



P.O. Box 755
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FlyBigBear.com

“The Big Bear Airport District provides Big Bear Valley with a safe, efficient and exceptional venue for aviation operations.”

REGULAR BOARD OF DIRECTORS MEETING

**Big Bear Airport District
Wednesday, August 14, 2024
4:00 P.M.**

Terminal Building – West Wing Board Room (501 Valley Blvd, Big Bear City, CA 92314)

TELECONFERENCE LOCATION

Pursuant to Government Code Section 54953 (b), Board Member Julie Smith will be participating in the Regular Board of Directors Meeting via teleconference from the following location: 4011 14th Street, Riverside CA 92501

BOARD MEMBERS:

**Steve Castillo, President
Rick Seifert, Vice-President
Chuck Hicks
Marikay Lindstrom
Julie Smith**

Unless you are a public safety official, please turn off your cell phone or place it on vibrate mode during the Meeting.

This Agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2, which is a portion of California’s Open Meeting Law called the “Brown Act.” The agenda contains a brief, general description of each item of business to be discussed and/or transacted. Prior to acting on any Agenda item, the Board will consider public comments.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**

MISSION STATEMENT: The Big Bear Airport District serves the Big Bear Valley by providing a safe, efficient, and exceptional venue for aviation operations.

3. ROLL CALL AND INTRODUCTIONS

4. APPROVAL OF AGENDA

- 5. PUBLIC COMMENTS:** A person wishing to comment on an Agenda item should come to the podium and wait for the President to recognize them. Unless otherwise provided for a specific item, all comments are limited to 3 minutes each with an overall total of 15 minutes. No speaker may allot their time to others.

Comments on Agenda items: Comments concerning matters on the agenda will be heard at the time the matter is considered.

Comments on non-Agenda Items: Comments concerning matters not on the agenda will be heard during the Public Comment section on the agenda. A speaker's comments should be within the subject matter jurisdiction of the Big Bear Airport District Board.

Please note that if you wish to address the Board on items not listed on the posted Agenda, the Brown Act does not allow Board discussion of such items because they are not on the agenda and thus were not publicly noticed. Therefore, the Board may only do the following: refer the matter to staff, ask for additional information or request a report back, or give a limited factual response. Your comments may be placed on the agenda for future discussion.

- 6. SPECIAL PRESENTATIONS AND PROCLAMATIONS:** Introduction of David Caballero, Maintenance Worker I.

7. BIG BEAR AIRPORTS PILOTS ASSOCIATION

8. CONSENT AGENDA:

- 8.1.** [Approval of Draft Minutes](#) (Pages 4-5)

8.1.a. Regular Board Meeting 4:00 P.M., July 10, 2024

- 8.2.** [YTD Financial Reports June 2024](#) (Pages 6-17)

9. PULLED CONSENT AGENDA ITEMS

10. BUSINESS MATTERS – DISCUSSION AND POSSIBLE ACTION:

- 10.1** [T-Mobile Lease Agreement](#) (Pages 18-21)

Review and possible approval of an amendment to an existing long-term lease agreement with T-Mobile.

10.2 [San Bernardino County Public Works Common Use Agreement](#) (Pages 22-27)

Review and possible approval of a twenty (20) year Common Use Agreement with San Bernardino County to allow for routine maintenance of the Blue Water Channel that will improve debris and water overflow to the airport and surrounding properties.

11. [MANAGER'S REPORT](#) (Pages 28-31)

12. COMMITTEE REPORTS: NONE

13. DIRECTOR'S COMMENTS

14. FUTURE AGENDA ITEMS

15. NEXT MEETING DATE:

Wednesday, September 11, 2024, at 4:00 P.M. – Regular Board of Directors Meeting

Location: Terminal Building- West Wing Board Room

16. ADJOURNMENT

CERTIFICATION: I, Rebecca Cannon, Board Secretary of the Big Bear Airport District, do hereby certify that I posted a copy of the foregoing Agenda on August 10, 2024, at least 72 hours in advance of the Regular Board of Directors Meeting (Government Code Section 54954.2).



Rebecca Cannon
Board Secretary
Big Bear Airport District

The Big Bear Airport District (“District”) Board Meeting area is handicapped accessible. Persons with disabilities can receive this Agenda in an alternative format and should call the Airport Office at (909) 585-3219. Notification of 48 hours prior to the Meeting will enable the District to make arrangements to assure accessibility to the Meeting. The agenda is available for review. Agenda items are posted on the District Website at www.flybigbear.com. If access to the Website is not available, copies may be obtained by calling the Airport Office.



MINUTES

REGULAR BOARD OF DIRECTORS MEETING

Wednesday, July 10, 2024

4:00 P.M.

*"The Big Bear Airport District serves the Big Bear Valley
by providing a safe, efficient, and exceptional venue for aviation operations"*

BOARD OF DIRECTORS

Steve Castillo, President | Rick Seifert, Vice-President
Director Charles Hicks | Director Marikay Lindstrom
Director Julie Smith

MEETING LOCATION

Terminal Building – West Wing Boardroom

1. **CALL TO ORDER:** President Castillo called to order the Regular Meeting of the Big Bear Airport Board of Directors on Wednesday, July 10, 2024, at 4:00 P.M.
2. **FLAG SALUTE:** President Castillo invited the Board and those present to join in the flag salute, and the salute followed.
3. **ROLL CALL AND INTRODUCTIONS:** Board Secretary, Rebecca Cannon, recorded the following:
DIRECTORS PRESENT: Director Hicks, Director Seifert, Director Lindstrom, and Director Castillo.
Director Smith participated in the meeting via zoom from the following location: 7051 N Highway, Mendocino, CA 95456.
4. **APPROVAL OF AGENDA:** No changes. Approved by consensus.
5. **SPECIAL PRESENTATIONS AND PROCLAMATIONS:** NONE
6. **BIG BEAR AIRPORTS PILOTS ASSOCIATION:** President of BBPA, Jack Williams contributed.
7. **CONSENT AGENDA:** Director Hicks moved to approve the Minutes from the Regular Board of Directors Meeting held on June 12, 2024, and the filing of the YTD financial reports. Director Seifert seconded the motion. The motion passed, with all members present voting AYE.
8. **PULLED CONSENT AGENDA ITEMS:** NONE
9. **BUSINESS MATTERS:**
 - 9.1. **DISCUSSION, REVIEW AND ADOPTION OF THE FISCAL YEAR 2024-2025 SALARY SCHEDULE**

9.1.a. REVIEW AND POSSIBLE ADOPTION OF RESOLUTION NO. 2024-04: Resolution adopting a salary schedule for Big Bear Airport District Employees for Fiscal Year 2024-2025 in accordance with California Code of Regulations, Title 2, Section 570.5

Director Smith moved to adopt Resolution No. 2024-04 approving a salary schedule for Big Bear Airport District Employees for Fiscal Year 2024-2025 in accordance with California Code of Regulations, Title 2, Section 570.5. Director Castillo seconded the motion. A roll-call vote was taken, and the motion passed with all members present voting AYE.

9.1.b APPROVAL OF THE REVISED PERSONNEL MANUAL REFLECTING THE UPDATED SALARY SCHEDULE PURSUANT TO RESOLUTION NO. 2024-04

Director Hicks moved to approve the revised Personnel Manual to reflect the salary schedule pursuant to Resolution No. 2024-04. Director Seifert seconded the motion. The motion passed, with all members present voting AYE.

10. MANAGERS' REPORT: General Manager Ryan Goss presented reports highlighting airport operations since the last Board meeting held on June 12, 2024.

