

MOJAVE AIR AND SPACE PORT AT RUTAN FIELD

NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: March 21, 2023
Location: Board Room
1434 Flightline, Mojave, California
Time: 2:00 p.m.

Attending remotely: Director Coleman
501 N Ferry St.
Ludington, Michigan 49431

Zoom Video Conference

<https://us02web.zoom.us/j/81169957579?pwd=S24vNStCMm8yQkZ0UFZBeEgzQ2UxZz09>

Phone: 669 900 9128
Meeting ID: 811 6995 7579
Passcode: 146447

AGENDA

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Agenda

2. Community Announcements and Public Comments on Items not on the Agenda

3. Consent Agenda (Staff recommends approval of consent items by one motion.)

- A. Minutes of the Regular Board Meeting of March 7, 2023
- B. Check register dated March 16, 2023; \$33,451.00.

4. Action Items

- A. Voyager Aircraft, LLC, Hangar 969 Lease Assignment to Dir. Coleman (Counsel)
- B. Wise Hangar 949 Sublease Agreement with Siegler (CEO)

5. Reports

- A. Chief Executive Officer
- B. Runway 12/30 Update (CEO)
- C. Inland Port Update (CEO)
- D. Director of Operations Hiring Update (CEO)
- E. Water System Update (CEO)
- F. Hangar Development Update (CEO)
- G. Hypersonic Corridor Update (CEO)
- H. Board Committees

6. Director Comments on Items Not on the Agenda

7. Closed Session

- A.** Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy
- B.** Existing Litigation (Govt Code 54956.9): Welton v. MASP
- C.** Potential Litigation (Govt Code 54956.9): One unnamed party

8. Closed Session Report

Adjournment

This Agenda was posted on, March 17, 2023, by Jason Buck.

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

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

ADA Notice: Persons desiring disability-related accommodations should contact the District no later than forty-eight hours prior to the meeting. Persons needing an alternative format of the agenda because of a disability should notify the District no later than seventy-two hours prior to the meeting. All inquiries/requests can be made by phone at (661) 824-2433, in person at 1434 Flightline, Mojave, CA, or via email to Lynn@mojaveairport.com

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

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

MISSION STATEMENT

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

BOARD OF DIRECTORS

MINUTES OF THE REGULAR MEETING ON MARCH 7, 2023.

1. CALL TO ORDER

The meeting was called to order on Tuesday March 7, 2023, at 2:00 p.m. by Director Morgan.

A. Pledge of Allegiance: DOF VanWey led those assembled in the Pledge of Allegiance.

B. Roll Call:

Directors present: Allred, Balentine, Coleman, and Morgan

Directors absent: Barney

Staff: CEO Reid, DOA Rawlings, DO Fuels Smith, DOF VanWey, DOT Buck, Contracts Manager Johansen, Counsel Navé.

Others present via Zoom: Nicole Altman, DOPSS Spandorf, C. Panko, Randa Milliron, Solomon PR, Sean Bedford, Jenna Edwards, Danny Millman, Maxime Valencik, Joyce Media, A. Gatlin, and one other unidentified participant

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

2. Community Announcements/ Public Comments not on the Agenda

Contracts Manager Johansen announced the Elks Lodge Easter Egg Hunt on April 8 at the Sabovich Softball field, they're looking for volunteers, and gave details about the event.

CEO Reid commented on the Career Expo that was held on Friday March 3, 2023, mentioned he was looking forward to more of those opportunities in the future.

3. Consent Agenda

Upon Motion by Director Allred, seconded by Director Coleman, the Board unanimously approved the Consent Agenda.

A. Minutes of the Regular Board Meeting of February 21, 2023

B. Check Register Dated March 1, 2023; \$269,835.78

4. Action Items

A. Astrobotic Technology Test Site 5 Land Lease

CEO Reid informed the Board on the Test Site 5 Land Lease with Astrobotic Technology, Upon motion by Director Coleman, Seconded by Director Morgan, the Board unanimously approved the Test Site 5 Land Lease to Astrobotic Technology.

B. Voyager Aircraft, LLC. Ground Lease 969 Assignment of Lease

Counsel informed the Board of the current lease of Hangar 969 and the FPPC opinion regarding the sublet Director Coleman sought in September of 2022. Discussions ensued, it was the decision of the Board to table the current action item to the next meeting pending further clarification.

