, is attached to and made a part of that certain written Lease Agreement (“Lease”) entered into by and between Mojave Air & Space Port (“Landlord”) and ABL Space Systems Company (“Tenant”) dated March 8, 2021, for that certain property located at Building 21, 16852 Roper St., Mojave, California.

Whereas Landlord and Tenant desire to amend the term of the Lease as expressly stated herein;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, and notwithstanding anything to the contrary contained in the Lease, Landlord and Tenant agree to amend the Lease as follows.

1. The Lease is amended as follows:
 - a. **Section 1.6, “Lease Term,”** is amended to extend the Lease for three years commencing April 20, 2021, and continuing until April 19, 2027.
2. This 1st Amendment to Lease is effective as of April 2, 2024.
3. Unless otherwise provided for in this 1st Amendment to Lease, all other terms and conditions of the Lease shall remain the same, and in full force and effect. To the extent that any terms or provisions of this amendment are inconsistent with any terms or provisions of the Lease, the terms and provisions of this amendment shall prevail and control for all purposes. All capitalized terms used in this amendment shall have the same meanings assigned to them in the Lease, if any, unless otherwise specified herein.

IN WITNESS WHEREOF, the parties hereto have executed this 1st AMENDMENT TO LEASE as of the day and year first written above.

TENANT:
ABL Space Systems Company

LANDLORD:
Mojave Air & Space Port

By: _____
Dan Piemont, CFO

By: _____
Arielle Sewell, Acting CEO

**Mojave Air & Space Port
Treasurer's Report
For the month ended February 29, 2024**

	<u>General</u>	<u>County Treasury</u>	<u>LAIF</u>	<u>Total</u>
Beginning Balance	\$ 3,233,686.98	\$ 3,310,373.82	\$ 3,333,159.11	\$ 9,877,219.91
Receipts:				
Operating Revenues	1,079,315.89	-	-	1,079,315.89
Interest Income	116.05	-	-	116.05
Tax Proceeds	-	-	-	-
Total Receipts	<u>1,079,431.94</u>	<u>-</u>	<u>-</u>	<u>1,079,431.94</u>
Expenditures:				
Operating Expenses	(1,442,686.91)	-	-	(1,442,686.91)
Project Expenses	-	-	-	-
Total Expenditures	<u>(1,442,686.91)</u>	<u>-</u>	<u>-</u>	<u>(1,442,686.91)</u>
Transfers:				
Between General and County Treasury	-	-	-	-
Between General and LAIF	-	-	-	-
Total Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending Balance	<u>\$ 2,870,432.01</u>	<u>\$ 3,310,373.82</u>	<u>\$ 3,333,159.11</u>	<u>\$ 9,513,964.94</u>

The Mojave Air & Space Port unencumbered cash is on deposit bearing interest at various rates, in accordance with the District's Investment Policy.

Mojave Air & Space Port Fuel Inventory Report

FEBRUARY 2024

JET A	
Beginning Inventory	87,930
Gallons Delivered	
Gallons Purchased	87,349
Defuels	-
Total Gallons Delivered	87,349
Gallons Pumped	
Gallons Sold	97,555
Refuels	-
Tank farm/Line truck sumps	55
Delivery Samples	11
Total Gallons Pumped	97,621
Ending Inventory	77,658
Physical Check	76,035
Inventory Value at	3.93 \$298,817.55

AVGAS	
Beginning Inventory	11,863
Gallons Delivered	
Gallons Purchased	-
Gallons Pumped	
Gallons Sold	3,884
Tank farm/Line truck sumps	5
Delivery Samples	-
Total Gallons Pumped	3,889
Ending Inventory	7,974
Physical Check	8,017
Inventory Value at	5.09 \$40,806.53

LUBRICANTS	
Beginning Inventory	143
Quarts Purchased	0
Quarts Sold	12
Ending Inventory	131
Physical Check	133
Aeroshell 110; 100W; 15/50 Multi 97@ \$8.35; 8@ \$8.35; 28@ \$11.29	\$1,192.87

