



**AIRPORT COMMISSION AGENDA
REGULAR MEETING
City Council Chamber
421 Main Street
Chico, CA 95928
July 29, 2025
6:00 p.m.**

**COPIES OF THIS AGENDA
ARE AVAILABLE FOR
REVIEW IN THE:**

Airport Manager's Office
150 Airpark Blvd., Suite 110
Chico, CA 95973
(530) 896-7216

Agenda available online at:
www.chico.ca.us

AIRPORT COMMISSION

Marc Breckenridge, Chair
Raul Hernandez, Vice Chair
Mike Antolock
Roger Efremsky
Lynda Gizzi

PUBLIC PARTICIPATION:

PUBLIC PARTICIPATION: The public may view the meeting on Comcast Channel 11.

1. **REGULAR AIRPORT COMMISSION MEETING**

1.1. **CALL TO ORDER**

1.2. **PLEDGE OF ALLEGIANCE**

1.3. **ROLL CALL**

2. **CONSENT AGENDA**

All matters listed under the Consent Agenda are to be considered routine and enacted by one motion.

2.1. **APPROVAL OF AIRPORT COMMISSION REGULAR MEETING MINUTES**

Approval of the minutes from the Regular Commission meeting on April 29, 2025 (Attachment 1).

3. **PUBLIC COMMENTS** - *Members of the public may address the Council at this time on any matter not already listed on the agenda and within the jurisdiction's authority. The Council cannot take any action at this meeting on requests made under this section of the agenda.*

4. **PUBLIC HEARINGS** – None

5. **CLOSED SESSION** – None

6. **PRESENTATION** - Lindsay Steinberg - Blue Flamingo Marketing
Update on Revenue Guarantee and 2025 JumpStart Air Service Development Conference.

7. **REGULAR AGENDA**

7.1. **Consideration of a Lease of Improved Real Property – 747 Fortress Ave.**

The Commission will consider a new lease agreement with Rescue 42, Inc. for the facilities located at 747 Fortress Avenue. (Attachment 2)

Recommendation: The Airport Manager recommends that the Airport Commission approve the following Minute Order (Attachment 2) to authorize the City Manager to execute the Lease of Improved Real Property with Rescue 42, Inc. for 747 Fortress Avenue.

MINUTE ORDER NO. 02-25 AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE OF IMPROVED REAL PROPERTY AT THE CHICO REGIONAL AIRPORT (CITY OF CHICO/RESCUE 42, INC.) FOR 747 FORTRESS AVENUE.

8. **REPORTS AND COMMUNICATIONS**

The following reports and communication items are provided for the Commission's information. No action can be taken on the item under this section.

8.1. **AIRPORT MANAGER VERBAL REPORTS** - Tom Bahr

- Air Service Development
- Events
- Lease Update(s)
- Airport Revenue/Expense Report (Attachment 3)

8.2. **AIRPORT COMMISSIONERS REPORTS**

Commissioners will report on airport related items that have been addressed by their assigned committee, commission, or association since April 29, 2025, Airport Commission meeting (if any).

- Air Service Development Committee – Hernandez & Gizzi

9. **ADJOURNMENT**

The meeting will adjourn to the next regular Airport Commission meeting scheduled for Tuesday, October 28, 2025, at 6:00 p.m. in the City Council Chambers located at 421 Main Street, Chico, CA.



Please contact the Airport Manager's Office at (530) 896-7216 if you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation to participate in a meeting. This request should be received at least three working days prior to the meeting to accommodate your request.

POSTED: 7/25/25

ATTACHMENT 1



**AIRPORT COMMISSION MINUTES
REGULAR MEETING
City Council Chamber
421 Main Street
Chico, CA 95928
April 29, 2025
6:00 p.m.**

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150 Airpark Blvd., Suite 110
Chico, CA 95973
(530) 896-7216

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AIRPORT COMMISSION

Marc Breckenridge, Chair
Raul Hernandez, Vice Chair
Mike Antolock
Roger Efremsky
Lynda Gizzi

PUBLIC PARTICIPATION:

PUBLIC PARTICIPATION: The public may view the meeting on Comcast Channel 11.

1. **REGULAR AIRPORT COMMISSION MEETING**

1.1. **CALL TO ORDER**

Meeting called to order by Vice Chair Hernandez at 6:00 p.m.

1.2. **PLEDGE OF ALLEGIANCE**

1.3. **ROLL CALL**

PRESENT: Antolock, Efremsky, Gizzi, & Hernandez

ABSENT: Breckenridge

2. **CONSENT AGENDA**

All matters listed under the Consent Agenda are to be considered routine and enacted by one motion.

