



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

**Thursday  
June 13, 2024**

**Administration Building  
Airport Boardroom  
6:00 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: Moreno, Adams, Brown, Clayton, Baskett**

- 1. MINUTES OF THE REGULAR MEETING HELD MAY 23, 2024**
- 2. MINUTES OF THE SPECIAL MEETING HELD JUNE 7, 2024**
- 3. COMMITTEE REPORT(S):**
  - a) EXECUTIVE**
  - b) ADMINISTRATION & FINANCIAL**
  - c) SAFETY & SECURITY**
  - d) REAL ESTATE**
  - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT**
  - f) GOVERNMENT AFFAIRS**
  - g) MARKETING & PROMOTIONS**
  - h) GENERAL AVIATION**
- 4. GENERAL MANAGER'S REPORT**
- 5. MANAGER OF FINANCE & ADMINISTRATION REPORT**
  - a) Demand Register**

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 will establish a time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
7. **REVIEW AND APPROVAL OF THE BUDGET FOR FISCAL YEAR 2024-2025.**
8. **RESOLUTION 933. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT ADOPTING THE APPROPRIATIONS SUBJECT TO LIMITATION FOR FISCAL YEAR 2024-2025 UNDER CALIFORNIA CONSTITUTION ARTICLE XIII B (AS AMENDED) AND IMPLEMENTING STATUTES.**
9. **AUTHORIZATION FOR TWO STAFF MEMBERS TO ATTEND THE ANNUAL ALLEGIANT CONFERENCE TO BE HELD OCTOBER 1-3, 2024, IN LAS VEGAS, NV.**
10. **AUTHORIZATION FOR TWO STAFF MEMBERS TO ATTEND TAKEOFF NORTH AMERICA AIR SERVICE DEVELOPMENT CONFERENCE TO BE HELD OCTOBER 22-24, 2024, IN GREEN BAY, WISCONSIN.**
11. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE ELEVENTH AMENDMENT BETWEEN THE DISTRICT AND THE SANTA MARIA VALLEY CHAMBER OF COMMERCE AND VISITOR AND CONVENTION BUREAU.**
12. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE REVOCABLE LICENSE AGREEMENT BETWEEN THE DISTRICT AND VALLEY ART GALLERY.**
13. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
  - a) **Conference with Legal Counsel-Existing Litigation (Paragraph (1) of Subdivision (d) of Section 54956.9): Santa Maria Public Airport District v. California State Water Resources Control Board et al. (Santa Barbara Superior Court Case No. 24CV01262)**
  - b) **Conference with Legal Counsel-Anticipated Litigation (Paragraph (2) or (3) of Subdivision (d) of Gov. Code Section 54956.9) Significant exposure to litigation: (One case).**
  - c) **Conference with Legal Counsel-Initiation of Litigation (Paragraph (4) of Subdivision (d) of Gov. Code Section 54956.9): (One Case).**
14. **DIRECTORS' COMMENTS.**
15. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD  
MEETING OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT HELD MAY 23, 2024

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular meeting place at 6:00 p.m. Present were Directors Moreno, Adams, Clayton, and Baskett. Manager of Finance & Administration Reade, and District Counsel Cheung. Director Brown and General Manager Pehl were absent.

1. MINUTES OF THE REGULAR MEETING HELD May 9, 2024. Director Adams made a Motion to approve the minutes of the regular meeting held May 9, 2024. Director Clayton Seconded and it was carried by a 3-0 vote. Director Baskett abstained as he was absent for that meeting.
2. COMMITTEE REPORT(S):
  - a) EXECUTIVE – The committee met to discuss the agenda.
  - b) ADMINISTRATION & FINANCIAL – No meeting scheduled.
  - c) SAFETY & SECURITY – No meeting scheduled.
  - d) REAL ESTATE – No meeting scheduled.
  - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT– No meeting scheduled.
  - f) GOVERNMENT AFFAIRS – No meeting scheduled.
  - g) MARKETING & PROMOTIONS – No meeting scheduled.
3. GENERAL MANAGER’S REPORT: Manager of Finance and Administration Reade reported the airport’s annual tabletop meeting was held May 22<sup>nd</sup> in accordance with our airport emergency plan.
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 072672 through 072736 in the amount of \$336,713.14 was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Adams Seconded and it was carried by a 4-0 vote.
  - b) Budget to Actual Received and filed.
  - c) Financial Statements Received and filed.
  - d) Budget Deviation #2. Director Adams made a motion to approve. Director Clayton Seconded and it was carried by a 4-0 vote.
5. 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.

Joel Rieman, a tenant, asked if the board had considered his previous request. It will be added to a future agenda.

Joe Cronan, a tenant, does not feel that the hangar rent increase is fair and equitable. He would like the district and tenants to work together to promote aviation.

Rene Minjares, a tenant, wants more communication between the board and tenants and expressed his disagreement with Director Claytons comments at the last board meeting. He requested that Director Clayton resign.

6. Presentation by John Smith and Jason Hargreaves, Tartaglia Engineering, providing an update of airport improvement projects.
7. Discussion and direction to staff regarding the failing roof on the main hangar located at 3203 Lightning Street, Santa Maria, CA 93455. Kevin Yakes, Artcraft, inquired about their rent abetment request. This item will be added to a future agenda. Discussion was held and directions were given to staff to go out to bid for the roof replacement.
8. Discussion and direction to staff regarding a rate study. Discussion was held and direction was given to staff to investigate doing a rate study.
9. Discussion and consideration of ad hoc committees and liaisons and membership and assignment. Discussion was held and a General Aviation Committee was created. Director Clayton and Director Moreno were appointed to the committee. Director Clayton will be removed from the Real Estate Committee and replaced with Director Adams.
10. Resolution 932. A Resolution of the Board of Directors of the Santa Maria Public Airport District rescinding Resolution 902. Chrissie Cronan, a tenant, requested that the board rescind Resolution 902. The resolution went to a roll call vote and was carried 3-0. Directors Moreno, Baskett, and Clayton voted "Yes". Director Adams abstained.
11. Resolution 933. A Resolution of the Board of Directors of the Santa Maria Public Airport District adopting the appropriations subject to limitations for fiscal year 2024-2025 under California Constitution Article XIII B (as amended) and implementing statutes. This resolution is required to sit before the public for two weeks before consideration by the board. This resolution will be tabled for the next board meeting.
12. Authorization for the General Manager to attend the FAA Airports Conference to be held June 11-13, 2024, to be held in Redondo Beach, CA. Director Baskett made a motion to approve. Director Adams Seconded and the motion was carried by a 4-0 vote.
13. Authorization for the President and Secretary to execute the Service Agreement between the District and Mead & Hunt, Inc., for Air Service Development consulting services. Director Adams made a motion to approve. Director Baskett Seconded and the motion was carried by a 4-0 vote.
14. Authorization for the President and Secretary to execute the Service Agreement between the District and Tartaglia Engineering for the Landside Improvement Project. Director Baskett made a motion to approve. Director Clayton Seconded and it was carried by a 4-0 vote.