PRIST	
Beginning Inventory	117
Cans Purchased	0
Cans Sold	0
Ending Inventory	117
Physical Check - Cans	117
Physical Check - Bulk	8.6
117 CANS @ \$7.40; 8.6 Gallons @ 132	\$2,001.00

UNLEADED FUEL	
Beginning Inventory	748.8
Gallons Purchased	519.0
Gallons Used	482.5
Ending Inventory	785.3
Physical Check	613.6
Inventory Value at	\$3.84 \$2,355.61

DIESEL FUEL	
Beginning Inventory	728.0
Gallons Purchased	321.0
Gallons Used	342.5
Ending Inventory	706.5
Physical Check	811.2
Inventory Value at	\$4.22 \$3,422.45

February 2024 Fuel Inventory \$348,596.01

February Gallons Sold 74,815
Year to Date 533,583

MOJAVE AIR & SPACE PORT
Revenue and Expense by Function
For the Eight Months Ending Wednesday, February 28, 2024

Description	Rents & Leases Aviation	Rents & Leases Non-aviation	Flight Related Activities	Non-flight Related Activities	Total
Operating Revenue					
Fuel Sales & Services	4,341	-	3,275,186	-	3,279,527
Cost of Fuel & Lubricants Sold	-	-	2,379,977	-	2,379,977
Gross Profit on Fuel Sales & Services	4,341	-	895,209	-	899,550
Rents & Leases	3,935,508	1,384,136	2,701	26,547	5,348,892
Other Revenue	-	-	1,169	198,178	199,347
Total Operating Revenue	3,939,849	1,384,136	899,079	224,725	6,447,789
Operating Expense					
Salaries & Benefits	1,067,077	730,190	777,379	429,214	3,003,859
Noncapitalized Equipment	47,031	16,442	7,628	6,059	77,159
Supplies	47,698	23,037	61,017	11,600	143,352
Licensing & Software	23,712	13,155	12,575	16,715	66,157
Communications	17,121	10,539	9,904	7,087	44,651
Training & Travel	1,488	949	759	47,320	50,516
Permits & Fees	3,396	-	3,504	3,542	10,442
Repairs & Maintenance	244,788	147,002	99,044	3,930	494,764
Engineering Services	113,365	75,446	53,117	47,639	289,567
Legal & Accounting Services	52,801	-	-	108,327	161,127
Operating Services	308,897	92,538	97,827	53,752	553,013
Bad Debts	-	3,106	-	-	3,106
Dues & Subscriptions	7,063	4,892	4,874	13,182	30,010
Insurance	117,059	76,176	117,059	76,176	386,470
Marketing	4,941	4,928	4,928	40,167	54,963
Rent Expense	7,095	3,209	67,146	2,913	80,363
Utilities	111,451	161,810	41,421	41,405	356,088
Tenant Retention	3,166	3,166	-	-	6,331
Miscellaneous	2,173	2,386	15,693	35,061	55,314
Depreciation	643,061	22,090	1,020,117	35,227	1,720,495
Expense Reimbursements	-	-	(15,600)	(102,257)	(117,857)
Total Operating Expense	2,823,381	1,391,060	2,378,392	877,058	7,469,890
Excess (Deficit) of Operating Revenue over Operating Expense	1,116,468	(6,924)	(1,479,313)	(652,332)	(1,022,101)
Nonoperating Revenue					
Property Taxes	399,538	133,179	-	-	532,718
Interest Income	-	-	-	89,219	89,219
Other Nonoperating Revenue	-	-	-	1,450	1,450
Total Nonoperating Revenue	399,538	133,179	-	90,669	623,387
Nonoperating Expense					
Other Nonoperating Expense	-	-	-	952	-
Total Nonoperating Expense	-	-	-	952	-
Excess (Deficit) of Revenue over Expense	1,516,006	126,255	(1,479,313)	(562,616)	(398,715)
FAA Projects					
Grants In Aid-Federal/State	-	-	908,005	-	908,005
FAA Projects Expense	-	-	-	1,208,740	1,208,740
Excess (Deficit) of FAA Projects Revenue over FAA Projects Expense	-	-	908,005	(1,208,740)	(300,735)
Reserve Designations					
Infrastructure Projects	-	-	-	158,487	158,487
Property Investments	-	-	-	105,000	105,000
Building Improvements	-	-	-	355,773	355,773
Equipment	-	-	-	95,474	95,474
Employee Benefits	-	-	-	250,000	250,000
Total Reserve Designations	-	-	-	964,734	964,734