2.1. **APPROVAL OF AIRPORT COMMISSION REGULAR MEETING MINUTES**

Approval of the minutes from the Special Airport Commission meeting on February 25, 2025 (Attachment 1).

A motion was made by Commissioner Efremsky to approve the February 25, 2025, Special Meeting Minutes. The motion was seconded by Commissioner Gizzi.

The motion carried by the following vote:

AYES: Antolock, Efremsky, Gizzi, & Hernandez

NOES: None.

ABSENT: Breckenridge

ATTACHMENT 1

3. **PUBLIC COMMENTS** - *Members of the public may address the Council at this time on any matter not already listed on the agenda and within the jurisdiction's authority. The Council cannot take any action at this meeting on requests made under this section of the agenda.*

Mark Spelts submitted a speaker card to address agenda item 6.1 but was called to the podium during Public Comments. Commissioner Efremsky motioned to allow Mr. Spelts to continue speaking during Public Comments, and to speak again during item 6.1. Vice Chair Hernandez seconded the motion.

The motion did not pass. The vote was as follows:

AYES: Efremsky, Hernandez
NOES: Antolock, Gizzy
ABSENT: Breckenridge

Mr. Spelts was advised he may speak during agenda item 6.1, and returned to his seat.

4. **PUBLIC HEARINGS** – None
5. **CLOSED SESSION** – None
6. **REGULAR AGENDA**

- 6.1. **Consideration of a Lease of Improved Real Property – 100 Lockheed Avenue**
The Commission considered a new Airport lease with Aero-Flite, Inc. for the facilities at 100 Lockheed Avenue.

Recommendation: The Airport Manager recommended the Airport Commission approve the following Minute Order (Attachment 2) to authorize the City Manager to sign the Lease of Improved Real Property at 100 Lockheed Avenue with Aero-Flite, Inc.

MINUTE ORDER NO. 01-25 AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE OF IMPROVED REAL PROPERTY AT THE CHICO REGIONAL AIRPORT (CITY OF CHICO/AERO-FLITE, INC.) FOR 100 LOCKHEED AVENUE.

Mark Spelts addressed the Commission on this agenda item.

A motion was made by Commissioner Efremsky to authorize the City Manager to sign the Lease of Improved Real Property at 100 Lockheed Avenue with Aero-Flite, Inc. The motion was seconded by Vice Chair Hernandez.

The motion carried by the following vote:

AYES: Antolock, Efremsky, Gizzi, & Hernandez
NOES: None
ABSENT: Breckenridge

ATTACHMENT 1

6.2 **AIRPORT FUELING POLICY**

City staff requested to update and add a new airport regulation concerning fueling operations at the Chico Regional Airport. (Attachment 3)

Recommendation: The Airport Commission reviews and approves the new airport regulations update to Chico Municipal Code (CMC) 11R.32 and recommends that the City Council adopt this CMC amendment.

A motion was made by Commissioner Antolock to table the Airport Fueling Policy decision until the next meeting on July 29, 2025. His motion died for lack of a second.

A motion was made by Commissioner Efremsky to approve the new airport regulations update to Chico Municipal Code (CMC) 11R.32 and recommended the City Council adopt this CMC amendment. The motion was seconded by Vice Chair Hernandez.

The motion carried by the following vote:

AYES: Efremsky, Gizzi, & Hernandez
NOES: Antolock
ABSENT: Breckenridge

7. **REPORTS AND COMMUNICATIONS**

The following reports and communication items are provided for the Commission's information. No action can be taken on the item under this section.

7.1. **AIRPORT MANAGER VERBAL REPORTS** - Tom Bahr

- Air Service Development
- Events
- Lease Update(s)
- Airport Expense Report (Attachment 4)

Commissioner Antolock requested staff to include sources of airport revenue along with the Airport Expense Report in future Commission Agenda packets.

7.2. **AIRPORT COMMISSIONERS REPORTS**

Commissioners will report on airport related items that have been addressed by their assigned committee, commission, or association since the February 25, 2025, Airport Commission meeting (if any).

- Air Service Development Committee – Hernandez & Gizzi

8. **ADJOURNMENT**

The meeting adjourned at 7:12 p.m. to the next regular Airport Commission meeting scheduled for Tuesday, July 29, 2025, at 6:00 p.m. in the City Council Chambers located at 421 Main Street, Chico, CA.

ATTACHMENT 2

**CITY OF CHICO
AIRPORT COMMISSION MINUTE ORDER NO. 02-25**

SUBJECT: AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A LEASE OF REAL PROPERTY AT THE CHICO REGIONAL AIRPORT (CITY OF CHICO/RESCUE 42, INC) FOR 747 FORTRESS.