11. COMMITTEE REPORTS: NONE

12. DIRECTOR'S COMMENTS: All present Directors contributed.

13. FUTURE AGENDA ITEMS: NONE

14. NEXT MEETING DATE:

Wednesday, August 14, 2024, at 4:00 P.M. – Regular Board of Directors Meeting
Location: West Wing Board Room, Terminal

15. ADJOURNMENT: 4:36 P.M.

Steve Castillo, President
Board of Directors

Attest: _____
Rebecca Cannon
Board Secretary

**Big Bear Airport District
Profit & Loss Budget Performance
June 2024**

| | June | Jul - June 24 | Total Budget | \$ Over/(Under) Budget | % of Budget Target: 100% |
|--|----------------|------------------|------------------|---------------------------|-----------------------------|
| Income | | | | | |
| 4054 · State Subsidy | \$ - | \$ 10,000.00 | \$ 10,000.00 | \$ - | 100% |
| 4055 · Tax Revenues | 1,654 | 2,096,508 | 1,967,900 | 128,608 | 107% |
| 4056 · City Tax Revenue | - | - | 113,800 | (113,800) | 0% |
| 4110 · Sales-Aircraft Fuel | 56,152 | 590,491 | 703,000 | (112,509) | 84% |
| 4200 · Auto Parking | 575 | 6,475 | 6,600 | (125) | 98% |
| 4206 · Events Revenue | 1,500 | 1,500 | 1,000 | 500 | 150% |
| 4210 · Commercial Leases | 6,177 | 74,267 | 85,200 | (10,933) | 87% |
| 4220 · Ground Lease | 6,270 | 75,306 | 47,700 | 27,606 | 158% |
| 4230 · Hangar Rentals | 34,190 | 417,477 | 437,200 | (19,723) | 95% |
| 4254 · Gate Access Remote/Key Repl. | 126 | 386 | 300 | 86 | 129% |
| 4255 · Aircraft Oil Sales | 232 | 3,661 | 2,800 | 861 | 131% |
| 4256 · Aircraft Stores Sales | - | 5,671 | 1,700 | 3,971 | 334% |
| 4260 · Souvenir Sales | 779 | 8,331 | 7,400 | 931 | 113% |
| 4270 · Storage Units | 488 | 5,886 | 6,900 | (1,014) | 85% |
| 4280 · Tiedown Rents | 626 | 8,072 | 8,300 | (228) | 97% |
| 4290 · Tiedown Transient | 256 | 1,923 | 1,800 | 123 | 107% |
| 4300 · RV/Camper Storage | 1,480 | 17,580 | 18,100 | (520) | 97% |
| 4310 · Misc Revenue | 10 | 1,112 | - | - | - |
| 4320 · Late Fees-Tenant Rentals | - | 74 | 300 | (226) | 25% |
| 4325 · Sales Adjustment | - | - | - | - | - |
| Total Income | 110,515 | 3,324,720 | 3,420,000 | (95,280) | 97% |
| Cost of Goods Sold | | | | | |
| 5000 · COGS- Aircraft Fuel | 44,138 | 478,040 | 595,600 | (117,560) | 80% |
| 5005 · COGS-Souvenirs | - | 24 | 3,500 | (3,476) | 1% |
| 5010 · COGS - Oil | - | - | 1,700 | (1,700) | 0% |
| 5015 · COGS - Aircraft Stores | - | - | 1,200 | (1,200) | 0% |
| Total COGS | 44,138 | 478,064 | 602,000 | (123,936) | 79% |
| Gross Profit | 66,377 | 2,846,656 | 2,818,000 | 28,656 | 101% |
| Expense | | | | | |
| 5040 · Marketing | 133 | 73,627 | 74,500 | (873) | 99% |
| 5061 · Bank Charges/Credit Card Fees | 2,439 | 28,602 | 32,400 | (3,798) | 88% |
| 5070 · Board Election Costs | - | - | 3,800 | (3,800) | 0% |
| 5090 · Contract Services | 7,043 | 89,552 | 125,000 | (35,448) | 72% |
| 5110 · Motorized Vehicle Fuel | 1,428 | 15,079 | 26,800 | (11,721) | 56% |
| 5125 · Directors' Expenses | 400 | 9,500 | 14,100 | (4,600) | 67% |
| 5140 · Dues & Subscriptions | 211 | 17,428 | 13,000 | 4,428 | 134% |
| 5150 · Staff Expenses | 2,085 | 12,297 | 12,700 | (403) | 97% |
| 5160 · Fees/Permits/Licenses | 1,119 | 23,214 | 22,100 | 1,114 | 105% |
| 5170 · Hazardous Waste Pickup | - | 525 | 2,500 | (1,975) | 21% |
| 5180 · Insurance-Liability Expense | - | 110,426 | 100,500 | 9,926 | 110% |
| 5182 · Insurance-Worker's comp | - | 23,206 | 15,800 | 7,406 | 147% |
| 5210 · Janitorial Supplies | - | 4,705 | 4,800 | (95) | 98% |
| 5215 · Manager's Expenses | 50 | 761 | 2,100 | (1,339) | 36% |
| 5230 · Office Operational Expense | 174 | 3,446 | 6,400 | (2,954) | 54% |
| 5250 · Professional Services | 719 | 59,032 | 67,500 | (8,468) | 87% |
| 5259 · Avimet DataLink AWOS Service | - | 540 | 1,000 | (460) | 54% |
| 5260 · Repair & Maintenance-AWOS | 575 | 1,825 | 4,100 | (2,275) | 45% |
| 5271 · Repair & Maintenance-Computer | 1,362 | 1,662 | 6,200 | (4,538) | 27% |
| 5275 · R & M - Aircraft Fuel Farm | 3,985 | 8,237 | 8,400 | (163) | 98% |
| 5280 · Repair & Maintenance-Grounds | 3,372 | 25,677 | 35,000 | (9,323) | 73% |
| 5285 · Repair & Maintenance-Hangars | 28 | 4,803 | 10,000 | (5,197) | 48% |
| 5290 · Repair & Maintenance-Lighting | 3,536 | 6,102 | 6,200 | (98) | 98% |
| 5295 · R & M - Terminal Building | - | 6,104 | 6,200 | (96) | 98% |
| 5300 · R & M - Motorized Equipment | - | 24,844 | 25,000 | (156) | 99% |
| 5305 · Repair & Maint Fire Extinguish | 233 | 1,619 | 3,600 | (1,981) | 45% |
| 5310 · Emerg Equip/Supplies | - | 1,049 | 1,200 | (151) | 87% |
| 5350 · CDTFA Dealer Tax | 56 | 589 | 600 | (11) | 98% |
| 5360 · Office Communications | 727 | 8,777 | 8,500 | 277 | 103% |
| 5373 · Tools/Small Maint Equipment | 1,941 | 2,395 | 2,500 | (105) | 96% |
| 5390 · Winter Ops Contingency | - | - | 6,000 | (6,000) | 0% |
| 5400 · Utilities | 6,297 | 142,289 | 200,000 | (57,711) | 71% |
| 6565 · Salaries | 44,777 | 589,664 | 738,700 | (149,036) | 80% |
| 6566 · Vacation Expense | 2,247 | 29,018 | 32,300 | (3,282) | 90% |
| 6567 · Sick Leave Expense | 2,019 | 26,973 | 29,000 | (2,027) | 93% |
| 6568 · Payroll Expenses | - | - | 200 | (200) | 0% |
| 6570 · FICA-Employer | - | 615 | 2,500 | (1,885) | 25% |
| 6575 · Medicare-Employer | 715 | 9,782 | 9,100 | 682 | 107% |
| 6585 · Health, Life, Dent.& Vision Ins | 12,629 | 257,152 | 251,500 | 5,652 | 102% |
| 6590 · 457 Contribution-ER Match | 1,615 | 35,517 | 63,700 | (28,183) | 56% |
| 6594 · Survivor Benefit Expense | - | - | 500 | (500) | 0% |
| 6595 · Pension Expense | 4,773 | 113,368 | 116,200 | (2,832) | 98% |

**Big Bear Airport District
Profit & Loss Budget Performance
June 2024**

| | June | Jul - June 24 | Total Budget | \$ Over/(Under) Budget | % of Budget Target: 100% |
|--|------------------------|----------------------|---------------------|---------------------------|-----------------------------|
| 6596 · Pension - ER Paid for EE | 949 | 12,114 | 11,100 | 1,014 | 109% |
| 6597 · GASB 68 Report Fee | - | 700 | 700 | - | 100% |
| 6599 · SSA218-CalPERS Annual AdminFee. | - | - | 300 | (300) | 0% |
| Total Expense | 107,637 | 1,782,815 | 2,104,300 | (321,485) | 85% |
| Net Ordinary Income | (41,260) | 1,063,841 | 713,700 | 350,141 | 149% |
| Other Income/Expense | | | | | |
| Other Income | | | | | |
| 4312 · AC Recov./Call Out/Misc.Labor | - | 1,638 | | | |
| 4330 · Investment Revenue | 16,170 | 319,310 | 58,700 | 260,610 | 544% |
| 4332 · Unrealized Gain/(Loss) on Invmt | 15,305 | 255,308 | | | |
| 4340 · Use of Terminal Reserve Funds | - | - | 662,700 | (662,700) | 0% |
| Total Other Income | 31,475 | 576,256 | 721,400 | (145,144) | 80% |
| Other Expense | | | | | |
| 5039 · Capital Improvement Projects 22 | 40,250 | 40,250 | | | |
| CIP22R2 · Temp.Modular Office Space | 26,152 | 72,066 | 150,000 | (77,934) | 48% |
| CIP24-1 · Pavement Rehab/Crack filling | - | - | 55,000 | (55,000) | 0% |
| CIP24-2 · Utility Trailer | - | 15,381 | 25,000 | (9,619) | 62% |
| CIP24-3 · Hangar Door Upgrade | - | 43,964 | 50,000 | (6,036) | 88% |
| 5204 · Terminal Bldg. Design & Constr. | 110,938 | 215,557 | 662,700 | (447,143) | 33% |
| 5205 · Interest Exp-Terminal Bldg Loan | - | 173,601 | 169,600 | 4,001 | 102% |
| 5207 · Term.Bldg. Loan Debt Service | - | 275,000 | 275,000 | - | 100% |
| Total Other Expense | 177,340 | 835,819 | 1,387,300 | (551,481) | 60% |
| Net Other Income | (145,865) | (259,563) | (665,900) | 406,337 | 39% |
| Net Income | \$ (187,125.00) | \$ 804,278.00 | \$ 47,800.00 | \$ 756,478.00 | |