Mojave Air & Space Port
Customers Over 90 Days Past Due

	1-30 Days	31-60 Days	61-90 Days	90+ Days	TOTAL	Comments
American Verde Technologies	15.65	33.44	16.19	1,620.91	1,686.19	Vacated Property - should be sending payment
Mike Carmack	110.84	111.51	104.05	152.32	478.72	Payment not received
High Desert Wireless	0.00	0.00	0.00	0.00	601.30	Vacated Property - making payments
Aged AR as 3/18/2024	421,678.78	59,063.50	15,438.29	1,773.23	497,953.80	



STAFF MEMORANDUM

TO: Board of Directors

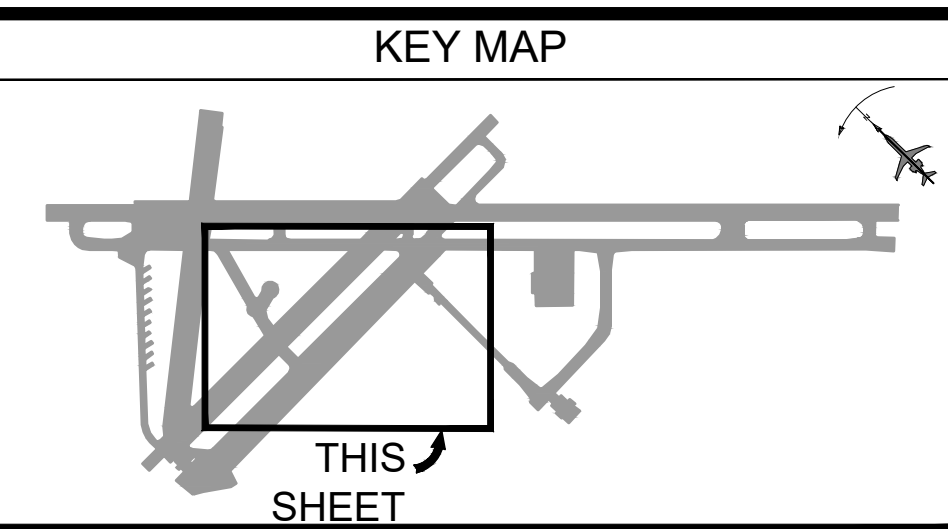
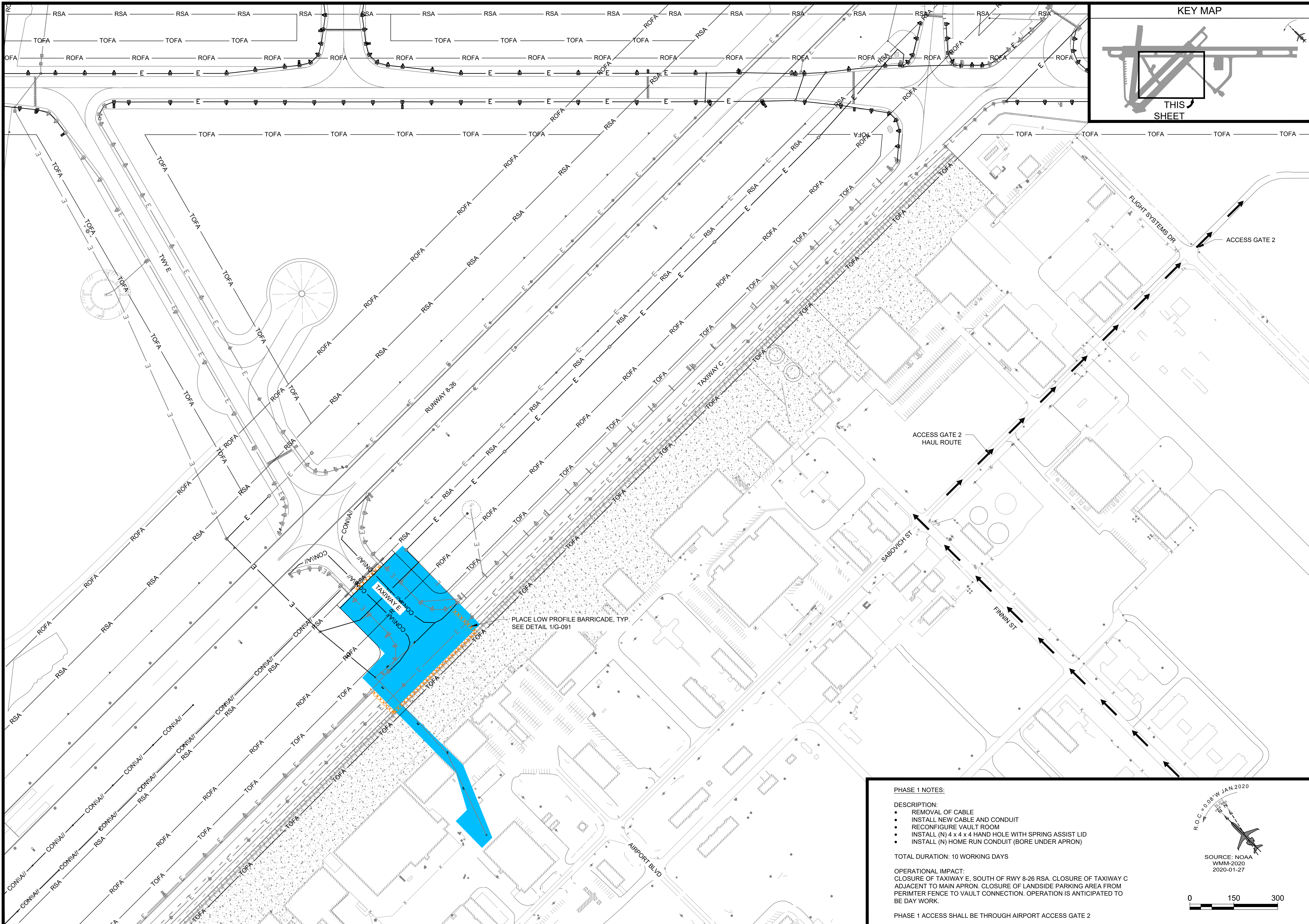
FROM: Floyd VanWey, Director of Facilities

SUBJECT: Facilities Report

MEETING DATE: April 2, 2024

The Director of Facilities will report on the following topics:

- Water System Update
- Taxiway A Rehabilitation
- Property Auction
- Hydraulic Modeling Update



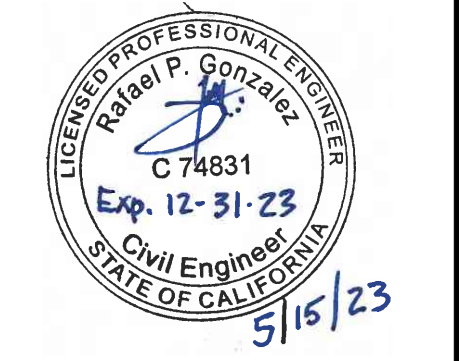
Mead & Hunt
 Mead and Hunt, Inc.
 3110 E. Guasti Road,
 Suite 330
 Ontario, CA 91761
 phone: 909-467-8560
 meadhunt.com