EXPLANATION PROVIDED BY: Airport Manager

Initials (TB)

1. In June 2021, the Airport Commission authorized a two-and-a-half-year lease extension with Chico Bag for the warehouse and office space located at 747 Fortress at an initial lease rate of \$7,640.99 per month. In January 2025, Chico Bag notified the City that it would be vacating the building and would not pursue a lease renewal. After an RFP was advertised for 747 Fortress, Rescue 42 notified the City of its interest in leasing the facility and was selected as the successful proposer. Rescue 42 is expected to commence the lease on September 1, 2025.
2. The real property to be leased at the Chico Regional Airport is improved with a warehouse building consisting of manufacturing and office space of approximately 33,300 square feet. In addition to the facility, a vehicle parking area is provided adjacent to the leased property and shall be shared with the tenant located at 108 Boeing Avenue.
3. The lease with Rescue 42 Inc. has an initial five (5) year term with the option to extend the lease for up to two five-year periods. The Lessee agrees to pay the City the sum of \$12,000 per month for the warehouse and office space, beginning September 1, 2025.

RECOMMENDATION: Airport Manager

Initials (TB)

It is recommended that the Airport Commission approve this Minute Order and authorize the City Manager to execute this Lease of Real Property at the Chico Regional Airport (City of Chico/Rescue 42, Inc.) located at 747 Fortress.

AIRPORT MANAGER:

Initials (TB)

AIRPORT COMMISSION (MEETING OF 07/29/25)

I hereby certify that the Airport Commission took the following action on this Minute Order:

Approved Other (explain below)

Tom Bahr, Airport Manager

CERTIFICATION

I hereby certify that the above is a true and correct copy of the original Minute Order on file in the office of the Airport Manager.

Tom Bahr, Airport Manager

DISTRIBUTION

Preliminary:

Final:

ATTACHMENT 3

City of Chico 2024-25 Annual Budget Fund Revenues AIRPORT FUND

Fund 856 AIRPORT	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25		%	%	%
	Actual	Actual	Actual	Modified Adopted	YTD Actuals 06/30/2025	of Budget	Prior Yr Actual	Fiscal Year
Revenues								
41186 Airport Improvement Program	0	0	0	0	0	0.0	0.0	
41187 CARES Act	0	0	0	0	0	0.0	0.0	
41190 Dept of Transportation Revenue	0	0	40,000	1,000,000	0	0.0	0.0	
41199 Other Federal Payments	0	57,162	(57,162)	116,162	116,162	100.0	-	
Total Intergovernmental	0	57,162	(17,162)	1,116,162	116,162	10.4	-	99
42250 Fuel Flowage Fees	56,123	28,946	34,158	23,258	34,548	148.5	101.1	
42251 Landing Fees	40,233	11,506	28,013	11,500	44,923	390.6	160.4	
Total Charges for Services	96,356	40,452	62,171	34,758	79,471	228.6	127.	99
44101 Interest on Investments	(16,454)	1,007	901	0	0	0.0	0.0	
44110 Change in FMV of Investments	0	0	625	0	0	0.0	0.0	
44130 Rental & Lease Income	558,908	565,822	683,487	672,000	689,670	102.6	100.9	
44132 T-Hanger Rental & Lease Income	76,388	104,189	84,709	85,167	88,101	103.4	104.0	
44140 Concession Income	63,046	65,537	28,260	60,000	25,254	42.1	89.4	
Total Use of Money & Property	681,888	736,555	797,982	817,167	803,025	98.3	100.	99
44505 Miscellaneous Revenues	0	0	0	0	0	0.0	0.0	
44519 Reimbursement-Other	7,355	7,283	9,589	5,000	9,204	184.1	96.0	
46010 Reimb of Damage to City Prop	0	0	0	0	0	0.0	0.0	
Total Other Revenues	7,355	7,283	9,589	5,000	9,204	184.1	96.0	99
Total Revenues	785,599	841,452	852,580	1,973,087	1,007,862	51.1	118.	99
Variance from Prior Year		7.1%	1.3%	131.4%				