Big Bear Airport District
Balance Sheet
As of June 30, 2024

| | Jun 30, 24 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1040 · Checking Account | 183,250 |
| Total Checking/Savings | 183,250 |
| Accounts Receivable | |
| 1140 · Accounts Receivable | 15,393 |
| Total Accounts Receivable | 15,393 |
| Other Current Assets | |
| 1001 · Petty Cash | 350 |
| 1125 · LAIF | 1,234,463 |
| 1125.01 · LAIF - Fair Market Value | -9,551 |
| 1127 · TD Ameritrade, Inc. | 14,096,808 |
| 1128 · CLASS | 600,000 |
| 1142 · Lease Receivable | 138,108 |
| 1160 · Prepaid Medical/Life Insurance | 9,061 |
| 1161 · Prepaid Insurance-Liability | 9,330 |
| 1164 · Pre Paid Jet A Fuel Tax | 9,986 |
| 1166 · Pre-Paid Expense | 4,500 |
| 1181 · Inventory-Souvenirs | 10,898 |
| 1182 · Inventory-Fuel | 54,483 |
| 1183 · Inventory - Oil | 6,849 |
| 1185 · Inventory - Aircraft Stores | 9,118 |
| 1499 · Undeposited Funds | 3,718 |
| Total Other Current Assets | 16,178,121 |
| Total Current Assets | 16,376,765 |
| Fixed Assets | |
| 1201 · Land | 3,692,512 |
| 1220 · Land Improvements | 18,172,525 |
| 1240 · Structure Improvements | 5,735,091 |
| 1241 · Old Terminal Building | 2,643,000 |
| 1250 · Operating Equipment | 4,111,754 |
| 1270 · Accumulated Depreciation | -19,693,542 |
| 1300 · Construction in Progress | 416,423 |
| Total Fixed Assets | 15,077,762 |
| Other Assets | |
| 1150 · Deferred Outflows of Resources | 1,186,619 |
| Total Other Assets | 1,186,619 |
| TOTAL ASSETS | 32,641,146 |

Big Bear Airport District
Balance Sheet
As of June 30, 2024

| | Jun 30, 24 |
|--|-------------------|
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2001 · Accounts Payable | 18,074 |
| Total Accounts Payable | 18,074 |
| Other Current Liabilities | |
| 2005 · Other Payable | 582 |
| 2123 · Accrued Vacation | 39,587 |
| 2124 · Accrued Sick Leave | 46,999 |
| 2200 · Sales Taxes Payable | 13,067 |
| 2250 · Retirement Contribution Payable | 1 |
| 2301 · Deposits-Tenant Security | 35,259 |
| 2302 · Deposits-Gate Access | 6,390 |
| 2303 · Deposits-Wait List | 10,122 |
| 2320 · Prepaid Rents | 314 |
| Total Other Current Liabilities | 152,321 |
| Total Current Liabilities | 170,395 |
| Long Term Liabilities | |
| 2525 · Terminal Building Loan | 7,930,942 |
| 2600 · Net Pension Liability | 770,031 |
| 2620 · Net OPEB Obligation | 1,871,381 |
| 2625 · Deferred Inflows of Resources | 271,307 |
| 2630 · DIR - Leases | 132,661 |
| Total Long Term Liabilities | 10,976,322 |
| Total Liabilities | 11,146,716 |
| Equity | |
| 3900 · Retained Earnings | 20,690,153 |
| Net Income | 804,277 |
| Total Equity | 21,494,430 |
| TOTAL LIABILITIES & EQUITY | 32,641,146 |

**Big Bear Airport District
US Bank CC Expense-Detail
June 2024**

| Date | Memo | Amount |
|----------------|--|-----------------|
| US Bank | | |
| 06/22/2024 | Accusource | 253.89 |
| 06/22/2024 | Gate 6 Upgraded Opener | 3,363.25 |
| 06/22/2024 | Fuel Pit Fire Extinguisher | 232.62 |
| 06/22/2024 | Replacement Fuel Dispenser Parts | 719.26 |
| 06/22/2024 | Tools for F250 & Van | 618.21 |
| 06/22/2024 | IP, Zoom | 210.98 |
| 06/22/2024 | Box & Shipping fee | 38.09 |
| 06/22/2024 | Speakers for Admin desks | 46.06 |
| 06/22/2024 | WVPP training video x 7 Employees | 189.00 |
| 06/22/2024 | Stamps | 136.00 |
| 06/22/2024 | Hotel deposit for CalPERS Conference 10/24 | 261.70 |
| 06/22/2024 | CalPERS Confrence Registration 10/24 | 549.00 |
| 06/22/2024 | Special District Law Workshop for AV & RC | 460.00 |
| 06/30/2024 | Tools, Leafblower, Utility Knives | 1,322.63 |
| 06/30/2024 | WVPP Training | 27.00 |
| 06/30/2024 | Coffee Bar Supplies | 133.31 |
| Total US Bank | | 8,561.00 |
| TOTAL | | 8,561.00 |