MOJAVE
 AIR & SPACE PORT
 AT RUTAN FIELD

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**MOJAVE AIR AND SPACE PORT
 TAXIWAY A ELECTRICAL AND
 SIGNAGE REHABILITATION**
 1434 FLIGHTLINE, BUILDING 58, MOJAVE, CA 93501

ISSUED
 05/15/23 ISSUE FOR BID



AIP NO.: 3-06-0154-03X-2023
 M&H NO.: 3229800-201603.01
 DATE: MAY 15, 2023
 DESIGNED BY: GAM
 DRAWN BY: SKN
 CHECKED BY: SAS
 DO NOT SCALE DRAWINGS

SHEET CONTENTS
 CSPP - PH1

SHEET NO. 7 of 83

G-082

PHASE 1 NOTES:

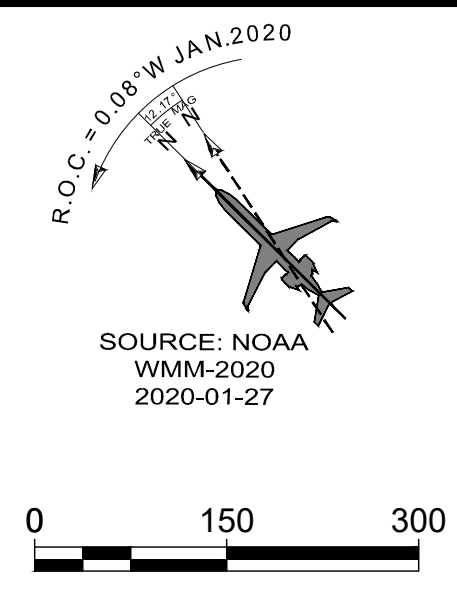
DESCRIPTION:

- REMOVAL OF CABLE
- INSTALL NEW CABLE AND CONDUIT
- RECONFIGURE VAULT ROOM
- INSTALL (N) 4 x 4 x 4 HAND HOLE WITH SPRING ASSIST LID
- INSTALL (N) HOME RUN CONDUIT (BORE UNDER APRON)












TOTAL DURATION: 10 WORKING DAYS

OPERATIONAL IMPACT:
 CLOSURE OF TAXIWAY E, SOUTH OF RWY 8-26 RSA. CLOSURE OF TAXIWAY C ADJACENT TO MAIN APRON. CLOSURE OF LANDSIDE PARKING AREA FROM PERIMETER FENCE TO VAULT CONNECTION. OPERATION IS ANTICIPATED TO BE DAY WORK.

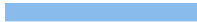


















PHASE 1 ACCESS SHALL BE THROUGH AIRPORT ACCESS GATE 2



X:\3229800\201603.01\TECH\DRAWINGS\SHEETS\G-088 CSPP PH1.DWG 5/15/2023 2:38:19 PM

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors
1			Mobilization	5 days	Mon 5/13/24	Fri 5/17/24	
2			Material and Equipment Delivery	5 days	Mon 5/13/24	Fri 5/17/24	
3			Investigation	1 day	Mon 5/13/24	Mon 5/13/24	
4			USA Ticket/Pothole	4 days	Tue 5/14/24	Fri 5/17/24	3
5			Phase 1	10 days	Mon 5/20/24	Fri 5/31/24	
6			16 - Electrical Conduit-6 Way 4" HDPE Directional Drill	2 days	Mon 5/20/24	Tue 5/21/24	1
7			4x4x4 Handholes	3 days	Wed 5/22/24	Fri 5/24/24	6
8			18 - 6 Way 4" SCH 40 Ductbank in Native Fill	2 days	Mon 5/27/24	Tue 5/28/24	7
9			19 - 6 Way 4" SCH 40 In Cut and Patched A/C	2 days	Wed 5/29/24	Thu 5/30/24	8
10			Paving	1 day	Fri 5/31/24	Fri 5/31/24	9