15. Authorization for tuition reimbursement for one staff member. Director Baskett made a motion to approve. Director Clayton Seconded and it was carried by a 4-0 vote.
16. Resolution 934. A Resolution of the Board of Directors of the Santa Maria Public Airport District establishing and adopting the Homebuilt Aircraft Progress Goals Clause Policy.  
The resolution went to a roll call vote and was carried 3-1. Directors Moreno, Adams, and Clayton voted "Yes". Director Baskett voted "No".
17. Approval of the Santa Maria Public Airport District Hangar Lease Eligibility & Use Policy as amended May 23, 2024. Director Baskett made a motion to approve. Director Clayton Seconded and the motion was carried by a 4-0 vote.
18. Approval of the Santa Maria Public Airport District Hangar Wait List Policy as amended May 23, 2024. Director Adams made a motion to approve. Director Clayton Seconded and the motion was carried by a 4-0 vote.
19. Approval of the Santa Maria Public Airport District Hangar Space Lease Agreement as amended May 23, 2024. Director Baskett made a motion to approve. Director Adams Seconded and the motion was carried by a 4-0 vote.  
  
RECESS: At 6:59 p.m.  
  
Return to OPEN SESSION: At 7:04 p.m. The Board and staff reconvened to Open Session.
20. Closed Session. At 7:10 p.m. the Board went into Closed Session to discuss the following item(s):  
  
a) Conference with Legal Counsel-Anticipated Litigation (Paragraph (2) or (3) of Subdivision (d) of Gov. Code Section 54956.9) Significant exposure to litigation: (Two cases).  
  
b) Conference with Legal Counsel-Initiation of Litigation (Paragraph (4) of Subdivision (d) of Gov. Code Section 54956.9): (One Case).  
  
At 8:03 pm., the Board and staff reconvened to Open Public Session.  
  
There were no reportable actions.
21. Directors' Comments. Director Baskett had no comment.  
  
Director Adam's expressed his appreciation for Tartaglia Engineering's report and his excitement about upcoming Airport projects.  
  
Director Clayton expressed his agreement with Director Adams' statement. He is happy to be a part of the General Aviation Committee.  
  
President Moreno thanked everyone for coming to the board meeting. He is happy with the progress being made on airport projects.

22. Adjournment: President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on June 13, 2024, at the regular meeting place. Director Adams made that Motion, Director Clayton 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 8:05 p.m. on May 23, 2024.

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Ignacio Moreno, President

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Steven Brown, Secretary

MINUTES OF THE SPECIAL BOARD  
MEETING OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT HELD JUNE 7, 2024

The Board of Directors of the Santa Maria Public Airport District held a Special Meeting at the regular meeting place at 12:00 p.m. Present were Directors Moreno, Adams, Clayton, and Brown, General Manager, Pehl, Manager of Finance & Administration, Reade, and District Counsel, Cheung. Director Baskett was absent.

1. PUBLIC SESSION: Statements from the floor will be heard during public session for items on the agenda for the special meeting. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. The Board will establish a 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.

2. Authorization for the President and Secretary to execute the SDRMA Endorsement Exclusion for David Baskett. Mr. Pehl read a statement from Director Baskett into the record. The statement was read as follows:

To date I have not received any citation or even expressed concern from any Police investigator or litigation pointing at me, delivered to me about any unsafe action on my part that resulted in the tragic death of a person traveling on Skyway Drive.

I will challenge any restriction placed on my access to my property and my director duties.

It was the airport that started the issues that led to the tragedy – Dave.

Director Adams made a Motion to approve. Director Brown Seconded and it was carried by a 4-0 vote.

3. Discussion and consideration of Resolutions and related Board action regarding coverage exclusion. District Counsel Cheung summarized the resolution. Director Adams made a Motion to approve. Director Clayton Seconded and it was carried by the following roll call vote. Directors Moreno, Adams, Brown, and Clayton voted "Yes".

4. DIRECTORS' COMMENTS: Director Brown stated Director Baskett is putting the District in a really bad position and himself in an even worse position by not being insured and I think he should resign.

Director Adams said this is uncharted territory and he hasn't seen this happen before. He added that resignation is a decision Director Baskett would have to make but he would support it.

Director Clayton said that he considers Director Baskett a very good friend of his but his time on the board has come to an end and asked for his resignation.

Director Moreno agreed with his fellow board members. He said given the history of his personal time on the board that it isn't if, but when, something will happen with Director Baskett.

5. ADJOURNMENT. President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on June 13, 2024, at 6:00 p.m. at the regular meeting place. Director Brown made that Motion, Director Clayton 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 12:21 p.m. on June 7, 2024.

\_\_\_\_\_  
Ignacio Moreno, President

\_\_\_\_\_  
Steve Brown, Secretary



2023-2024

**DEMAND REGISTER  
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 072737 to 072801 and electronic payments on Pacific Premier Bank and in the total amount of \$460,649.74.

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MARTIN PEHL  
GENERAL MANAGER

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DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 072737 to 072801 and electronic payments on Pacific Premier Bank in the total amount of \$460,649.74 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.

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VERONEKA READE  
MANAGER OF FINANCE AND ADMINISTRATION

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DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF JUNE 13, 2024.