Big Bear Airport District Monthly Check Report June 2024

| Date | Num | Name | Memo | Amount |
|-------------------------------------|--------|--------------------------------------|-----------------------------------|-------------|
| 06/12/2024 | DD2584 | Abby Erickson | Direct Deposit | 0.00 |
| 06/12/2024 | DD2585 | Ariel Valenzuela | Direct Deposit | 0.00 |
| 06/12/2024 | DD2586 | Hugo Medel-Valdes | Direct Deposit | 0.00 |
| 06/12/2024 | DD2587 | James Ryan Goss | Direct Deposit | 0.00 |
| 06/12/2024 | DD2588 | John M. Egerer | Direct Deposit | 0.00 |
| 06/12/2024 | DD2589 | John R Melissa | Direct Deposit | 0.00 |
| 06/12/2024 | DD2590 | Rebecca Cannon | Direct Deposit | 0.00 |
| 06/26/2024 | DD2591 | Abby Erickson | Direct Deposit | 0.00 |
| 06/26/2024 | DD2592 | Ariel Valenzuela | Direct Deposit | 0.00 |
| 06/26/2024 | DD2593 | Hugo Medel-Valdes | Direct Deposit | 0.00 |
| 06/26/2024 | DD2594 | James Ryan Goss | Direct Deposit | 0.00 |
| 06/26/2024 | DD2595 | John M. Egerer | Direct Deposit | 0.00 |
| 06/26/2024 | DD2596 | John R Melissa | Direct Deposit | 0.00 |
| 06/26/2024 | DD2597 | Rebecca Cannon | Direct Deposit | 0.00 |
| *** Missing numbers here *** | | | | |
| 06/04/2024 | 34336 | Avcom Company | BBAD | -575.00 |
| 06/04/2024 | 34337 | Big Bear City CSD. | BBAD | -1,777.71 |
| 06/04/2024 | 34338 | Born Aviation Products, Inc | BIGBEAR | -59.62 |
| 06/04/2024 | 34339 | Cannon, Rebecca. | June 2024 cell phone | -50.00 |
| 06/04/2024 | 34340 | Castillo, Steve | Monthly reimbursement - June 2024 | -100.00 |
| 06/04/2024 | 34341 | Chem-Pak, Inc. | B1017 | -434.79 |
| 06/04/2024 | 34342 | Egerer, John | June 2024 cell phone | -50.00 |
| 06/04/2024 | 34343 | Erickson, Abby. | | -155.86 |
| 06/04/2024 | 34344 | Frontier Communications | 909-585-2900-031710-5 | -108.62 |
| 06/04/2024 | 34345 | Goss, Ryan | June 2024 cell phone | -50.00 |
| 06/04/2024 | 34346 | Lindstrom, Marikay. | Monthly reimbursement - June 2024 | -100.00 |
| 06/04/2024 | 34347 | Medel, Hugo | June 2024 cell phone | -50.00 |
| 06/04/2024 | 34348 | Melissa, John | June 2024 cell phone | -50.00 |
| 06/04/2024 | 34349 | Mountain Trophy & Pro Shop | BBAD | -52.80 |
| 06/04/2024 | 34350 | ProDIGIQ | L35 | -900.00 |
| 06/04/2024 | 34351 | Seifert, Rick | Monthly reimbursement - June 2024 | -100.00 |
| 06/04/2024 | 34352 | Smith, Julie | Monthly reimbursement - June 2024 | -100.00 |
| 06/04/2024 | 34353 | Valenzuela, Ariel. | June 2024 cell phone | -50.00 |
| 06/12/2024 | 34354 | Advanced Copy Systems | SB6733 | -72.63 |
| 06/12/2024 | 34355 | Bear Valley Electric | Airport accounts | -6,248.13 |
| 06/12/2024 | 34356 | Big Bear Grizzly | 60-BIG02 | -368.80 |
| 06/12/2024 | 34357 | Nativescapes, Inc. | BBAD | -1,085.00 |
| 06/18/2024 | 34358 | All Valley Environmental | BBAD | -370.00 |
| 06/18/2024 | 34359 | Aries Advisors, LLC | BBAD | -4,500.00 |
| 06/18/2024 | 34360 | Big Bear Urgent Care | BBAD | -125.00 |
| 06/18/2024 | 34361 | Cole Huber LLP | 10443 | -340.00 |
| 06/18/2024 | 34362 | De Lage Landen | 345023 | -118.12 |
| 06/18/2024 | 34363 | Flyers Energy LLC | 3685 | -1,427.92 |
| 06/18/2024 | 34364 | Mountain Water Company | BBAD | -64.00 |
| 06/18/2024 | 34365 | Principal Financial Group | 1014239-10001 | -1,183.60 |
| 06/18/2024 | 34366 | Reliance Standard | GL160580, LTD 130861 | -478.16 |
| 06/18/2024 | 34367 | S.B. County Fire Protection Distr... | FA0001983 | -10.00 |
| 06/18/2024 | 34368 | Sonitrol of San Bernardino | 23424,237693 | -1,135.92 |
| 06/18/2024 | 34369 | Spectrum Business (Charter) | 8245100840148023 | -618.18 |
| 06/18/2024 | 34370 | TAIT | | -3,031.69 |
| 06/18/2024 | 34371 | Upside Innovations, LLC | ADA Ramps/Deck installation | -26,152.00 |
| 06/27/2024 | 34372 | Southwest Gas | 910000935051 | -12.75 |
| 06/27/2024 | 34373 | C & D Termite & Pest Control | 4452-19 | -188.00 |
| 06/27/2024 | 34374 | Carquest of Big Bear, Corp. | 650 | -9.15 |
| 06/27/2024 | 34375 | Comlock Security Group | BBAD | -28.12 |
| 06/27/2024 | 34376 | EideBailly, LLP | 258954 | -1,704.03 |
| 06/27/2024 | 34377 | International Paving Services, Inc. | 102158 | -40,250.00 |
| 06/27/2024 | 34378 | Knight Building Systems, Inc. | BBAD | -110,937.78 |
| 06/27/2024 | 34379 | Mascott Equipment | 6308 | -233.81 |
| 06/27/2024 | 34380 | S.B. Co. Weights and Measures | 6109 | -475.20 |
| 06/27/2024 | 34381 | Shred-it, Inc. | 12147987 | -140.08 |
| 06/27/2024 | 34382 | Southwest Gas | 910000176035 | -229.92 |
| 06/27/2024 | 34383 | Standard Signs, Inc. | 843 | -3,536.14 |

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

August 07, 2024 August 01, 2024

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

BIG BEAR AIRPORT DISTRICT

GENERAL MANAGER
P.O. BOX 755
BIG BEAR CITY, CA 92314

[Tran Type Definitions](#)

Account Number: 80-36-004

June 2024 Statement

Account Summary

| | | | |
|-------------------|------|--------------------|--------------|
| Total Deposit: | 0.00 | Beginning Balance: | 1,255,923.01 |
| Total Withdrawal: | 0.00 | Ending Balance: | 1,255,923.01 |

Columbia Capital Management, LLC
PORTFOLIO SUMMARY
Big Bear Airport District
Income
June 30, 2024

| Security Type | Quantity | Total Cost | Market Value | Pct. Assets | Cur. Yield | Est. Annual Income |
|------------------------|------------------|---------------------|---------------------|--------------|------------|--------------------|
| Fixed Income | | | | | | |
| Agency Securities | 2,185,000 | 2,182,395.00 | 2,182,442.16 | 68.0 | 5.4 | 112,595.00 |
| Treasury Notes | 1,032,000 | 1,005,538.73 | 1,010,372.35 | 31.5 | 5.1 | 30,960.00 |
| | 3,217,000 | 3,187,933.73 | 3,192,814.50 | 99.4 | 5.3 | 143,555.00 |
| Cash and Equiv. | | | | | | |
| Cash and Equivalents | 3,698 | 18,281.39 | 18,281.39 | 0.6 | 0.0 | 0.00 |
| | 3,698 | 18,281.39 | 18,281.39 | 0.6 | 0.0 | 0.00 |
| TOTAL PORTFOLIO | 3,220,698 | 3,206,215.12 | 3,211,095.89 | 100.0 | 5.3 | 143,555.00 |

Columbia Capital Management, LLC
FIXED INCOME PORTFOLIO
Big Bear Airport District
Income
June 30, 2024

| Quantity | Security | Unit Cost | Total Cost | Price | Market Value | Accrued Interest | Market Value +Accr.Int. | Pct. Assets | Yield To Mat. | Duration |
|-----------------------------|---|-----------|--------------|-------|--------------|------------------|-------------------------|-------------|---------------|----------|
| Agency Securities | | | | | | | | | | |
| 1,160,000 | FEDERAL HOME LN 5.125%25 DUE 08/28/25 | 100.00 | 1,160,025.00 | 99.86 | 1,158,428.14 | 20,146.94 | 1,178,575.09 | 36.1 | 5.24 | 1.10 |
| 500,000 | FHLB 4.875%24 DUE 09/13/24 | 99.47 | 497,345.00 | 99.87 | 499,333.56 | 7,244.79 | 506,578.35 | 15.6 | 5.46 | 0.20 |
| 525,000 | FHLB 5.48%24 DUE 10/18/24 | 100.00 | 525,025.00 | 99.94 | 524,680.45 | 5,754.00 | 530,434.45 | 16.3 | 5.62 | 0.30 |
| | 5.480% Due 10-18-24 | | | | | | | | | |
| | | | 2,182,395.00 | | 2,182,442.16 | 33,145.74 | 2,215,587.89 | 68.0 | 5.38 | 0.70 |
| Cash and Equivalents | | | | | | | | | | |
| | Cash | | 14,583.27 | | 14,583.27 | | 14,583.27 | 0.5 | | 0.00 |
| 3,698 | SCHWAB US TREASURY MONEY INVESTOR | 1.00 | 3,698.12 | 1.00 | 3,698.12 | | 3,698.12 | 0.1 | | 0.00 |
| | | | 18,281.39 | | 18,281.39 | 0.00 | 18,281.39 | 0.6 | 0.00 | 0.00 |
| Treasury Notes | | | | | | | | | | |
| 1,032,000 | US TREASUR NT 3%07/25 UST NOTE DUE 07/15/25 | 97.44 | 1,005,538.73 | 97.90 | 1,010,372.35 | 14,204.18 | 1,024,576.52 | 31.5 | 5.09 | 0.99 |
| | 3.000% Due 07-15-25 | | | | | | | | | |
| | | | 1,005,538.73 | | 1,010,372.35 | 14,204.18 | 1,024,576.52 | 31.5 | 5.09 | 0.99 |
| | | | 3,206,215.12 | | 3,211,095.89 | 47,349.91 | 3,258,445.80 | 100.0 | 5.26 | 0.79 |

Columbia Capital Management, LLC
PERFORMANCE REPORT
GROSS OF FEES
Big Bear Airport District
Income

From 05-31-24 to 06-30-24

| | |
|-----------------------------|------------------|
| Portfolio Value on 05-31-24 | 3,208,370.79 |
| Accrued Interest | 35,728.11 |
| Contributions | 0.00 |
| Withdrawals | 0.00 |
| Realized Gains | 0.00 |
| Unrealized Gains | 2,703.25 |
| Interest | 21.85 |
| Dividends | 0.00 |
| Change in Accrued Interest | 11,621.80 |
| Portfolio Value on 06-30-24 | 3,211,095.89 |
| Accrued Interest | 47,349.91 |
| Average Capital | 3,244,098.90 |
| Total Gain before Fees | 14,346.91 |
| IRR for 0.08 Years | 0.44% |