5. Reports

A. Director of Administration

DOA Rawlings presenter her report to the Board of Directors.

B. Chief Executive Officer

- CEO Reid presented his report to the Board of Directors.
- C. AMCG Rent Study (CEO)
CEO Reid updated the Board on the AMCG Rent Study and discussed the feedback given to Staff. David Brenner and Brandon Borne discussed the parameters of the study and answered questions from the Board.
 - D. Runway 12/30 Update (CEO)
 - E. Inland Port Update (CEO)
CEO Reid didn't have an update for the Inland Port.
 - F. Water System Update (CEO)
CEO Reid updated the board on the Water System project.
 - G. Hangar Development Update (CEO)
CEO Reid updated the Board on the Hangar Development.
 - H. Hypersonic Corridor Update (CEO)
CEO Reid updated and provided information the Board on Hypersonic Corridor, and provided the Board with the Technical Report with Staff recommendations, No other action is required at this time.
 - I. Board Committees
No Board Committees

6. Director Comments on Items not on the Agenda

7. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy
- B. Existing Litigation (Govt Code 54956.9): Welton vs. MASP

8. Closed Session Report

In closed session, Counsel and the Board discussed the existing litigation with the Masten Bankruptcy, and Welton vs. MASP. No action was taken, and no other items were discussed.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 3:18 p.m.

Diane Barney, President

ATTEST

Jimmy R. Balentine, Secretary

Date: Thursday, March 16, 2023
 Time: 09:41AM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 09-23 As of: 3/16/2023

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

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063403	CK	3/21/2023	0244 American Electrical Services	09-23	053069	VO	BL236-2135	2/23/2023	0.00	17,800.00
063403	CK	3/21/2023	0244 American Electrical Services	09-23	053070	VO	BL242-23119	2/23/2023	0.00	12,000.00
									Check Total	29,800.00
063404	CK	3/21/2023	1314 Mead & Hunt	09-23	053129	VO	345720	3/14/2023	0.00	3,651.00

Check Count: 2

Acct Sub Total: 33,451.00

Check Type	Count	Amount Paid
Regular	2	33,451.00
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	2	33,451.00

Company Disc Total	0.00	Company Total	33,451.00
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STAFF MEMORANDUM

TO: Board of Directors

FROM: Scott Navé, Counsel

SUBJECT: Voyager Aircraft, LLC, Ground Lease 969 Assignment of Lease

MEETING DATE: March 21, 2023

Background:

On March 7, 2023 the Board of Directors discussed the assignment of Ground Lease 969 and requested a formal opinion from the FPPC before taking action. The response is in process.

Voyager Aircraft, LLC, has a thirty (30) year ground lease for Hangar 969 that will expire on January 31, 2045. Voyager is selling Hangar 969 to Charles Coleman, who is an existing tenant in good standing at MASP and is the current authorized Sub Tenant in Hangar 969. The lease requires that the Board approve an assignment of the lease.

Impacts:

Fiscal: None
Environmental: None
Legal: None

Recommended Action:

Counsel recommends approval of the Assignment and Authorization for CEO to execute the agreement with counsel approval.

Lease Agreement

THIS LEASE ("Lease") is entered into as of February 1, 2015 ("Effective Date") by Mojave Air & Space Port, a California Airport District ("Landlord") and Richard Rutan ("Tenant").

ARTICLE 1. BASIC LEASE PROVISIONS

1.1 Landlord: Mojave Air & Space Port

1.2 Tenant: Richard Rutan

1.3 Rental Commencement Date: February 1, 2015

1.4 Premises: Ground Lease, T-Hangar 969, as more specifically described on Exhibit A attached hereto.

1.5 Rentable area: Approximately 2,376 sq. ft. of Acreage.

1.6 Lease term:

Basic Term: Fifteen (15) years, computed from the first day of the first calendar month on or after the Rental Commencement Date.

Renewal Term: Three (3) Five (5) year options, exercisable pursuant to Section 22.17.

1.7 Annual Rental:

<u>Year(s)</u>	<u>Monthly Rental</u>	<u>Annual Rental</u>
2015	\$118.80	\$1,425.60

On February 1, 2016, and each year thereafter, including during the Renewal Term, if any, Annual Rental shall be adjusted in accordance with Section 4.2.