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STEVE BROWN  
SECRETARY

**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
* 72737	5/22/2024	Adamski Moroski	\$7,730.50	Legal Counsel Services
* 72738	5/22/2024	AT&T	\$46.24	Telephone Service
* 72739	5/22/2024	Boyer's Diesel	\$1,285.87	Vehicle Maintenance
* 72740	5/22/2024	City of Guadalupe	\$26,041.19	Security Service/LEO
* 72741	5/22/2024	City of Santa Maria	\$515.00	Construction Meter Fees
* 72742	5/22/2024	City of Santa Maria-Util Div	\$4,955.10	Utilities - Water
* 72743	5/22/2024	Clay's Septic & Letting Inc.	\$2,614.71	Drainage Maintenance
* 72744	5/22/2024	Gsolutionz, Inc.	\$550.88	Voice Services - 4/22/24 - 5/21/24
* 72745	5/22/2024	Home Depot	\$209.21	Terminal/Hangar Maintenance
* 72746	5/22/2024	Interstate Batteries	\$521.89	Vehicle Maintenance
* 72747	5/22/2024	J B Dewar, Inc	\$982.58	Unleaded/Diesel Fuel
* 72748	5/22/2024	J.D. Humann Landscape Contr.	\$5,017.02	Landscaping / Irrigation Repairs
* 72749	5/22/2024	McMaster-Carr	\$437.42	Terminal Signs/Supplies
* 72750	5/22/2024	Mission Linen Service	\$142.07	Uniform Service
* 72751	5/22/2024	Pathpoint	\$1,761.52	Airport Maint. Svc - Window Cleaning
* 72752	5/22/2024	Rosen, Thomas	\$115.00	Tenant Refund
* 72753	5/22/2024	Sign Creations	\$146.81	SMX Logo Banner
* 72754	5/22/2024	Smith's Alarms & Electronics Inc.	\$2,510.48	Hangar Maintenance/Fire Alarm Svcs
* 72755	5/22/2024	Tartaglia Engineering	\$64,286.05	Foxenwood Drainage/ US Customs
* 72756	5/31/2024	American Industrial Supply	\$55.40	Weed/Wildlife Maintenance
* 72757	5/31/2024	AT&T	\$123.28	Telephone Service
* 72758	5/31/2024	City of Guadalupe	\$60,992.40	Security Service/LEO (March-April 2024)
* 72759	5/31/2024	Haussler, Yekaterina	\$1,676.24	Tuition Reimbursement
* 72760	5/31/2024	Heath, Ray	\$3,575.20	Consulting Services - Contingencies
* 72761	5/31/2024	J B Dewar, Inc	\$61.76	DEF Diesel Exhaust Fluid
* 72762	5/31/2024	Local Copies, Etc.	\$517.11	Office Supplies
* 72763	5/31/2024	Mead & Hunt, Inc.	\$9,939.82	Airport Consulting Service
* 72764	5/31/2024	Mission Linen Service	\$281.39	Uniform Service
* 72765	5/31/2024	Oberon3, Inc	\$50.00	Terminal Maintenance
* 72766	5/31/2024	Outdoor Supply Hardware	\$626.94	Shop Supplies/Wildlife Maintenance
* 72767	5/31/2024	Ravatt Albrecht & Associates	\$1,035.20	SMX Customs Building Remodel
* 72768	5/31/2024	S Lombardi & Assoc., Inc.	\$4,180.00	Airport Advertising
* 72769	5/31/2024	Santa Maria Valley Crop Service	\$5,268.99	Weed/Wildlife Maintenance
* 72770	5/31/2024	SCS Engineers	\$896.00	PFAS Assessment Workplan - April 2024
* 72771	5/31/2024	Sign Creations	\$87.00	Signs - Landing Area
* 72772	5/31/2024	Smith's Alarms & Electronics Inc.	\$125.00	Hangar Maintenance
* 72773	5/31/2024	Verizon Wireless	\$1,153.89	Mobile Devices
* 72774	6/7/2024	Adams, Chuck	\$600.00	Director's Fees
* 72775	6/7/2024	Advantage Answering Plus	\$395.26	Answering Service
* 72776	6/7/2024	American Industrial Supply	\$57.47	Revenue Gen Land Maintenance

**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
* 72777	6/7/2024	AT&T	\$176.92	Telephone Service
* 72778	6/7/2024	Baskett, David	\$100.00	Director's Fees
* 72779	6/7/2024	Bomar Security & Investigation	\$7,910.97	Security Service
* 72780	6/7/2024	Brayton's Power Wash & Sweep	\$500.00	Street Sweeping
* 72781	6/7/2024	Brown, Steve	\$200.00	Director's Fees
* 72782	6/7/2024	Central City Tool Supply, Inc.	\$17.38	Hangar Maintenance
* 72783		VOID		
* 72784	6/7/2024	CNH Industrial Accounts	\$1,859.08	Vehicle Maintenance
* 72785	6/7/2024	Coast Networx	\$210.00	Network Support Services
* 72786	6/7/2024	Digital West	\$950.65	Network Services - Terminal
* 72787	6/7/2024	Groveman Hiete LLP	\$55,790.23	Legal Counsel Services
* 72788	6/7/2024	Gsolutionz, Inc.	\$112.95	GPS Services - Phones - July 2024
* 72789	6/7/2024	J B Dewar, Inc	\$4,053.23	Dyed Diesel Tankwagon/ Fuel
* 72790	6/7/2024	Liebert Cassidy Whitmore	\$702.00	Personnel Rule Review
* 72791	6/7/2024	Mission Linen Service	\$170.62	Uniform Service
* 72792	6/7/2024	Moreno, Ignacio	\$500.00	Director's Fees
* 72793	6/7/2024	Napa Auto Parts	\$211.63	Hangar Maintenance
* 72794	6/7/2024	Pathpoint	\$2,095.20	Airport Maintenance Svc - Window Cleaning
* 72795	6/7/2024	Roux Associates, Inc.	\$7,425.84	Consulting Services
* 72796	6/7/2024	San Luis Powerhouse	\$3,335.00	Emergency Generator Testing
* 72797	6/7/2024	Service Star	\$12,931.82	Janitorial Service
* 72798	6/7/2024	State Water Resources Control Board	\$1,024.92	Site Cleanup Program - 1/1/24 - 3/31/24
* 72799	6/7/2024	The Widroe Group, Inc.	\$18,000.00	Consulting Services
* 72800	6/7/2024	U.S. Bank Equipment Finance	\$558.39	RICOH Printer Lease
* 72801	6/7/2024	VTC Enterprises	\$84.00	Trash - Paper Recycling
		Subtotal	<u>\$330,488.72</u>	
ACH	5/16/2024	Ready Refresh	\$17.67	Water Delivery
ACH	5/17/2024	PG&E	\$1,670.35	Terminal/Admin/Hangar Electricity
ACH	5/17/2024	Frontier Communications	\$1,120.75	Telephone Service
ACH	5/17/2024	Clark Pest Control	\$2,968.75	Weed/Wildlife Abatement
ACH	5/21/2024	CalPers	\$6,597.13	Employee Retirement
ACH	5/22/2024	Ultrex	\$14.84	Equipment Lease - Usage Charge
ACH	5/23/2024	Paychex	\$26,651.27	Payroll
ACH	5/23/2024	Paychex	\$7,368.25	Payroll Taxes
ACH	5/23/2024	Empower Retirement	\$5,237.84	Employee Paid Retirement
ACH	5/24/2024	Paychex	\$201.51	Paychex Invoice
ACH	5/28/2024	Umpqua Bank	\$6,012.85	Membership Fees, Security, Office Supplies