Columbia Capital Management, LLC
PERFORMANCE REPORT
GROSS OF FEES
Big Bear Airport District
Income

From 05-01-22 to 06-30-24

| | | |
|-----------------------------|--------------|--------------|
| Portfolio Value on 05-01-22 | | 0.00 |
| Accrued Interest | | 0.00 |
| Contributions | | 0.00 |
| Withdrawals | | 0.00 |
| Transfers In | 2,999,733.00 | |
| Realized Gains | 35,357.59 | |
| Unrealized Gains | 4,880.77 | |
| Interest | 171,124.53 | |
| Dividends | | 0.00 |
| Change in Accrued Interest | | 47,349.91 |
| Portfolio Value on 06-30-24 | 3,211,095.89 | |
| Accrued Interest | | 47,349.91 |
| Average Capital | | 2,878,378.44 |
| Total Gain before Fees | | 258,712.80 |
| IRR for 2.16 Years | | 8.99% |

FY - 23-24

| NO. | APPORTIONMENT | COLLECTION PERIOD | APPORTIONMENT DATE | FUNDS AUTOMATICALLY DEPOSITED | CHECK AMOUNT |
|-----|--|---------------------|--------------------|-------------------------------------|-----------------|
| 1. | Tax Roll Revenues | 7/1/23 - 11/1/23 | 11/8/2023 | 11/13/2023 | \$228,862.62 |
| 2. | Tax Roll Revenues | 11/4/23 - 11/20/23 | 11/27/2023 | 11/29/2023 | \$100,086.49 |
| 3. | Homeowners' Exemption Reimbursement - 15% | 7/1/23 - 11/30/23 | 12/6/2023 | 12/7/2023 | \$1,653.66 |
| 4. | Tax Roll Revenues | 11/21/23 - 12/14/23 | 12/18/2023 | 12/20/2023 | \$736,298.92 |
| 5. | Tax Roll Revenues - RPTTF Distribution* | 4/29/23 - 12/14/23 | 12/21/2023 | 12/27/2023 | \$88,762.15 |
| 6. | Tax Roll Revenues | 12/15/23 - 1/5/24 | 1/9/2024 | 1/11/2024 | \$23,207.85 |
| 7. | Homeowners' Exemption Reimbursement - 35% | 12/1/23 - 12/31/23 | 1/11/2024 | 1/16/2024 | \$3,858.51 |
| 8. | Tax Roll Revenues - Including VLF** | 1/9/24 - 1/12/24 | 1/17/2024 | 1/19/2024 | \$5,551.70 |
| 9. | Tax Roll Revenues - Including Unitary | 1/13/24 - 2/2/24 | 2/14/2024 | 2/16/2024 | \$53,548.50 |
| 10. | Tax Roll Revenues | 2/3/24 - 2/23/24 | 3/5/2024 | 3/7/2024 | \$27,030.35 |
| 11. | Tax Roll Revenues | 2/24/24 - 3/22/24 | 3/26/2024 | 3/28/2024 | \$106,767.41 |
| 12. | Tax Roll Revenues | 3/23/24 - 4/12/24 | 4/16/2024 | 4/18/2024 | \$639,070.91 |
| 13. | Tax Roll Revenues | 4/13/24 - 4/26/24 | 4/30/2024 | 5/2/2024 | \$12,583.08 |
| 14. | Homeowners' Exemption Reimbursement - 35% | 1/1/24 - 4/30/24 | 5/3/2024 | 5/7/2024 | \$3,858.51 |
| 15. | Tax Roll Revenues - Including VLF and Unitary | 4/27/24 - 5/6/24 | 5/15/2024 | 5/17/2024 | \$16,211.10 |
| 16. | Tax Roll Revenues - RPTTF Distribution* | 12/15/23 - 4/26/24 | 5/24/2024 | 5/29/2024 | \$47,503.03 |
| 17. | Homeowners' Exemption Reimbursement - 15% | 5/1/24 - 6/30/24 | 6/4/2024 | 6/7/2024 | \$1,653.66 |
| 18. | Tax Roll Revenues | | | | |
| 19. | FY 2023-2024 Year-End Reconciliation | | | | |
| 20. | Tax Roll Revenues | | | | |
| 21. | FY 2023-2024 Teeter Plan Adjustment | | | | |
| | <i>* Redevelopment Property Tax Trust Fund</i> | | | Total | \$2,096,508.45 |



Date: August 14, 2024
To: Board of Directors
From: Ryan Goss, General Manager
Subject: **Discussion, Review and Possible Approval of T-Mobile Lease Agreement**

Background:

At the June 12th Board of Directors meeting, the board approved an agreement with Aries Advisors to negotiate on behalf of the Airport District with T-Mobile. Over the last two months Aries Advisors (Nigel Paxton) was able to work with T-Mobile to secure a long term lease, resulting in increased rents as well as CPI increases.

Current rate: \$1399.21 with 15% CPI every five (5) years.

New rate: \$2000.00 with 3% CPI increase every year.

T- Mobile currently has five (5) years left on the lease and the new rates and terms will commence in 2029.

Recommendation:

The Board of Directors approve the agreement with T- Mobile as written.

Financial Impact:

There is estimated to be an increase of \$413,052 in revenue over the term of the lease.

FIRST AMENDMENT TO SITE AGREEMENT

This First Amendment to Site Agreement (the "**First Amendment**") is effective as of the last signature below (the "**Effective Date**"), by and between Big Bear Airport District ("**Owner**"), and T-Mobile West LLC, a Delaware limited liability company ("**Tenant**", previously referred to as "**Sprint**") (each a "**Party**", or collectively, the "**Parties**").

Owner and Tenant entered into that certain Site Agreement dated June 4, 2004, (the "**Lease**") regarding the leased premises ("**Premises**") located at 44490 Baldwin Ln., Big Bear City, California 92314 (the "**Property**").

For good and valuable consideration, Owner and Tenant agree as follows:

1. At the expiration of the Lease on June 30, 2029, the term of the Lease will automatically be extended for five (5) additional and successive five (5) year terms, each included as Renewal Term provided that Tenant may elect not to renew by providing Owner at least ninety (90) calendar days' notice prior to the expiration of the then current Renewal Term.
2. Upon the expiration of the final Renewal Term, Tenant shall have the right to continue to occupy the Premises and the Term shall automatically extend for up to three (3) successive one (1) year periods (each, and "**Extended Period**"). Owner may elect not to renew the remaining one (1) year periods by providing notice to Tenant at least six (6) months prior to the expiration of the then current Extended Period. Tenant may terminate any Extended Period at any time by delivery of notice to Owner.
3. At the commencement of the first Renewal Term on July 1, 2029 provided for in this First Amendment, Tenant shall pay Owner Two Thousand and 00/100 Dollars (\$2,000.00) per month as Rent, partial calendar month to be prorated in advance, by the fifth (5th) day of each calendar month. As of the date of the first Renewal Term, the escalation set forth in the Lease shall terminate and the Rent will escalate by three percent (3%) of the License Fee in effect for the previous year on July 1, 2030 and on each anniversary thereafter. The Rent for each Extended Period shall be increased by three percent (3%) of the Rent for the immediately preceding year. If outstanding Rent is due after the Effective Date, Tenant shall pay Owner any outstanding Rent due as of the Effective Date within sixty calendar (60) days of the Effective Date. Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of duplicate Rent by Tenant.
4. Tenant may transmit and receive on any frequencies permitted by law.
5. Notwithstanding anything to the contrary in the Lease and as of the Effective Date of the First Amendment, Owner shall be responsible for maintaining all portions of the Property in good order and condition, including without limitation, plumbing, elevators, the roof and support structure, landscaping and common areas, as applicable.

6. All notices, requests, demands and other communications shall be in writing and shall be deemed to have been delivered upon receipt or refusal to accept delivery, and are effective only when deposited into the U.S. certified mail, return receipt requested, or when sent via a nationally recognized courier to the addresses set forth below. Owner or Tenant may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/
SB33XC256/IE84515A

If to Owner:

Big Bear Airport District
P.O. Box 755
Big Bear City, CA 92314

7. Tenant and Owner will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property without additional payment or consideration.
8. Owner will execute a Memorandum of Agreement at Tenant's request. If the Property is encumbered by a deed, mortgage or other security interest, Owner will also execute a subordination, non-disturbance and attornment agreement.
9. Any charges payable under the Lease other than Rent shall be billed by Owner to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise, the same shall be deemed time-barred and be forever waived and released by Owner.
10. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this First Amendment conflicts with the terms of the Lease, the terms and provisions of this First Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.
11. This First Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this First Amendment will legally bind the Parties to the same extent as originals.
12. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this First Amendment. Owner represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of First Amendment. If Owner is represented by any property manager, broker or any other leasing agent ("Agent"), then (a) Owner is solely is responsible for all commission, fees or

other payment to Agent and (b) Owner shall not impose any fees on Tenant to compensate or reimburse Owner for the use of Agent, including any such commissions, fees or other payments arising from negotiating or entering into this First Amendment or any future amendment.