City of Chico
Department Expense Report

Fund - Dept 856-691 Budget Year: 2025

Current Year Data Through 6/30/2025

Budget Version 10: Working

AIRPORT-AVIATN FAC MTCE		Prior Year's	Current	Year To Date	Encum-	Budget	Balance	Percent	
Category	Description	Actuals	Month	Actuals	brances			Remaining	
		Thru 6/2024	Actuals	Actuals				Budg / Time	
4000 Salaries & Employee Benefits									
4000	Salaries - Permanent	224,077.13	19,341.02	199,431.09	0.00	258,107.00	58,675.91	23	
4005	Salaries - Supplemental Comp.	2,775.97	0.00	3,927.04	0.00	0.00	-3,927.04	0	Over
4020	Salaries - Hourly Pay	21,648.75	1,732.69	7,919.76	0.00	20,000.00	12,080.24	60	
4050	Salaries - Overtime	5,176.35	0.00	6,440.83	0.00	4,800.00	-1,640.83	-34	Over
4690	Employee Benefits Other	156,175.79	12,533.63	141,512.22	0.00	164,623.00	23,110.78	14	
Salaries & Employee Benefits		409,853.99	33,607.34	359,230.94	0.00	447,530.00	88,299.06	20	0
5000 Materials & Supplies									
5000	Office Expense	763.06	50.37	516.86	0.00	1,690.00	1,173.14	69	
5005	Postage & Mailing	74.42	0.00	75.52	0.00	380.00	304.48	80	
5010	Outside Printing Expense	0.00	0.00	0.00	0.00	500.00	500.00	100	
5050	Books/Periodicals/Software	581.76	0.00	335.80	0.00	0.00	-335.80	0	Over
5100	Materials and Supplies	25,330.45	330.60	11,617.18	0.00	18,000.00	6,382.82	35	
5105	Small Tools and Equipment	1,401.34	55.34	1,937.27	0.00	500.00	-1,437.27	-287	Over
5110	Safety Equipment	1,728.97	105.62	105.62	0.00	400.00	294.38	74	
5120	Clothing/Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	0	
5515	Building Maintenance/Repair	1,914.42	77.90	1,219.31	0.00	4,000.00	2,780.69	70	
7320	Custodial Supplies	0.00	0.00	0.00	0.00	1,600.00	1,600.00	100	
7371	Landscape Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0	
Materials & Supplies		31,794.42	619.83	15,807.56	0.00	27,070.00	11,262.44	42	0
5400 Purchased Services									
5330	Contractual	33,519.25	0.00	6,239.67	14,700.00	10,000.00	-10,939.67	-109	Over
5400	Professional Services	89,536.01	24,516.21	86,236.56	0.00	90,000.00	3,763.44	4	
5401	Audit Services	3,894.11	0.00	1,029.95	0.00	4,888.00	3,858.05	79	
5415	Landscape Maintenance	36,771.82	5,335.05	61,440.34	0.00	60,000.00	-1,440.34	-2	Over
5420	Laundry Services	1,890.36	324.04	1,845.76	0.00	3,000.00	1,154.24	38	
5440	Janitorial Services	15,159.38	1,551.66	16,198.45	0.00	12,908.00	-3,290.45	-25	Over
5555	Maint Agreements Other	2,318.50	0.00	0.00	0.00	0.00	0.00	0	
7347	Weed Control	24,526.48	2,037.38	24,659.61	0.00	23,000.00	-1,659.61	-7	Over
7380	Pest Control	1,345.89	250.00	1,466.22	0.00	350.00	-1,116.22	-319	Over
7383	Air Conditioning Maintenance	189.68	0.00	0.00	0.00	0.00	0.00	0	
7394	Hazardous Materials Disposal	0.00	0.00	0.00	0.00	475.00	475.00	100	
7413	Outside Repairs/Services Other	8,654.38	582.04	1,317.04	0.00	8,180.00	6,862.96	84	
Purchased Services		217,805.86	34,596.38	200,433.60	14,700.00	212,801.00	-2,332.60	-1	0 *OVR*
8900 Other Expenses									
5140	Advertising/Marketing	3,280.68	0.00	743.48	0.00	2,000.00	1,256.52	63	
5160	Licenses/Permits/Fees	3,072.72	977.60	1,411.60	0.00	3,500.00	2,088.40	60	
5300	Lease/Rental Expense	0.00	0.00	2,607.07	0.00	0.00	-2,607.07	0	Over
5370	Memberships/Dues	201.68	0.00	812.50	0.00	945.00	132.50	14	
5385	Business Expenses	1,313.91	0.00	0.00	0.00	500.00	500.00	100	
5386	Conference Expenses	6,684.89	2,350.00	3,374.80	0.00	8,000.00	4,625.20	58	
5390	Training	1,958.00	0.00	170.00	0.00	4,000.00	3,830.00	96	
5465	Solid Waste Disposal	0.00	0.00	0.00	0.00	950.00	950.00	100	
5480	Communications	8,214.78	567.83	8,162.57	0.00	8,000.00	-162.57	-2	Over
Other Expenses		24,726.66	3,895.43	17,282.02	0.00	27,895.00	10,612.98	38	0
End Fund - Dept 856-691		684,180.93	72,718.98	592,754.12	14,700.00	715,296.00	107,841.88	15	0