**Santa Maria Public Airport District**

**Demand Register**

Check Number	Check Date	Vendor Name	Check Amount	Description
ACH	5/28/2024	Aflac	\$204.24	Employee Voluntary Insurance
ACH	5/30/2024	Amazon	\$2,195.32	Office Supplies/Vehicle Maint./Fencing&Gates
ACH	5/31/2024	Principal	\$2,512.07	Employee Dental/Life/Disability Insurance
ACH	6/3/2024	Ready Refresh	\$199.86	Water Delivery
ACH	6/4/2024	CalPers	\$6,597.13	Employee Retirement
ACH	6/6/2024	Paychex	\$26,651.24	Payroll
ACH	6/6/2024	Paychex	\$7,368.29	Payroll Taxes
ACH	6/6/2024	Empower Retirement	\$5,237.84	Employee Paid Retirement
ACH	6/6/2024	Paychex	\$202.56	Paychex Invoice
ACH	6/7/2024	PG&E	\$20,350.66	Terminal/Admin/Hangar Electricity
ACH	6/7/2024	Frontier Communications	\$780.60	Telephone Service
ACH	6/7/2024	Clark Pest Control	\$544.00	Weed/Wildlife Abatement
		Subtotal	<u>\$130,161.02</u>	
		Total	<u><u>\$460,649.74</u></u>	

**RESOLUTION 933**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE SANTA MARIA PUBLIC AIRPORT  
DISTRICT ADOPTING THE APPROPRIATIONS  
SUBJECT TO LIMITATION FOR FISCAL YEAR  
2024-2025 UNDER CALIFORNIA CONSTITUTION  
ARTICLE XIII B (AS AMENDED) AND  
IMPLEMENTING STATUTES**

**WHEREAS**, Article XIII B of the California Constitution provides that beginning with the 1980-1981 fiscal year, an appropriations limit for each local government shall be established for each fiscal year.

**WHEREAS**, Government Code Section 7910 provides that each year the governing body of each local jurisdiction shall by resolution establish its appropriations limit for the following fiscal year pursuant to Article XIII B of the California Constitution at a regularly scheduled meeting or noticed special meeting; that 15 days prior to such meeting documentation used in the determination of the appropriations limit shall be available to the public.

**WHEREAS**, Article XIII B of the California Constitution was amended by Proposition 111 to change the price and population factors that may be used by a local jurisdiction in setting the appropriations limit.

**THEREFORE, BE IT RESOLVED**, that the sum of \$8,669,318.00 is the appropriations limit of the Santa Maria Public Airport District subject to California Constitution Article XIII B for fiscal year 2024-2025.

**IT IS FURTHER RESOLVED**, that the calculations establishing the foregoing appropriations subject to the limitations imposed by Article XIII B of the California Constitution (as amended), which were made available to the public at least 15 days prior to the date of the meeting at which this resolution was adopted, are as follows:

Factor for percentage change in California  
Capita personal income pursuant to  
Government Code Section 7901 ..... .1.0362

Factor for annual population percentage  
Change for State of California  
Determined by Department of Finance,  
State of California, pursuant to Revenue  
and Taxation Code Section 2228(a)(iii) ..... 1.0017

Ratio change in above factors: 1.0362 x 1.0017 = 1.0379  
Appropriations limits of District  
For Fiscal year 2021-2022

2023-2024 appropriations limits of District as  
established by Resolution 916 8,326,377

Addition to District's appropriation limit  
For property tax administration fee  
Imposed by Senate Bill 2557 25,876  
8,352,253

Multiplied by above factors change ratio x 1.0379

2023 – 2024 appropriations limit \$8,669,318

**PASSED AND ADOPTED** at the Regular, meeting of the Board of Directors  
of the Santa Maria Public Airport District held \_\_\_\_\_ on Motion by:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAINED:**

\_\_\_\_\_  
Ignacio Moreno, President

\_\_\_\_\_  
Steve Brown, Secretary



June 13, 2024

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

**Subject:** Authorization for two staff members to attend the annual Allegiant Conference to be held October 1-3, 2024, in Las Vegas, NV.

**Summary**

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

**Budget**

		Attendees	Days	Rate	Total
Fees:	Registration	2		\$285.00	\$570.00
	Air Transportation	2		\$530.00	\$1,060.00
	Ground Transportation			\$120.00	\$120.00
	Lodging	2	3	\$219.00	\$1,314.00
	Meals	2	4	\$100.00	\$800.00
	<b>Total:</b>				\$3,864.00

**Recommendation**

Staff recommends the board authorize this travel.

Sincerely,

Veroneka Reade  
Manager of Finance and Administration



June 13, 2024

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

**Subject:** Authorization for two staff members to attend Takeoff north America Air Service Development Conference to be held October 22-24, 2024, in Green Bay, Wisconsin.

**Summary**

Providing unrivalled opportunities for attendees to meet, collaborate and do business, TakeOff North America 2024 will be pivotal in bringing the US domestic air service development community together. Reengage with your partners, share best practices and discuss the initiatives that will allow this resilient industry to continue to rebuild and grow.

**Budget**

		<b>Attendees</b>	<b>Days</b>	<b>Rate</b>	<b>Total</b>
Fees:	Registration	2		\$1,056.00	\$2,112.00
	Air Transportation	2		\$1,296.00	\$2,592.00
	Ground Transportation	2		\$100.00	\$100.00
	Lodging	2	3	\$219.00	\$1,314.00
	Meals	2	4	\$100.00	\$800.00
	<b>Total:</b>				\$6,918.00

**Recommendation**

Staff recommends the board authorize this travel.

Sincerely,

Veroneka Reade  
Manager of Finance and Administration



**ELEVENTH AMENDMENT OF AGREEMENT**

RE: Agreement dated March 9, 2006, between SANTA MARIA PUBLIC AIRPORT DISTRICT and SANTA MARIA VALLEY CHAMBER OF COMMERCE & VISITOR AND CONVENTION BUREAU

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and SANTA MARIA VALLEY CHAMBER OF COMMERCE & VISITOR AND CONVENTION BUREAU ("Chamber") do hereby agree to amend the above-referenced Agreement effective July 1, 2024, as follows:

- 1. The term of the Agreement is extended for two (2) years, now expiring June 30, 2026.
- 2. In consideration of the services to be performed by the Chamber during the additional two (2) years, District shall pay to the Chamber the sum set forth below:
  - (a) District shall pay to the Chamber the sum of \$46,200, payable within thirty (30) after July 1, 2024, for fiscal year 2024-2025.
  - (b) For the second year of this Service Agreement the District shall pay to the Chamber the sum of \$48,510, payable within thirty (30) days after July 1, 2025, for fiscal year 2025-2026.