13. This First Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this First Amendment as of the Effective Date.

Owner:

Big Bear Airport District

By: _____

Print Name: _____

Title: _____

Date: _____

Tenant:

T-Mobile West LLC, a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____





Date: August 14, 2024
To: Board of Directors
From: Ryan Goss, General Manager
Subject: **San Bernardino County Public Works Common Use Agreement**

Background:

San Bernardino County Public Works have been looking at alternative methods of controlling water runoff that has impacted the residences and businesses located west of the airport. Heavy rains impact this area, resulting in flooding to homes and property. Recently, Public Works settled on improving drainage and flow lines of the channel located on airport property – which is located on the south side of the airport from Bluewater Drive to Division Drive.

These improvements include widening the drainage area and installing concrete with sediment catch basins for debris. San Bernardino County Public Works will be maintaining this area and has requested access. The area in question is shown on Exhibit A of the use agreement.

Once approved, this Common Use Agreement and respective construction documents will go before the County Board of Supervisors for approval at their August 20th meeting. Construction is scheduled to begin in the Spring of 2025.

Recommendation:

The Board of Directors approve the Common Use Agreement with San Bernardino County Public works as written.

Financial Impact:

No financial impact to the District.



Contract Number

SAP Number

Public Works

| | |
|---|--|
| Department Contract Representative | Jeremy Johnson, P.E., Engineering Manager |
| Telephone Number | (909) 387-8165 |
| Contractor | Big Bear Airport District |
| Contractor Representative | Ryan Goss, General Manager |
| Telephone Number | (909) 585-3219 |
| Contract Term | August 20, 2024 through July 30, 2044 |
| Original Contract Amount | Non-Financial |
| Amendment Amount | |
| Total Contract Amount | |
| Cost Center | 6650002000 H15190 |
| Grant Number (if applicable) | n/a |

IT IS HEREBY AGREED AS FOLLOWS:

Recitals

This Common Use Agreement (CUA) is entered into by and between San Bernardino County (County), hereinafter referred to as "COUNTY" and the Big Bear Airport District, hereinafter referred to as "AIRPORT". The COUNTY and AIRPORT are sometimes referred to individually as "Party" and collectively as "Parties"; and,

WHEREAS, COUNTY has a project to construct improvements at the Blue Water Channel located on the AIRPORT premises to manage and recapture stormwater and rehabilitate the pavement on Pine View Drive (Project). This Project is currently in the design phase and construction completion is anticipated in the summer 2025. The construction work will be funded with American Rescue Plan Act (ARPA) Local Fiscal Recovery Fund revenues; and,

WHEREAS, COUNTY has established those certain areas of the AIRPORT's premises (herein after referred to as "COMMON USE") that may require maintenance on a routine basis during and after the construction of the Project; and,

WHEREAS, by this CUA, the COUNTY desires to operate and maintain areas of COMMON USE within the AIRPORT; and,

WHEREAS, COUNTY and AIRPORT agree to enter this CUA for the purpose of routine maintenance of COMMON USE areas of the AIRPORT's grounds and drainage basin, as shown in Exhibit "A", which is attached hereto and incorporated herein by this reference. Routine maintenance may also be conducted in cases of heavy rainstorms and other natural disasters as needed; and,

WHEREAS, routine maintenance includes, but is not limited to, debris removal, weed abatement, erosion control, drainage inspection/maintenance/repair of drainage/flood facilities, concrete surface repairs, preventative care; and,

WHEREAS, AIRPORT will benefit from the COUNTY's routine maintenance work performed on the AIRPORT's premises as said areas will prevent debris and water overflow during heavy rainstorms, keeping the pathway clear for airport travel.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises set forth herein COUNTY and AIRPORT agree as follows:

1. AIRPORT hereby consents to COUNTY's construction, reconstruction, operation, and maintenance on the said AIRPORT premises as set out in Exhibit "A", at COUNTY'S sole expense within the area of COMMON USE; provided however, that no such use, occupancy or construction, reconstruction, operation or maintenance shall be affected by the AIRPORT, in any manner which may interfere or conflict with COUNTY's work nor shall AIRPORT's operation be affected by the COUNTY's work under this agreement. The Parties shall coordinate their operations to the greatest extent possible.
2. COUNTY shall assume sole responsibility for the operation and maintenance of the area of COMMON USE.
 - a. The initial term of the CUA shall be for twenty (20) years and shall commence on the date this agreement is approved by both Parties. The initial term shall be automatically extended for successive one (1) year extended term at the end of the initial term and each extended term unless terminated as provided below.
 - b. This CUA is effective as of date signed by both Parties and shall remain in effect for twenty (20) years ending July 30, 2044; however, the CUA may be terminated earlier without cause upon thirty (30) calendar days written notice by either Party. The COUNTY's Department of Public Works Director or his/her Deputy Director has authority to terminate this CUA on behalf of the COUNTY. The AIRPORT's General Manager has the authority to terminate this CUA on behalf of the AIRPORT.
3. AIRPORT has and reserves the right to use the COMMON USE area in any manner not in conflict with the COUNTY's needs for the proposed routine maintenance without necessity for any permit or permission from COUNTY. COUNTY shall, except in emergencies, give reasonable notice to AIRPORT before performing any work which may affect AIRPORT's facilities in said area of COMMON USE. If the COUNTY damages or destroys any of the COMMON USE, as part of its operations, COUNTY within the soonest possible time must either repair or pay the cost of the repair as well as any associated damages.
4. AIRPORT agrees to indemnify, defend (with counsel approved by COUNTY) and hold harmless COUNTY and its officers, employees, agents, and volunteers from any and all claims, actions, losses, damages, and/or liability resulting from the AIRPORT's negligent acts or omissions which arise from AIRPORT's use of the area of COMMON USE obligations under this CUA.
5. COUNTY agrees to indemnify, defend, (with counsel approved by the DISTRICT) and hold harmless

the AIRPORT and its officers, employees, agents and volunteers from any and all claims, actions, losses, damages and/or liability resulting from the COUNTY's negligent acts or omissions which arise from COUNTY's maintenance, construction and operation of the area of COMMON USE work obligations under this CUA.

6. If the AIRPORT and/or the COUNTY is found to be comparatively at fault for any claim, action, loss, or damage resulting from their respective obligations under this CUA, the AIRPORT and/or COUNTY shall indemnify the other to the extent of its comparative fault.
7. This CUA may be altered, changed, or amended by mutual agreement of the Parties in writing, and approved by the COUNTY Board of Supervisors. The CUA shall not be assigned or transferred by either Party without the prior written approval of the other Party.
8. All notices permitted or required under this CUA shall be delivered to the respective Parties at the following addresses, or at such other address that the respective Party provides in writing:

| | |
|--|---|
| San Bernardino County Department of Public Works 825 E. Third Street, RM 143 San Bernardino, CA 92415-0835 Attn: Transportation Planning | Big Bear Airport District Attn: Ryan Goss - General Manager 501 W. Valley Blvd Big Bear City, CA 92314 |
|--|---|
9. This CUA may be executed in counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same CUA. The Parties shall be entitled to sign and transmit an electronic signature of this CUA, which signature shall be binding on the Parties name contained therein. Each Party providing electronic signature agrees to promptly execute and deliver to the other Party an original signed CUA upon request.
10. The signatures of the Parties affixed to this CUA affirm that they are duly authorized to commit and bind their respective agencies to the terms and conditions set forth in this CUA.
11. This CUA shall be governed by the laws of the State of California. Any action or proceeding between the Parties concerning the interpretation or enforcement of this CUA, or which arises out of or is in any way connected with this CUA shall be instituted and tried in the appropriate state court, located in the San Bernardino County, California.
12. This CUA constitutes the entire agreement and understanding between the Parties hereto relating to the subject matter hereof and supersedes any previous agreement or understanding. No waiver of any term or condition of this CUA shall be a continuing waiver thereof.

Signatures on the following page

SAN BERNARDINO COUNTY

(Print or type name of corporation, company, contractor, etc.)