Project: Project1
Date: Fri 3/22/24

Task		Manual Summary Rollup	
Split		Manual Summary	
Milestone		Start-only	
Summary		Finish-only	
Project Summary		External Tasks	
Inactive Task		External Milestone	
Inactive Milestone		Deadline	
Inactive Summary		Progress	
Manual Task		Manual Progress	
Duration-only			



STAFF MEMORANDUM

TO: Board of Directors

FROM: Arielle Sewell, DOO

SUBJECT: Director of Operations Report

MEETING DATE: April 2, 2024

- Software Updates:
 - o Beginning training for Virtower users at Mojave.
 - Virtower software installed last month to assist with operations tracking, based aircraft tracking, live aircraft feeds. Program will help provide more accurate depictions of aircraft movements in Mojave, which is tied to opportunities for funding.
 - o Everbridge
 - Agreement at Everbridge for review, with an anticipated set up date of May 2nd, and program live date of June 17th. Everbridge will replace OnSolve Mass Notification system.

- Vehicle branding updates:
 - o 5 district vehicles will be receiving new decals and branding from April 2nd to April 4th in the event center. New decals will replace Security logos and add the new Mojave Air and Space Port at Rutan Field logo, as well as replace reflective striping that has become worn or damaged.

- Tenant Updates:
 - o Boom Supersonic flew the first flight for the XB-1 aircraft at Mojave on March 22nd.



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

TO: MASP Board of Directors
FROM: Arielle Sewell, Acting CEO
MEETING DATE: April 2, 2024

Updates

→ **Inland Port Update** – No update. Request item be removed from CEO Report as Pioneer Partners, the private holding company who spearheaded the project is no longer providing updates on their development progress.

→ **Hangar Development Update** – Dr. Gil Keinan will be providing an update on the Local Equity project.

→ **Recent FAA Submissions** –

- Airport Capital Improvement Plan (ACIP)
 - ACIP was submitted to the ADO. Planned projects for 2024 – 2029 include:
 - Updating the Airport Layout Plan, including the addition of Hydrogen Fueling Locations, Test Site areas, Removal of Hangars along TWY C.
 - Rehabilitation of TWY A, including the intersection at TWY F
 - Removal and Relocation of TWY D
- Application to renew Space Port license
 - Spaceport license application was submitted on March 18th, 90 days prior to expiration date as recommended by Kimley Horn



AIR & SPACE PORT
AT RUTAN FIELD

CEO AUTHORIZED ITEMS

CONTRACTS/AGREEMENTS- SVC/PUBLIC WORKS/CONSULTING

American Electrical Services – Bldg. 1, Fire Alarm, \$48,540.00

MEC Environmental, Inc., Bldg. 1, Asbestos Core Drilling, \$27,932.00

Property Rented

Bernhard, Bldg. 1, Rm. 15, Month-to-Month

Authorized Payments

BOARD MEETING: 4/2/24	DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER	3/19/2024	49,852.40		49,852.40
				-
EFT'S			0.00	-
		49,852.40	-	49,852.40
BOD CHECK	064780	1,348.00		
	064781	7,315.00		
	064782	23,129.41		
	064783	6,435.23		
CHECK TOTAL		38,227.64		38,227.64
VOID CHECK	3/19/24	64750		
		64751		
		64752		
		64753		
TOTAL ALL CHECKS & EFT'S				88,080.04

Date: Tuesday, March 19, 2024
 Time: 03:43PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 09-24 As of: 3/19/2024