All other terms and conditions of the Agreement, as amended, remain in full force and effect."

Dated: June 13, 2024

SANTA MARIA PUBLIC AIRPORT DISTRICT

Approved as to content for District:

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

By: \_\_\_\_\_  
Ignacio Moreno, President

Approved as to form for District:

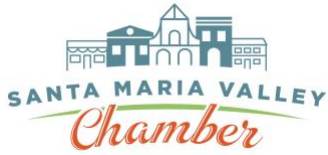
By: \_\_\_\_\_  
Steve Brown, Secretary

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

CHAMBER:

SANTA MARIA VALLEY CHAMBER OF  
COMMERCE & VISITOR AND CONVENTION  
BUREAU

\_\_\_\_\_  
Michael Boyer, CEO/President



# Exhibit "A"



## Building a Thriving Community: Economic Development

### FY 2024-2026

*The Santa Maria Valley Chamber helps the business community prosper. We are a catalyst for business growth, a convener of leaders and influencers, and a champion for a stronger Santa Maria Valley.*

The Santa Maria Valley Chamber of Commerce is proud to partner each year with the Santa Maria Public Airport District to facilitate community vitality through economic prosperity. Together, we promote our community as a destination, not just for visitors, but also for those looking for a place where they can create a successful business – one that provides jobs for our neighbors and resources for our community.

The partnership between the Airport and Chamber primarily involves the Chamber’s Economic Development division, but also includes joint efforts to promote commercial airline service and tourism activities that benefit the community and the district.

The Chamber is proud of the work we have led in these arenas over the past several decades – and we are committed to a continued partnership with the Airport to further position Santa Maria as the premier community on the Central Coast in which to live, recreate, and work. We look forward to formally renewing our joint work for the FY2024-25 and FY2025-26 program/budget cycles.

This document outlines the strategic emphasis that will guide the work of the Chamber/Visitor Bureau/Economic Development Commission during this contract cycle and shares examples of activities that we will pursue on behalf of local employers and our broader community.

### FY2022 – 2024 Strategies and Performance Metrics

#### Strategic Priorities

The Chamber’s Board of Directors has identified five key strategic priorities to guide our work for the next two-year planning cycle. Without restricting the organization’s ability to pivot and respond to economic and community conditions as we find them, this framework gives us clear direction to organize and prioritize our efforts and investments.

The five strategic priorities are:

Competitive & Inclusive Business Environment	Community Development (Placemaking & Promotion)	Workforce (Talent Development, Attraction & Retention)	Business-informed, Catalytic Leadership	Organizational Resiliency
<ul style="list-style-type: none"> <li>Be a catalyst in creating a regional business environment that maximizes economic vitality for entire community</li> <li>Address community issues impacting businesses &amp; economic growth</li> <li>Leverage partnerships maximize Santa Maria Valley benefits from local &amp; regional economic growth initiatives</li> <li>Advance equality, inclusion and access to business and economic opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Elevate attractiveness of community by supporting investments in facilities and programs</li> <li>Support investments in community assets that increase attractiveness of the Santa Maria Valley</li> <li>Support projects that increase the number and type of entertainment options available to residents and visitors</li> </ul>	<ul style="list-style-type: none"> <li>Ensure businesses can count on a pipeline of workers trained for local jobs &amp; careers</li> <li>Develop a strong regional talent pipeline to meet business and community needs</li> <li>Expand Educational Partnerships</li> </ul>	<ul style="list-style-type: none"> <li>Be a convener and trusted resource to improve community decisions affecting regional economic vitality</li> <li>Expand Chamber’s effectiveness as an influencer in the public square</li> <li>Leverage communication channels to inform community</li> </ul>	<ul style="list-style-type: none"> <li>Ensure organization has financial and human resources to achieve its mission</li> <li>Identify ways to expand capacity and impact</li> <li>Succession planning/staff development</li> </ul>

The Chamber offers a broad range of services and programs that address these strategic focus areas. Air Service, Business Attraction, Workforce & Talent Pipeline and Tourism continue to be the bulk of work done by the chamber on behalf of the Airport.

In 2022 the Chamber and Airport partnered on a Market Study that helped identify industries that we can focus on for business recruitment and shed light on features and conditions that those industries value as they select business locations.

Looking to the next contract/planning cycle, we are excited to proactively work on tactics that will lead to growth and new opportunities for local businesses and the community at large. Currently, we anticipate new or increased activity in the following specific tactical areas:

- Increase Business Attraction Marketing. It is time to turn to proactive business recruiting, with particular emphasis on head-of-household jobs. We intend to build on our regional partnerships with organizations like REACH, SCORE, and EconAlliance, as well as the recent market study mentioned previously, along with the airports broker to target and engage with businesses that fit the unique profile of the Santa Maria Valley. In addition to direct outreach, this strategy will include a strong PR element as we use the stories of successful businesses already in our community to communicate the benefits of joining us. We know that the Airport will be a critical partner in this effort as the district controls most of the available land that can be developed for industrial uses.
- Marketing to Groups. In addition to individuals and families, we intend to introduce the Santa Maria Valley to larger groups and events. Starting with the development of a specific strategy & marketing plan for festivals and events, we will proactively target event promoters and organizers who can bring events that fit our unique assets and can attract large numbers of over-night visitors. Examples of the kinds of events we think make sense include motorcycle ride-ins, hot air balloon festivals, sporting events, etc. This is an area where we anticipate increased collaboration with the Airport as a potential location for some of the events/festivals. As Planes of Fame continues their stronghold in the community we will continue to support and promote their events and exposure.
- Emphasis on the Visitor Experience. We want to make sure that their time with us is rewarding and memorable for all the right reasons. Some of the tactics we will implement include:
  - Ensuring visitors have access to unique local experiences, such as curated adventures in the local outdoors.
  - Enhancing the “welcome” we offer to visitors through updated banners and customized links to activities and experiences, while also investing in the attractiveness of the community through support for public art.
  - Supporting the successful local events and attraction with marketing and planning assistance.
  - Improving access to the region through continued efforts to attract commercial air service.
- Enhancing the menu of Experiential Businesses. Identifying businesses that can provide unique experiences and recruiting them to set up in the Santa Maria Valley creates added value for our visitors, while simultaneously supporting local industry’s recruiting and retention efforts. Even better, success in this effort will improve the quality of life experienced by our friends and neighbors in the community. Projects in this area will range from the large and transformative (Downtown, Skyway) to the individual and unique (new restaurant types, entertainment venues, unique retail). This strategy represents a unique intersection between the Tourism and Economic Development functions supported by the city within the Chamber.
- Improve Local Talent Pipeline. Through continued engagement with our existing workforce partners and ongoing dialogue with our business community, we will continue to pursue strategies that result in increased educational opportunities and skill attainment at all stages of the talent pipeline, with a goal

of ensuring that local industry can find the workforce it needs and that local residents can find fulfilling and rewarding careers in our community.