► _____
Dawn Rowe, Chair, Board of Supervisors

By ► _____
(Authorized signature - sign in blue ink)

Dated: _____
SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

Name _____
(Print or type name of person signing contract)

Lynna Monell
Clerk of the Board of Supervisors
San Bernardino County

Title _____
(Print or Type)

By _____
Deputy

Dated: _____

Address _____

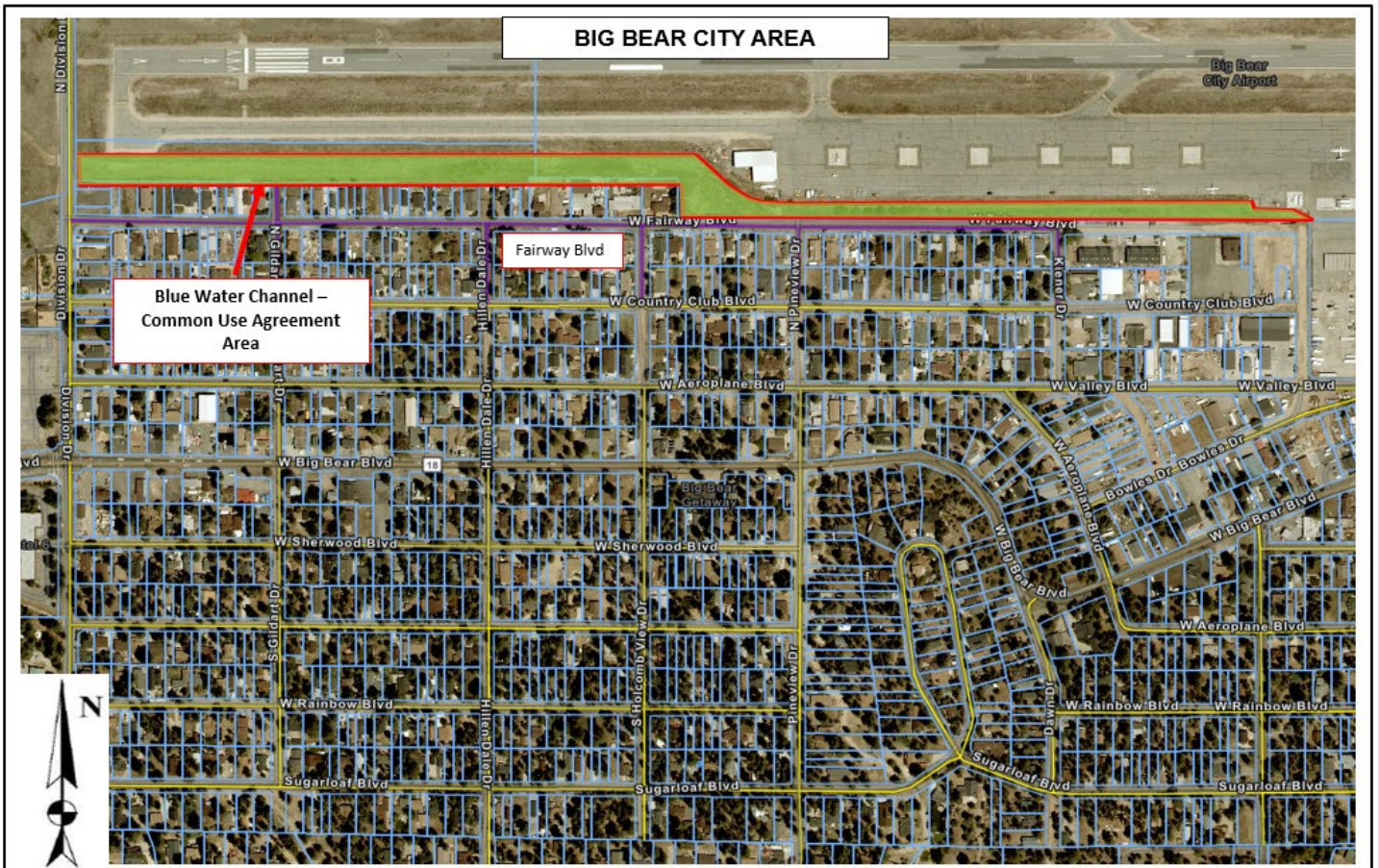
FOR COUNTY USE ONLY

Approved as to Legal Form
► _____
Aaron Gest, County Counsel
Date _____

Reviewed for Contract Compliance
► _____
Andy Silao, P.E.
Date _____

Reviewed/Approved by Department
► _____
Noel Castillo, Director
Date _____

**EXHIBIT A
COMMON USE AREA**



SAN BERNARDINO COUNTY
DEPARTMENT OF PUBLIC WORKS
DISTRICT 3
YARD 9
W.O.# H15190



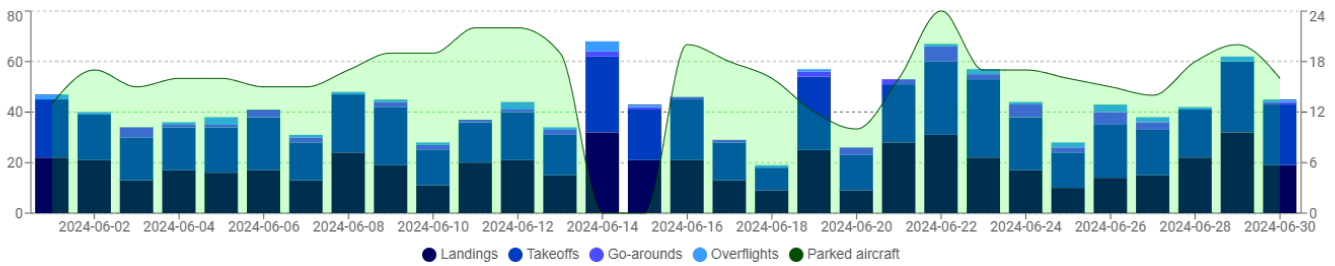
EXHIBIT A
SAN BERNARDINO COUNTY AND BIG BEAR AIRPORT
COMMON USE AGREEMENT AREA
BLUE WATER CHANNEL

L35 - Big Bear City

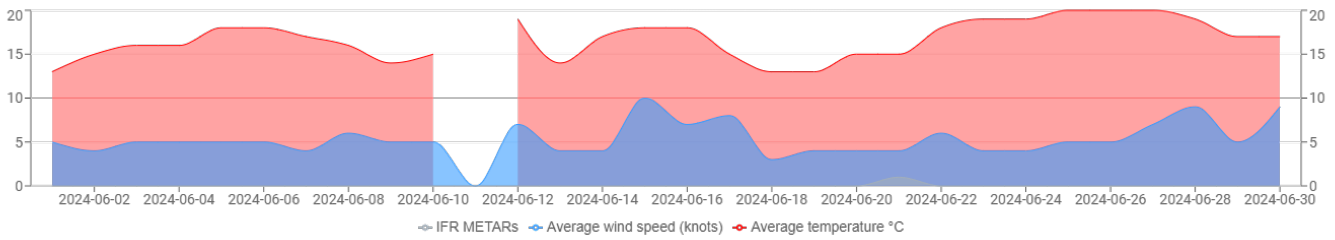
Operations Report for June 2024

| | | | | |
|---|---|---|--|---|
| Operations 1,270 | Landings 569 | Takeoffs 609 | Go-arounds 55 | Overflights 37 |
|---|---|---|--|---|