1.8 Use of Premises: The Premises shall be occupied and used Tenant for the sole purpose of aircraft storage and other airport approved activities, and for no other use or purpose.

1.9 Security Fee: Tenant shall pay a charge for security patrol and monitoring in the amount of 5% of the amount of such monthly rent payment.

1.10 Late charge: If Rent is not paid by the first day of the month, Landlord shall also be paid by Tenant interest at the rate of 1.5% per month on the unpaid balance of such Rent until paid in full.

1.11 Addresses for notices and rent payment:

Landlord:
Mojave Air & Space Port
Attn: Director of Business Development
1434 Flightline Mojave, CA 93501
661.824.2433

Tenant:
Richard Rutan
2833 Delmar Avenue
Mojave, CA 93501
661-828-7547
824-4608

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE ("Assignment") is made as of September 1, 2015 between Richard Rutan ("Assignor"), Voyager Aircraft, LLC ("Assignee"), and Mojave Air and Space Port ("Landlord").

Recitals

A. Mojave Air and Space Port, as landlord, and Assignor, as Tenant, executed a lease dated as February 1, 2015 ("Lease"), a copy of which is attached and incorporated by reference as Exhibit A, pursuant to which Landlord leased to Tenant, and Tenant leased from Landlord, that certain property described in the Lease (the "Premises" Ground Lease, T-Hangar 969).

B. Assignor desires to assign the Lease to Assignee, and Assignee desires to accept the assignment of the Lease from the Assignor, and assume the obligations under the Lease.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, Assignor and Assignee agree as follows:

Terms

Section 1. Assignment

Assignor assigns and transfers to Assignee all right, title, and interest in the Lease, and Premises, and Assignee accepts from Assignor all right, title, and interest, subject to the terms and conditions set forth in this Assignment.

Section 2. Assumption of Lease Obligations

Assignee represents and warrants that:

- (a) It is a duly organized corporation in good standing in the State of its incorporation, is registered with the California Secretary of State, and is authorized do business in the County of Kern and State of California.
- (b) All necessary corporate approvals for the assumption of this Lease have been obtained by Assignee.
- (c) Assignee agrees to perform and fulfill all the terms, covenants, conditions, and obligations required to be performed by Assignor under the Lease, including the making of all payments due or payable to Landlord under the Lease as they become due and payable.

Section 3. Assignor's Covenants

(a) Assignor covenants that the copy of the Lease attached as Exhibit A is a true and accurate copy of the Lease as currently in effect, and that there exists no other agreement affecting Assignor's tenancy under the Lease.

(b) Assignor covenants that the Lease is in full effect and no default exists under the Lease, nor any acts or events which, with the passage of time or the giving of notice or both, could become defaults.



STAFF MEMORANDUM

TO: Board of Directors

FROM: Tim Reid, CEO

SUBJECT: Wise – Hangar 949, Consent to Sublease

MEETING DATE: March 21, 2023

Background:

Ralph Wise owner of Hangar 949 is under a 25-year contract effective October 1, 2001, terminating September 30, 2026, and the airport has the Right of First Refusal. Mr. Wise is requesting consent to Sublease his hangar to Tom Seigler.

Impacts:

Fiscal: None
Environmental: None
Legal: None

Recommended Action:

Staff recommends approval of the Consent to Sublease and Authorization for CEO to execute the agreement with counsel approval.

CONSENT TO SUBLEASE

This Consent to Sublease is made as of March 21, 2023 by master landlord Mojave Air and Space Port ("District"), a public entity, Ralph Wise, Owner, as Sublandlord, and Tom Siegler, as Subtenant, for the premises commonly known as Land under Hangar 49 located at 17239 Roper Street, Mojave, California ("Sublease Premises"), that Sublandlord leases from Mojave Air and Space Port ("District"), under that lease dated October 1, 2001, as may be amended (collectively, "Master Lease").

District consents to the subletting of the Sublease Premises by Sublandlord to Subtenant as set forth in the Sublease, attached hereto as Attachment 1, subject to the following mutual agreements between District, Sublandlord, and Subtenant:

1. Character of Consent

This Consent is not, and will not be, deemed or construed as, a consent to any future sublease, a consent to any other assignment, subletting, or other transfer, a consent to a sublease term beyond the term of the Master Lease, or a renewal or extension of the Sublease. This Consent is not, and will not be deemed or construed to modify, waive, or affect any of the provisions, covenants, or conditions of the Master Lease, waive any breach of the Master Lease or any of the rights of District, or enlarge or increase District's obligations under the Master Lease.