- Strengthening Engagement with Existing Businesses. While we work to bring new job creators to the community, we will also strengthen our relationships and engagement with existing businesses to ensure we understand their needs and can facilitate their continued success. Two specific initiatives here include the resumption of our Business Visitation program and the launch of a Hispanic Business Committee to ensure we're having the conversations necessary to be effective advocates and facilitators.

### Performance Measurement

Economic Development and Tourism work is indirect in nature. It can be almost impossible to connect specific activities to specific outcomes. For instance, we rarely will know whether a specific ad is the direct cause of a family choosing Santa Maria as their vacation destination. That said, we know that it is important to have some method for evaluating the overall effectiveness and impact of the work we do in these arenas. To that end, we look to metrics which either look at the overall market performance or which measure our activity in terms of the interventions that we believe lead to the ultimate strategic results.

Relative to our work in Tourism, TOT tax collections and TMD assessments provide the most available, broad measure of the health of our local hospitality industry and have long been a key top-line metric we track. Additionally, the Chamber believes there are a few key metrics that help measure the impact of our Tourism strategies and work:

- **TOT/TMD Assessments.** Growth in assessments vs prior year totals.
- **Public Relations/media stories.** Number of placements and marketing value.
- **Web/Social Media Engagement.** Number and quality of interactions between potential visitors and our various digital marketing channels.
- **Large Group/Event Sales.** Number of qualified proposals submitted; estimated economic impact of pipeline of events/groups

In terms of Economic Development, we don't have a similar overarching measure like TOT represents for tourism. However, we believe the following metrics will provide feedback about our impact in assuring the ability for local businesses to thrive and create increased levels of economic vitality for our community:

- **Employment.** Total jobs and growth in workforce.
- **Investment.** Value of new/significant construction projects started (based on permit values).
- **Business Growth and Potential.** Increases in new business licenses; new business start-ups; Industrial, Office, and Retail occupancy/vacancy rates.
- **Retail Sales.** Sales tax per capita.

Specific annual targets for these metrics will be finalized prior to the start of the new fiscal year through our stakeholder-informed strategic planning processes.

Specific Scope of work for the Fiscal Years of 2024 – 2026 is the following:

1. Air Service
  1. Continue working with the Air Service Recruitment team to have accurate current data for presentations
  2. Assist with refresh and new look of Air Headquarter presentations and other meetings
  3. Providing current and accurate data for presentations
  4. Attend Airline Headquarter meetings & other airline related events, if needed
  5. Provide Santa Maria branded items/wine for distribution

2. Business Park/Business Attraction/Retention
  1. Working with the Airports chosen Broker to do outreach to companies described from the market study that will be a good fit for the airport & community
  2. Concentration on the new ready use provided by recent development
  3. Continually place Airport property in State RFI's

### **Additional Marketing Scope for additional cost**

Marketing channels include 2 websites and 2 social sites shared; chamber tourism, based messaging on audience target

#### **All content for airport updates (supplied by client)**

- [Website](#) (Avg. 44k sessions per month) (content provided by client)
  - Dedicated Landing page
  - Global, top-of-site banner for event promotion
  - Blog post announcements
- Social media
  - Instagram ([@santamariavalley](#) // 15.8k+ followers)
    - Two in-feed posts
    - Four story posts
  - Instagram ([@santamariavalleychamber](#) // 2.8k+ followers)
    - Story posts
  - Facebook ([@visitsantamaria](#) // 9.8k+ followers)
    - Two in-feed posts
    - Four story posts
  - Facebook ([@santamariavalleychamber](#) // 3.9k followers)
    - Two in-feed posts
  - X ([@visitsmv](#) // 1.6k+ followers)
    - Four in-feed posts
- Email
  - Tourism emails (9.1k+ subscribers) passenger / expanded air service
    - E-blasts
    - Feature inclusion in one of our bi-monthly newsletters
    - Secondary inclusion in two of our bi-monthly newsletters
  - Fave 5 emails (2k+ subscribers)
    - Inclusion in weekly Fave 5 emails as needed
  - Chamber e-newsletter (300+ recipients)
    - Email promotion within the Chamber e-newsletter
- Chamber Newsletter (Print)
  - Newsletter insert, if desired
- Earned media- this goes for outside coverage, story pickups, journalist write about you, done by PR team
  - Press release promotion
- Paid media
  - Contract with/host a social media micro- influencer to promote target geographies
  - Boosted posts to promote to target geographies (using existing social media posts)

- Digital outdoor

Client to provide:

- Specific content details: location, any other details we can/should promote
- Hi-res images
- Hi-res video (optional; if available)
- Client logo
- Marketing mandatories (if applicable)
  - Any graphics, logos, URLs, or information that must be included in all marketing efforts)

**FY2024-2026 Economic Development Partnership Investment**

The Chamber believes this is an important cycle for our work with the Airport, particularly in recruiting new business tenants for the Airport District’s properties.

Based on the strategies and tactics envisioned for the FY2024-24 and FY2025-26 contract years, the Chamber requests the Airport’s investment in the Economic Development Commission and Visitor Bureau and be as follows:

	<b>FY2020-21</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>
Econ Dev Commission	\$38,000	\$38,000	\$42,000	\$44,000	\$46,200	\$48,510
Marketing Scope	0	0	0	0	\$18,000	\$18,900
Total Contracted amount	\$38,000	\$38,000	\$42,000	\$44,000	\$64,200	\$67,410

Please let me know if you have any questions or would like additional details on any element of our plan and request for this contract cycle.