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 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
064754	CK	3/19/2024	0109 AT&T	09-24	055901	VO	34122793/0324	3/7/2024	0.00	121.45
064754	CK	3/19/2024	0109 AT&T	09-24	055902	VO	23831139/0324	3/7/2024	0.00	121.45
									Check Total	242.90
064755	CK	3/19/2024	0349 CLA-VAL	09-24	055904	VO	888604	3/6/2024	0.00	1,110.00
064756	CK	3/19/2024	0396 CDW Government	09-24	055903	VO	QB61185	3/8/2024	0.00	1,164.11
064757	CK	3/19/2024	0557 Amazon Capital Services, Inc.	09-24	055889	VO	14LQJ7VJ1D79	3/13/2024	0.00	132.34
064758	CK	3/19/2024	0773 Grainger	09-24	055897	VO	9037603009	2/29/2024	0.00	180.57
064758	CK	3/19/2024	0773 Grainger	09-24	055898	VO	9021269957	2/15/2024	0.00	707.69
									Check Total	888.26
064759	CK	3/19/2024	0791 Handel Plumbing Incorporated	09-24	055899	VO	24-033	3/1/2024	0.00	2,590.00
064759	CK	3/19/2024	0791 Handel Plumbing Incorporated	09-24	055930	VO	24-032/CIP #126	3/1/2024	0.00	11,221.00
									Check Total	13,811.00
064760	CK	3/19/2024	0850 Herc Rentals	09-24	055908	VO	34390539-001	3/6/2024	0.00	2,874.78
064760	CK	3/19/2024	0850 Herc Rentals	09-24	055909	VO	34409547-001	3/4/2024	0.00	2,334.55
									Check Total	5,209.33
064761	CK	3/19/2024	1161 Kern Auto Parts Inc	09-24	055914	VO	995926	3/14/2024	0.00	8.11
064762	CK	3/19/2024	1178 Kimley-Horn and Associates, Inc.	09-24	055929	VO	27445789	2/29/2024	0.00	7,750.00
064763	CK	3/19/2024	1315 McMaster-Carr	09-24	055910	VO	23263608	3/6/2024	0.00	830.48
064763	CK	3/19/2024	1315 McMaster-Carr	09-24	055911	VO	23433595	3/8/2024	0.00	157.00

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
064764	CK	3/19/2024	1369 Mojave Desert News	09-24	055887	VO	022924	2/29/2024	0.00	79.00
									Check Total	987.48
064765	CK	3/19/2024	1372 Mojave Public Utility District	09-24	055896	VO	02241/0224	2/8/2024	0.00	8,133.98
064766	CK	3/19/2024	1373 Mojave Public Utility District	09-24	055895	VO	02242/0224	3/19/2024	0.00	511.20
064767	CK	3/19/2024	1390 Mission Linen Supply	09-24	055912	VO	521224555	3/14/2024	0.00	134.90
064767	CK	3/19/2024	1390 Mission Linen Supply	09-24	055913	VO	521224550	3/14/2024	0.00	169.89
									Check Total	304.79
064768	CK	3/19/2024	1429 Northern Digital, Inc.	09-24	055888	VO	57642	2/4/2024	0.00	675.00
064769	CK	3/19/2024	1573 Andrew Thomas Palka	09-24	055907	VO	031924/ATC	3/19/2024	0.00	180.00
064770	CK	3/19/2024	1800 Ramos Strong Inc	09-24	055915	VO	0398379	3/11/2024	0.00	1,193.24
064771	CK	3/19/2024	1896 Speedy Car Wash	09-24	055916	VO	7032	3/16/2024	0.00	205.00
064772	CK	3/19/2024	1925 Sparkletts	09-24	055921	VO	13703338031424	3/14/2024	0.00	730.07
064773	CK	3/19/2024	1952 Southern California Edison	09-24	055905	VO	616545683-B58	3/18/2024	0.00	1,954.28
064773	CK	3/19/2024	1952 Southern California Edison	09-24	055906	VO	196090594-PED	3/18/2024	0.00	19.65
									Check Total	1,973.93
064774	CK	3/19/2024	1954 Southern California Gas	09-24	055917	VO	31545767/BLDG 5	3/14/2024	0.00	471.01
064774	CK	3/19/2024	1954 Southern California Gas	09-24	055918	VO	89363938/B-137	3/14/2024	0.00	419.85
064774	CK	3/19/2024	1954 Southern California Gas	09-24	055919	VO	61545001	3/14/2024	0.00	1,031.92