2. Scope and Conditions of Consent

In granting this Consent, it is understood and agreed that (a) District does not consent to or approve of any term, provision, covenant, or condition in the Sublease, and District will not be bound by the Sublease, (b) no rights will be granted to Subtenant under the Sublease that are greater than those granted to Sublandlord under the Master Lease, and (c) the Sublease will be subordinate to the Master Lease and this District's Consent; in the event of any conflict between the terms and provisions of the Master Lease or this District's Consent and the terms and provisions of the Sublease, the terms and provisions of the Master Lease or the District's Consent, as applicable, will prevail.

3. Assumption of Sublandlord's Obligations

For the benefit of District and Sublandlord, Subtenant expressly assumes and agrees to perform and comply with every obligation of Sublandlord under the Master Lease applicable to the Sublease Premises, including, without limitation, Sublandlord's obligation to indemnify District pursuant to Section 10. Indemnification of the Master Lease. Neither this assumption by Subtenant, the Sublease, nor this District's Consent will release or discharge Sublandlord from any liability under the Master Lease, including, without limitation, the payment of rent and other amounts when due under the Master Lease, and Sublandlord will remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions in the Master Lease to be performed and observed by Sublandlord. Sublandlord will not be released from any liability under the Master Lease because of District's failure to give



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

TO: MASP Board of Directors
FROM: Tim Reid, General Manager/CEO
MEETING DATE: February 21, 2023

Updates

- ➔ Runway 12/30 Rehabilitation – Scheduled start date the week of May 29th (anticipate start on 0 May to accommodate for national holiday on the 29th).
- ➔ Inland Port Update – I've included an article provided by Pioneer Partners regarding California and Japan's Collaboration for Clean Ports and Shipping. Still waiting to hear back from CalTrans regarding Pioneer Partner's grant submission, but we all agree there's a great chance the firm will secure this grant.
- ➔ Water System Update – The need to replace this section of water line is becoming more apparent, with the latest failure. Mead & Hunt is still working on the plans for relocation while also performing a review of our water system.
- ➔ Hangar Development Update – Spoke to another GA hangar developer last week and it was determined the Airport needs more information about the size and scope of the project. To understand the existing needs in the Antelope Valley, the Airport needs to reach out to aircraft owners in the area to determine what they are looking for in a hangar (dimensions, door type and size, etc.). To accomplish this, the Airport will be reaching out to the neighboring airports to obtain their wait list contacts, then we will send a survey to collect this data. Anticipate this project will take several months to perform but the information will help us with the development, it will provide future developers the information needed for consideration of type and amenities needed for hangars.
- ➔ Payload Processing Facility/Spaceport Master Plan – BRPH will be on site this week (today and tomorrow) to perform charrettes with our stakeholders to develop a scope of the Payload Processing Facility. Additionally, the information collected will be used for the Spaceport Master Plan as well.

AFRL advised last week that in addition to the \$2.8M appropriated funding for FY 23 we will receive an additional \$5M in FY 2024. Most of the work for both years will be scoping, design and engineering, and possibly some subbase and utilities work for both years. Additional funding will be made available to complete the project, dependent on total costs.



**AIR & SPACE PORT
AT RUTAN FIELD**

CEO REPORT

➔ AST Report to Congress on National Spaceports Policy – I’ve included the report for the Board’s review. Essentially this is a rundown of the various civilian spaceport operations in the nation, performance information, and recommendations. The key point of this report is the infrastructure investment recommendations.