## REVOCABLE LICENSE AGREEMENT

(Display in Airline Terminal)

This Revocable License Agreement ("License") is made and entered into this 13th day of June 2024, by and between the SANTA MARIA PUBLIC AIRPORT DISTRICT, a public airport district of the State of California (hereinafter "District") and Valley Art Gallery, a California Non-Profit Corporation (hereinafter referred to as "Licensee"); jointly referred to hereinafter as the "Parties".

### RECITALS

- A. District owns and operates the Santa Maria Public Airport (hereinafter "Airport") located in the City of Santa Maria, County of Santa Barbara, State of California. The Airport Terminal Building at the Airport has Display Space available.
- B. Licensee desires to secure from District a non-exclusive, non-transferable and revocable license to use Display Space in the Airline Terminal Building at the Airport to display artwork during term of this agreement.

### AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants hereinafter contained to be kept and performed by the Parties hereto, the Parties agree as follows:

1. License. District hereby gives Licensee, under the conditions set forth herein, a non-exclusive, non-transferable and revocable license to place approximately 45 pieces of artwork by Licensee in Display Spaces in the Terminal Building, at 3249 Terminal Drive, Santa Maria, CA 93455, at the location shown on the diagram marked Exhibit "A", attached and incorporated by this reference (the "Premises"). District reserves the right to amend the space available upon 30 days written notice to Licensee. District reserves the right to install, maintain or license other displays in the Terminal Building.
2. Term/Termination of License. The term of this License shall be one year commencing July 1, 2024 and expiring on June 30, 2025.
3. License Fees. Not Applicable
4. Permitted Use of Display. Subject to the terms and conditions set forth, Licensee may use the Display Space only as described in Paragraph 1. Specific artwork is subject to review and approval of District's General Manager and shall be tasteful and sensitive to the primary nature of the space as a passenger terminal. The Display shall not contain any items or materials which advertise, promote or comment on any person, business, service, entity, cause, belief or action.
5. Utilities and Building Services. District will provide adequate light, heat, water, janitorial service and air conditioning for the public spaces in the Terminal Building.
6. Taxes, Rents. Licensee shall pay, before delinquency, any and all taxes, assessments, fees or charges, including possessory interest taxes which may be imposed, levied or assessed upon any leasehold or possessory interests of

Licensee, and personal property, improvements or fixtures owned, controlled or installed by Licensee and used or located on the Airport. Licensee shall also secure and maintain in force during the term of this License all licenses and permits necessary or required by law for the conduct of Licensee's business or operations.

7. Use and Condition of Premises. Licensee may use the Display Space only for the permitted uses herein. Licensee represents that it has inspected the Display Space and accepts the condition and location of the Display and assumes all risks incidental to use thereof.

8. Parking. While setting up or changing the contents of the Display, vehicles of Licensee and Licensee's employees and invitees shall be parked only in areas designated by District.

9. Licensee's Agreements. Licensee agrees to do all of the following:

- a. Comply with the rules, regulations and directives of District related to use of the Display, the Airport and its facilities.
- b. Comply with all laws, regulations, ordinances, and orders of federal, state and local governments as they relate to Licensee's use of the Display, the Airport and Airport facilities.
- c. Deliver possession of the Display Space to District on termination of this License in at least as good condition as it is at the inception of this License, ordinary wear and tear and damage by fire or act of God excepted, and free of any personal property.
- d. Maintain the Display Space in a clean, orderly and safe manner at all times.

10. Prohibitions. Licensee agrees not to do any of the following:

- a. Install or place any material or items in the Display without the prior written approval of District's General Manager.
- b. Store any property on the Airport in addition to the artwork on display.
- c. Alter, change, or improve the Display without District's prior written consent.
- d. Fasten or erect any sign on the Display Space or the Airport without the written consent of District.
- e. Assign this License or any portion thereof.
- f. Use the Display in any manner not consistent with the International Conference of Building Officials Uniform Building Code and Western Fire Chiefs Association Uniform Fire Code editions currently in use.



- g. Place any toxic, hazardous or explosive materials or items in the Display Space.

11. Notices. Notices required under this License shall be by United States Mail, postage prepaid, addressed as follows:

District: Santa Maria Public Airport District  
3217 Terminal Drive  
Santa Maria, CA 93455  
Attention: General Manager

Licensee: Valley Art Gallery  
PO Box 2285  
Santa Maria, CA 93455  
Attention: Rob Paulus

Either party may change its address for notices by written notice to the other party.

12. Indemnification and Release. Licensee shall indemnify, hold harmless and defend (with counsel acceptable to District) District, its officers, directors, employees and representatives from and against any and all claims, demands, liability, loss, damages, costs, attorneys' fees and other expenses resulting or allegedly resulting from Licensee's performance under this License or Licensee's use, misuse or neglect of the Display, the Airport or the Airport facilities. Licensee releases District, its officers, directors, employees and representatives from any and all loss or damage to the Display and their contents, regardless of cause.

13. Security. District shall have no obligation to provide security for the Display.

14. Attorneys' Fees. In the event any action or proceeding is brought by either party against the other under this License, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees.

15. Assignment. Licensee shall not assign or transfer this License, in whole or in part, in any manner, directly or indirectly, by operation of law or otherwise. Any attempt to assign or transfer this Agreement in violation of the provisions of this paragraph shall immediately terminate the License.

16. Interpretation and Venue. This License shall be governed by and construed in accordance with the laws of the State of California. This License has been entered into and is to be performed in the City of Santa Maria, County of Santa Barbara, State of California. Any legal action relating to this License shall be brought in the court of appropriate jurisdiction in the County of Santa Barbara, State of California.

17. FAA Rider. The provisions of the Federal Aviation rider attached hereto as Exhibit "B" are incorporated herein and made a part hereof.

IN WITNESS WHEREOF, the Parties hereto have executed this License the day and year first above written.