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
064774	CK	3/19/2024	1954 Southern California Gas	09-24		055920	VO	11545997/B-1	3/14/2024	0.00	805.08
064775	CK	3/19/2024	2016 Spandorf, Chris	09-24		055900	VO	030824/PER DIEM	3/8/2024	0.00	443.78
064776	CK	3/19/2024	2367 Armando Quintero Jr.	09-24		055890	VO	031924	3/19/2024	0.00	276.02
064777	CK	3/19/2024	3030 Sonia Valenzuela	09-24		055922	VO	031224	3/13/2024	0.00	244.00
064778	CK	3/19/2024	3200 Timothy Mallon	09-24		055891	VO	031124	3/13/2024	0.00	94.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055923	VO	030624	3/14/2024	0.00	125.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055924	VO	020624	3/14/2024	0.00	125.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055925	VO	010624	3/14/2024	0.00	125.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055926	VO	030624	3/14/2024	0.00	134.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055927	VO	020224	3/14/2024	0.00	134.00
064779	CK	3/19/2024	4523 Gerardo Perez	09-24		055928	VO	011924	3/14/2024	0.00	134.00
Check Total											777.00

Check Count: 26

Acct Sub Total: 49,852.40

Check Type	Count	Amount Paid
Regular	26	49,852.40
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	26	49,852.40

Date: Tuesday, March 19, 2024
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Mojave Air & Space Port
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Report: 03630.rpt
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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post	Period Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
						Company Disc Total		0.00	Company Total		49,852.40



MOJOVE
AIR & SPACE PORT
AT RUTAN FIELD

Electronic Fund Transfers March 13 through March 28,2024

Date		Amount
3/13/2024	ACH DEBIT EFTTRANSFE AVFUEL3252	\$65,413.48
3/13/2024	ACH DEBIT INVOICE PAYCHEX EIB	\$515.26
3/14/2024	ACH DEBIT PAYROLL PAYCHEX - RCX	\$73,673.40
3/14/2024	ACH DEBIT TAXES PAYCHEX TPS	\$16,158.34
3/14/2024	ACH DEBIT INVOICE PAYCHEX EIB	\$1,037.35
3/14/2024	ACH DEBIT GARNISH PAYCHEX CGS	\$48.96
3/15/2024	ACH DEBIT EFTTRANSFE AVFUEL3252	\$26,697.11
3/15/2024	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$1,888.00
3/15/2024	WIRE TRANSFER FEE	\$15.00
3/19/2024	ACH DEBIT EFTTRANSFE AVFUEL3252	\$42,137.09
3/20/2024	ACH DEBIT EFTTRANSFE AVFUEL	\$26,636.84
3/20/2024	ACH DEBIT INVOICE PAYCHEX-OAB	\$181.86
3/22/2024	ACH DEBIT EFTTRANSFE AVFUEL	\$26,643.54
3/22/2024	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$386.00
3/25/2024	ACCOUNT SERVICE FEE TM-ACH OR MULTIPLE SERVICES	\$75.00
3/25/2024	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
3/26/2024	ACH DEBIT EFTTRANSFE AVFUEL	\$25,234.22
3/27/2024	ACH DEBIT EFTTRANSFE AVFUEL	\$51,696.76
3/28/2024	MEMO DEBIT : Wire Transfer Fee	\$15.00
3/28/2024	MEMO DEBIT : PAYCHEX TPS TAXES	\$17,332.02
3/28/2024	MEMO DEBIT : PAYCHEX EIB INVOICE ACH	\$1,052.01
3/28/2024	MEMO DEBIT : PAYCHEX CGS GARNISH ACH	\$48.96
3/28/2024	MEMO DEBIT : PAYCHEX - RCX PAYROLL ACH	\$78,132.46
	Total	\$455,093.66