Authorized Payments

BOARD MEETING: 3/21/2023	DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER	3/6/2023	47,188.44		47,188.44
	3/16/2023	114,421.06		114,421.06
				-
				-
EFT'S	3/15/2023	-	419,535.97	419,535.97
		161,609.50	419,535.97	581,145.47
BOD CHECK	3/21	29,800.00		
	3/21	3,651.00		
		33,451.00		33,451.00
VOID CHECK				
TOTAL ALL CHECKS & EFT'S				614,596.47



**NEWS RELEASE
FOR IMMEDIATE RELEASE**

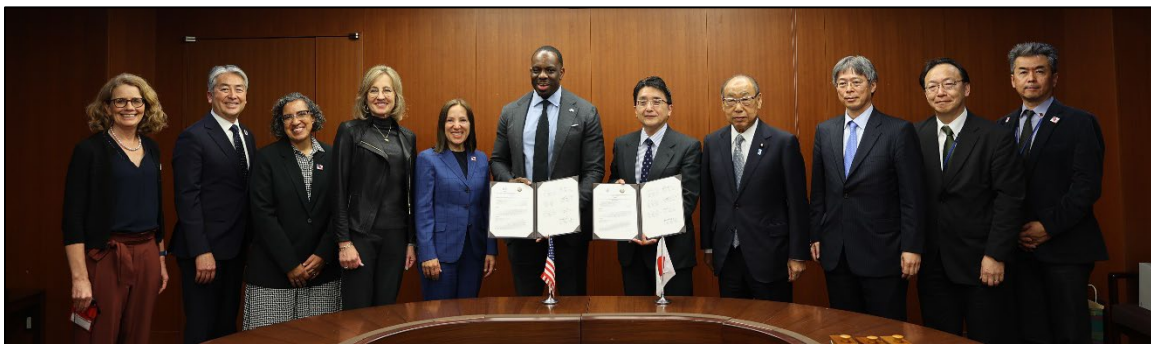
March 15, 2023

Contact: media@calsta.ca.gov

California and Japan to Collaborate on Clean Ports and Shipping

SACRAMENTO – The governments of California and Japan today announced a new effort to work together to clean up a critical link in the global supply chain by collaborating on strategies to cut planet-warming pollution at seaports and establish green shipping corridors.

“The ports of California and Japan help power the global economy and will now help power a new era of clean energy, clean transportation and good-paying green jobs,” said Governor Gavin Newsom. “California is a global climate and economic leader, and I’m thankful to the Japanese government for collaborating with us to help accelerate efforts to aggressively combat climate change on both sides of the Pacific and recognizing that we need to get things done now because later is too late.”



Signatories and witnesses for the letter of intent between California and Japan signed Tuesday in Tokyo.

The [letter of intent](#) signed in Tokyo on Tuesday by members of the Newsom Administration overseeing business, transportation, energy and air quality, and officials from the Ministry of Land, Infrastructure, Transport and Tourism of Japan builds on the [partnership Governor Newsom forged last March](#) to enhance trade and climate action between the world’s third- and fourth-largest economies. The signing is a centerpiece of a weeklong trade mission to Japan led by Lieutenant Governor Eleni Kounalakis and Governor’s Office of Business and Economic Development (GO-Biz) Director Dee Dee Myers with California business leaders – including the executive directors of the state’s three largest ports.

“We would like to take this letter of intent as an opportunity to deepen our cooperation with the State of California and strengthen our efforts to decarbonize our ports and create green shipping corridors,” said State Minister Toshiro Toyoda of Japan’s Ministry of Land, Infrastructure, Transport and Tourism.

“Today’s historic collaboration further strengthens California’s strong economic and trade partnership with Japan and takes meaningful action on our shared commitment to tackling climate change,” said Lieutenant Governor Kounalakis. “Our pan-Pacific partnership is a global model for climate action and a critical step towards achieving zero greenhouse gas emissions.”

As noted in the letter of intent, the California State Transportation Agency will support green shipping corridors, port decarbonization and the deployment of zero-emission transportation through the [\\$1.2 billion Port and Freight Infrastructure Program](#), with awards for the historic one-time program scheduled to be announced later this month. In addition, the Japanese ministry along with GO-Biz, the California Air Resources Board and the California Energy Commission will share expertise and best practices on critical efforts to cut port-related pollution, including strategies for offshore wind development and zero-emission fuels and infrastructure.

“California’s strategic port and freight infrastructure investments and enhanced collaboration with Japan will help reduce the carbon footprint of a key sector of our economies and make the state’s green port projects more competitive for upcoming federal grants through the Infrastructure Investment and Jobs Act,” said California Transportation Secretary Toks Omishakin. “I am proud to join Director Myers, Air Resources Board Chair Liane Randolph and Energy Commissioner Patty Monahan in forming this important partnership to help deliver cleaner air and a more sustainable supply chain for the people of California.”