Dated: June 13, 2024

Approved as to content for District

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

Approved as to form for District:

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

DISTRICT:

SANTA MARIA PUBLIC AIRPORT DISTRICT

By: \_\_\_\_\_  
Ignacio Moreno, President

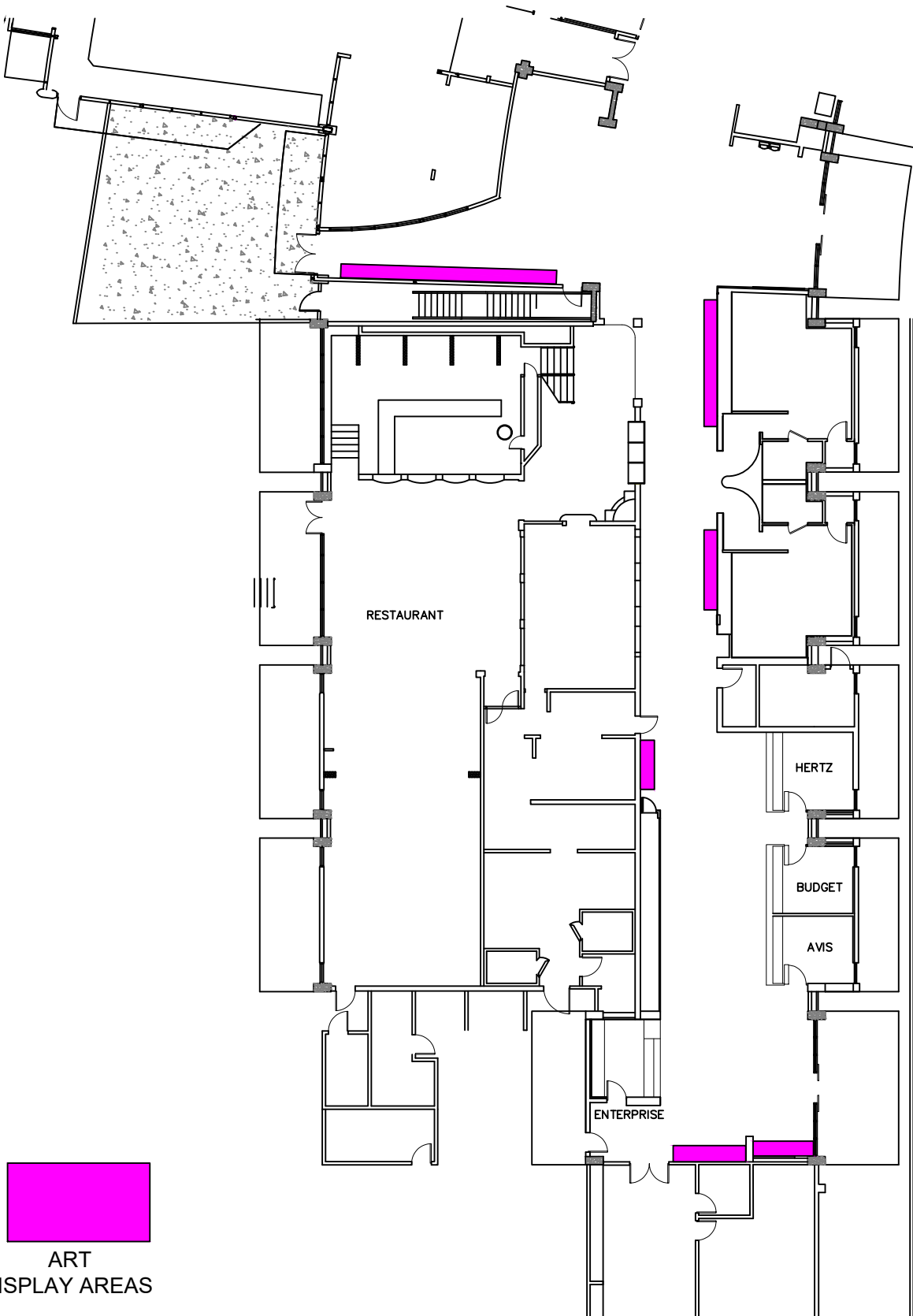
By: \_\_\_\_\_  
Steve Brown, Secretary


PERMITTEE:

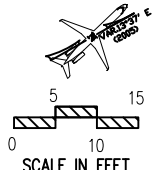
Valley Art Gallery

\_\_\_\_\_  
Rob Paulus, President

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ART  
DISPLAY AREAS



3217 TERMINAL DR.  
SANTA MARIA, CA  
93455.  
(805) 922-1726

DATE	BY	DRAWN BY:
6/10/19	RH	RH
3/16/13	RH	

EXHIBIT "A"  
DATE: \_\_\_\_\_

3249 TERMINAL DR.  
VALLEY ART GALLERY

DRAWING  
TOWN CENTER  
GALLERY  
1 OF 1

## EXHIBIT "B"

### RIDER

Rider to the Revocable Permit dated July 1, 2024, herein called "License") between Santa Maria Public Airport District (herein called "District") and Valley Art Gallery (herein called "Licensee").

#### LEASE PROVISIONS REQUIRED BY FEDERAL AVIATION ADMINISTRATION

1. Tenant, for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the leased property described in this lease for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

2. Tenant for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under the leased property and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination, (3) that Tenant shall use the leased property in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

3. That in the event of breach of any of the above nondiscrimination covenants, District shall have the right to terminate this lease and to reenter and repossess the leased property and the facilities thereon and hold the same as if this lease had never been made or issued. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed including expiration of appeal rights.

4. Tenant shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service; PROVIDED THAT Tenant may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers.

5. Noncompliance with Provision 4 above shall constitute a material breach thereof and in the event of such noncompliance District shall have the right to terminate this lease and the estate hereby created without liability therefor or at the election of the District or the United States either or both said governments shall have the right to judicially enforce Provision 4 above.

6. Tenant agrees that it shall insert the above five provisions in any lease agreement, contract, license, permit or other instrument by which Tenant grants a right or privilege to any person, firm or corporation to render accommodations and/or services to the public on the leased property.

7. Tenant assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participation in any employment activities covered in 14 CFR Part 152, Subpart E. Tenant assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. Tenant assures that it will require that its covered suborganizations provide assurances to the Tenant that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

8. District reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of the Tenant and without interference or hindrance.

9. District reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of the Tenant in this regard.

10. This lease shall be subordinate to the provisions and requirements of any existing or future agreement between District and the United States relative to the development, operation or maintenance of the Airport.

11. Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased property, or in the event of any planned modification or alterations of any present or future building or structure situated on the leased property.

12. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 1349a).

13. There is hereby reserved to District, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the leased property. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking off from or operation on the Airport.

14. Tenant by accepting this lease expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object nor permit the growth of any tree on the leased property above the mean sea level elevation of 300 feet. In the event the aforesaid covenants are breached, District reserves the right to enter upon the leased property and to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Tenant.

15. Tenant by accepting this lease agrees for itself, its successors and assigns that it will not make use of the leased property in any manner which might interfere with the landing and taking off of aircraft from the Airport or otherwise constitute a hazard. In the event the aforesaid covenant is breached; District reserves the right to enter upon the leased property and cause the abatement of such interference at the expense of Tenant.

16. This lease and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire affecting the control, operation, regulation and taking over of said Airport or the exclusive or nonexclusive use of the Airport by the United States during the time of war or national emergency.