



**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](http://www.chico.ca.us)

**AIRPORT COMMISSION**

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

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**PUBLIC PARTICIPATION:**

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

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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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**AIRPORT COMMISSION**

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**PUBLIC PARTICIPATION:**

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

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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<br>AIRPORT                      | FY 2021-22     | FY 2022-23     | FY 2023-24      | FY 2024-25          |                           | %            | %                  | %              |
|--|----------------|----------------|-----------------|---------------------|---------------------------|--------------|--------------------|----------------|
|  | Actual         | Actual         | Actual          | Modified<br>Adopted | YTD Actuals<br>06/30/2025 | of<br>Budget | Prior Yr<br>Actual | Fiscal<br>Year |
| <b>Revenues</b>                          |                |                |                 |                     |                           |              |                    |                |
| 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        | -                  |                |
| <b>Total Intergovernmental</b>           | <b>0</b>       | <b>57,162</b>  | <b>(17,162)</b> | <b>1,116,162</b>    | <b>116,162</b>            | <b>10.4</b>  | <b>-</b>           | <b>99</b>      |
| 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              |                |
| <b>Total Charges for Services</b>        | <b>96,356</b>  | <b>40,452</b>  | <b>62,171</b>   | <b>34,758</b>       | <b>79,471</b>             | <b>228.6</b> | <b>127.</b>        | <b>99</b>      |
| 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               |                |
| <b>Total Use of Money &amp; Property</b> | <b>681,888</b> | <b>736,555</b> | <b>797,982</b>  | <b>817,167</b>      | <b>803,025</b>            | <b>98.3</b>  | <b>100.</b>        | <b>99</b>      |
| 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                |                |
| <b>Total Other Revenues</b>              | <b>7,355</b>   | <b>7,283</b>   | <b>9,589</b>    | <b>5,000</b>        | <b>9,204</b>              | <b>184.1</b> | <b>96.0</b>        | <b>99</b>      |
| <b>Total Revenues</b>                    | <b>785,599</b> | <b>841,452</b> | <b>852,580</b>  | <b>1,973,087</b>    | <b>1,007,862</b>          | <b>51.1</b>  | <b>118.</b>        | <b>99</b>      |
| 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 |                |
| <b>4000 Salaries &amp; Employee Benefits</b> |                                |                   |                  |                   |                  |                   |                   |             |                |
| 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          |                |
| <b>Salaries &amp; Employee Benefits</b>      |                                | <b>409,853.99</b> | <b>33,607.34</b> | <b>359,230.94</b> | <b>0.00</b>      | <b>447,530.00</b> | <b>88,299.06</b>  | <b>20</b>   | <b>0</b>       |
| <b>5000 Materials &amp; Supplies</b>         |                                |                   |                  |                   |                  |                   |                   |             |                |
| 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           |                |
| <b>Materials &amp; Supplies</b>              |                                | <b>31,794.42</b>  | <b>619.83</b>    | <b>15,807.56</b>  | <b>0.00</b>      | <b>27,070.00</b>  | <b>11,262.44</b>  | <b>42</b>   | <b>0</b>       |
| <b>5400 Purchased Services</b>               |                                |                   |                  |                   |                  |                   |                   |             |                |
| 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          |                |
| <b>Purchased Services</b>                    |                                | <b>217,805.86</b> | <b>34,596.38</b> | <b>200,433.60</b> | <b>14,700.00</b> | <b>212,801.00</b> | <b>-2,332.60</b>  | <b>-1</b>   | <b>0 *OVR*</b> |
| <b>8900 Other Expenses</b>                   |                                |                   |                  |                   |                  |                   |                   |             |                |
| 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           |
| <b>Other Expenses</b>                        |                                | <b>24,726.66</b>  | <b>3,895.43</b>  | <b>17,282.02</b>  | <b>0.00</b>      | <b>27,895.00</b>  | <b>10,612.98</b>  | <b>38</b>   | <b>0</b>       |
| <b>End Fund - Dept 856-691</b>               |                                | <b>684,180.93</b> | <b>72,718.98</b> | <b>592,754.12</b> | <b>14,700.00</b> | <b>715,296.00</b> | <b>107,841.88</b> | <b>15</b>   | <b>0</b>       |