This is the latest in a series of international partnerships as part of [the state’s world-leading agenda](#) to aggressively combat and adapt to climate change, including strategies that improve air quality for Californians living near ports. Governor Newsom’s landmark climate executive order in 2020 set a goal of 100 percent zero-emission drayage truck operation by 2035, and the state is making historic investments in offshore wind energy and zero-emission vehicles and infrastructure to reach the state’s ambitious goals of reaching net zero carbon pollution no later than 2045 and delivering 90 percent clean energy by 2035.

Letter of Intent – Summary

California Signatories: Transportation Secretary Toks Omishakin; GO-Biz Director Dee Dee Myers; Air Resources Board Chair Liane Randolph; Energy Commissioner Patty Monahan.

Japan Signatories: Ichiro Takahashi, Director-General Maritime Bureau; Osamu Horita, Director-General Ports and Harbors Bureau; Shigenori Hiraoka, Director-General International Affairs.

Notable Witnesses: State Minister Toshiro Toyoda, Ministry of Land, Infrastructure, Transport and Tourism of Japan; Lieutenant Governor Eleni Kounalakis; Assemblymember Al Muratsuchi; Port of Long Beach Executive Director Mario Cordero; Port of Los Angeles Executive Director Gene Seroka.

Key Action: Deepen cooperation, information-sharing and discussion of best practices between the governments of California and Japan to support the development of green shipping corridors, expand offshore wind and cut planet-warming pollution at ports in Japan and California.

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CLIENT REPRESENTATIVES

Tim Reid

Mojave GM/CEO

tim@mojaveairport.com

610-824-2443

TEAMING PARTNERS

Mojave Air & Space Port- [2023-03-15] DRAFT AGENDA



	M	T	W	TH	F	S	S	This week: Mojave Tag-up 3/13age 6/15 P/B-2: Bridge Crane Package 6/15 15% Client Design Development 6/15
			1	2	3	4	5	
M	6	7	8	9	10	11	12	
A	13	14	15	16	17	18	19	
R	20	21	22	23	24	25	26	
	27	28	29	30	31			
	M	T	W	TH	F	S	S	Next week: Master Plan Scoping Charrette / IAP 3/21 PPF Charrette / IAP 3/23
						1	2	
A	3	4	5	6	7	8	9	
P	10	11	12	13	14	15	16	
R	17	18	19	20	21	22	23	
	24	25	26	27	28	29	30	
	M	T	W	TH	F	S	S	Future Milestones:
	1	2	3	4	5	6	7	
M	8	9	10	11	12	13	14	
A	15	16	17	18	19	20	21	
Y	22	23	24	25	26	27	28	
	29	30	31					

Agenda

March 21, 2023 MASTER PLAN SCOPING

- 1. Welcome 8:30 AM - 8:45 AM
 - Introductions

- 2. Background / Overview 8:45 AM - 9:00 AM
 - Objectives / Expected Outcome of the IAP
 - i. Master Plan Scoping
 - Ground Rules of the IAP
 - i. Avoid side conversations.
 - ii. Topics for future discussions will be captured in a “Parking Lot”

- 3. Landside Constraints / Current Conditions 9:00 AM – 10:30 AM
 - Discuss current processes being performed
 - Discuss the performance criteria for the facility compared to currently operated facilities
 - i. Test Stands
 - ii. QD arcs
 - Identify Infrastructure requirements/concerns
 - Identify permitting processes
 - Identify environmental requirements/concerns

i.

Break

10:30 AM - 10:45 AM

4. Future Needs

10:45 AM – 11:45 AM

- Microgrid Study
- More Test Stands
- PPF
- Dedicated Fueling Area
- Security
- GA Improvements?