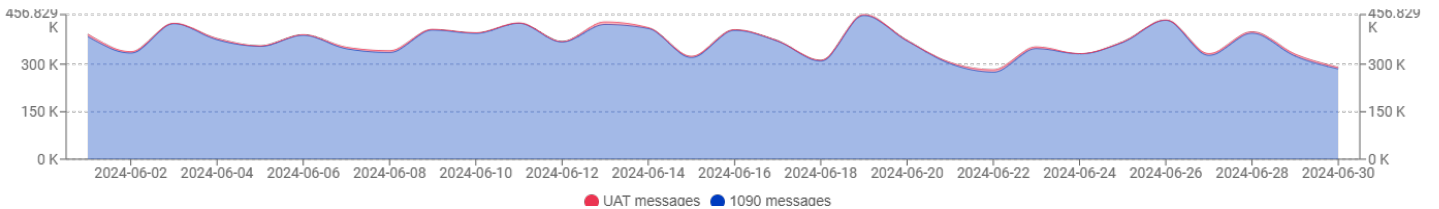
Operations by Day



Weather Conditions



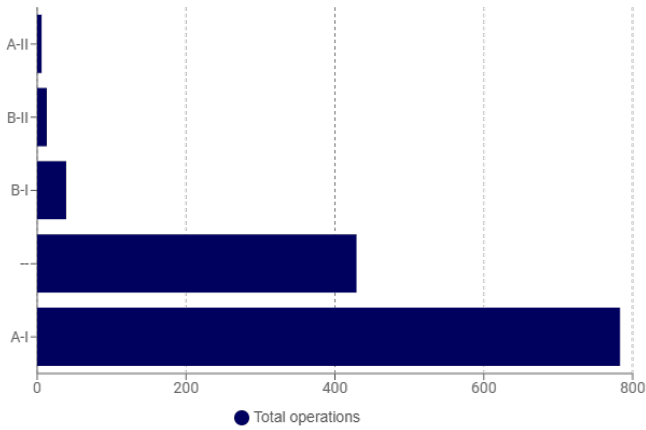
Receiver health



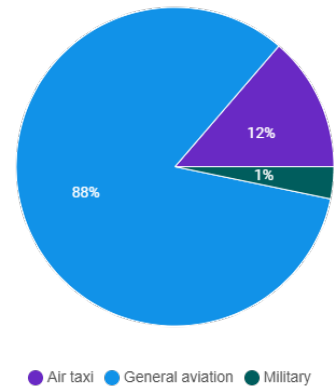
Operations by Runway



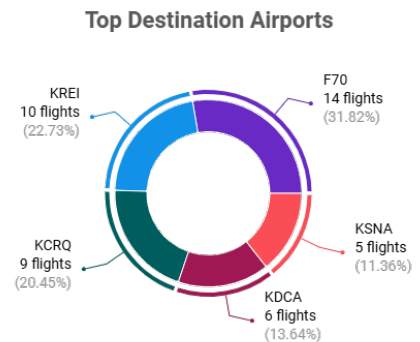
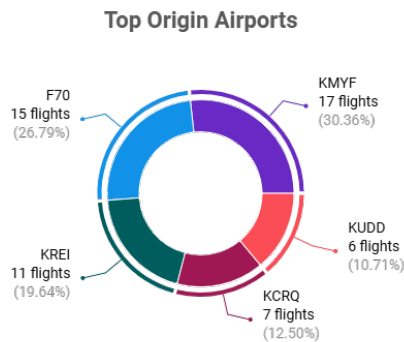
Operations by Category



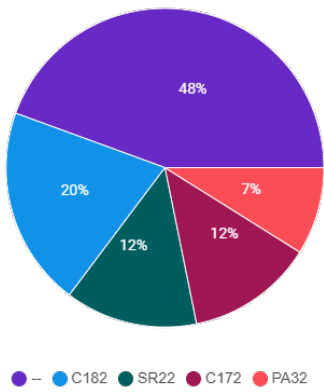
Operations by Type



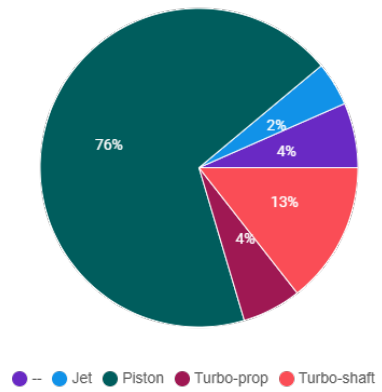
Top Airports



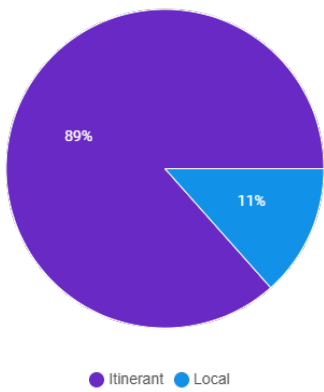
Top Aircraft Types



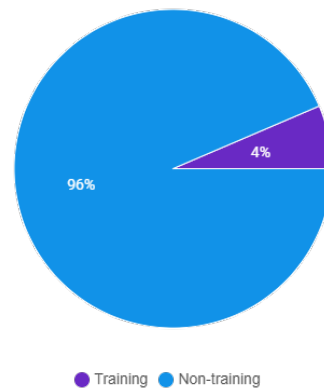
Operations by Engine Type



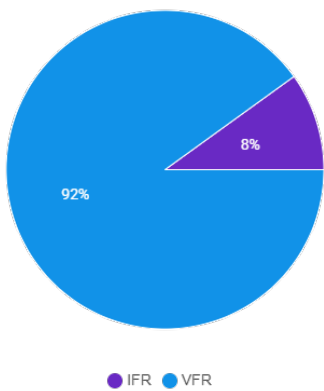
Local vs. Itinerant Flights



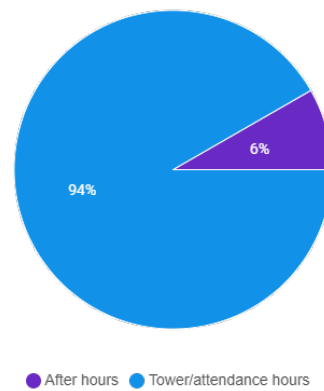
Training Operations



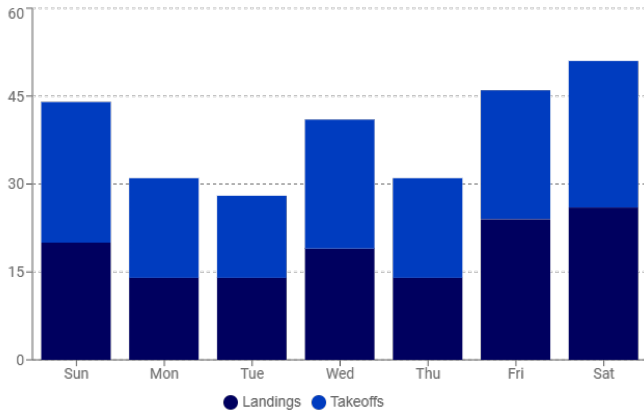
IFR vs. VFR flights



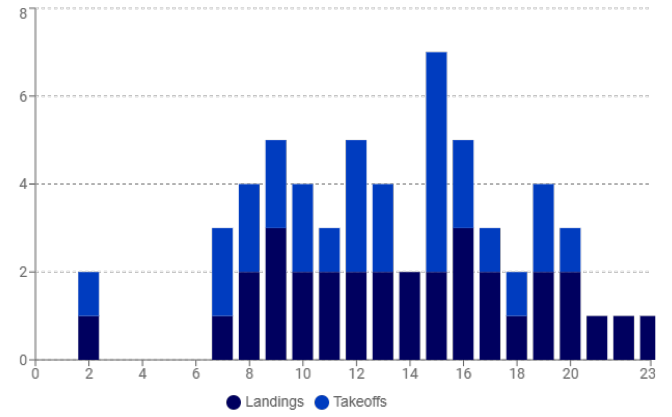
After Hours Operations



Operations by Day of Week

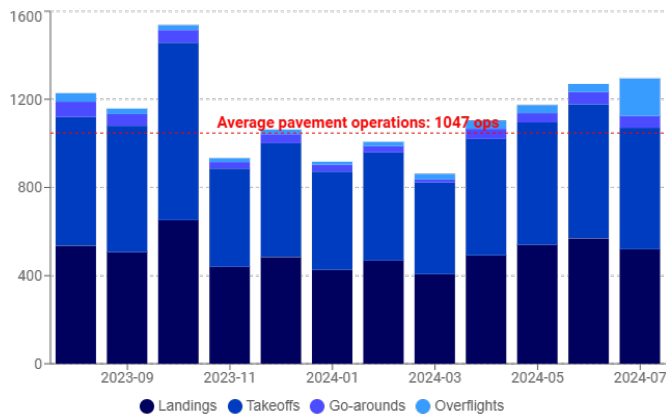


Operations by Hour



Historical Data

Landings and Takeoffs by Month



Busiest Days on Record

| Rank | Date | Pavement ops | Aircraft |
|------|------------------|--------------|----------|
| 1 | 2022-09-07 (Wed) | 235 | 9 |
| 2 | 2022-09-06 (Tue) | 150 | 15 |
| 3 | 2023-03-03 (Fri) | 139 | 64 |
| 4 | 2023-01-28 (Sat) | 137 | 49 |
| 5 | 2023-01-21 (Sat) | 130 | 52 |
| 6 | 2022-09-05 (Mon) | 121 | 23 |
| 6 | 2022-12-26 (Mon) | 121 | 52 |
| 7 | 2024-02-11 (Sun) | 115 | 55 |
| 7 | 2023-04-01 (Sat) | 115 | 53 |
| 8 | 2023-10-21 (Sat) | 110 | 38 |