Lunch Break

11:45 – 1:00 PM

5. Action Items / Next Steps

1:00 PM - 2:00 PM

- Deliverables
- Schedule

6. Tenant Meeting - 1

2:00 PM - 3:00 PM

7. Tenant Meeting – 2

3:00 PM – 4:00 PM

March 22, 2023

Tenant Meetings

Mojave Air & Space Port- [2023-03-15] DRAFT AGENDA



March 23, 2023

1. Welcome 8:30 AM - 8:45 AM
 - Introductions

2. Background / Overview 8:45 AM - 9:00 AM
 - a. Objectives / Expected Outcome of the IAP
 - ii. Get plan outlined / assignments made
 - iii. Building design criteria framework – Facility Requirements Document
 - b. Ground Rules of the IAP
 - i. Avoid side conversations.
 - ii. Topics for future discussions will be captured in a “Parking Lot”

3. Building Layout Concept 9:00 AM – 10:30 AM
 - a. Review Baseline Concept
 - i. Assumptions
 1. Personnel
 2. Entry
 3. Breakroom
 4. Wet / Dry Labs
 5. Payload Integration
 6. Payload Supply and Storage
 7. Control Room
 8. Loading Bay
 9. Vehicle Assembly Bay
 - ii. Vertical Launch PPF
 - iii. Horizontal Launch PPF
 - iv. GSE Storage
 - v. Cranes
 - vi. Clean Rooms
 - b. Review Current Requirements
 - i. What requirements have changed since previous study?
 - ii. Hazardous Operations

- Break* *10:30 AM - 10:45 AM*

4. Mechanical Systems Requirements 10:45 AM – 11:30 AM
 - a. ISO 8 areas?
 - b. Air-Cooled Chilled Water
 - c. Environmental Design Conditions
 - d. High-bay Conditioning
 - e. Work Areas, Labs, and Common Space Conditioning
 - f. Action Items / Owner Defined

Mojave Air & Space Port- [2023-03-15] DRAFT AGENDA



- | | |
|------------------------------------|-----------------------|
| 5. Electrical Systems Requirements | 11:30 PM - Noon |
| a. Service Entrance | |
| b. Secondary Distribution | |
| c. Emergency Systems | |
| d. Grounding | |
| e. Lighting Systems | |
| f. Control for Equipment | |
| g. Systems Monitoring | |
| 6. Communications | |
| a. Voice & Data Systems | |
| b. Fire Alarm System | |
| c. Paging & Mass Notification | |
| d. Security Systems | |
| <i>Lunch Break</i> | <i>Noon – 1:00 PM</i> |
| 7. Action Items / Next Steps | 1:00 PM - 2:00 PM |
| a. Deliverables | |
| b. Schedule | |
| 8. Tenant Meeting - 1 | 2:00 PM - 3:00 PM |
| 9. Tenant Meeting – 2 | 3:00 PM – 4:00 PM |

Notes, Decisions, Issues

Action Items

<i>Action</i>	<i>Assigned to</i>	<i>Due Date</i>	<i>Status</i>

Distribute to

- Attendees
-
-
-

Date: Monday, March 6, 2023
 Time: 02:40: PM
 User: CPANKO

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post	Ref Closed	Doc Nbr	Invoice Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP											
Acct / Sub:	101000		1200								
063349	CK	3/6/2023	0187 AFLAC	09-23		053016	VO	803928/0223	3/15/2023	0.00	537.60
063350	CK	3/6/2023	0350 Clarks Pest Control	09-23		053022	VO	32703147 /0223	2/15/2023	0.00	55.00
063351	CK	3/6/2023	0479 Aramark	09-23		053033	VO	2601541520	3/3/2023	0.00	101.19
063352	CK	3/6/2023	0526 Diamond Ford Accounting	09-23		053025	VO	564707	2/27/2023	0.00	286.43
063352	CK	3/6/2023	0526 Diamond Ford Accounting	09-23		053026	VO	563720	2/1/2023	0.00	26.44
063353	CK	3/6/2023	0657 Flight Light	09-23		053032	VO		3/1/2023	0.00	1,524.49
063354	CK	3/6/2023	1178 Kimley-Horn and Associates, Inc	09-23		053020	VO	23305792	11/30/2022	0.00	8,708.20
063354	CK	3/6/2023	1178 Kimley-Horn and Associates, Inc	09-23		053021	VO	23665888	12/31/2022	0.00	5,087.25
063355	CK	3/6/2023	1241 Loschnigg Consulting LLC	09-23		053024	VO	2023-02-28	2/28/2023	0.00	6,000.00
063356	CK	3/6/2023	1372 Mojave Public Utility District	09-23		053027	VO	6072003/0223	2/28/2023	0.00	502.20
063356	CK	3/6/2023	1372 Mojave Public Utility District	09-23		053028	VO	6072000/0223	2/28/2023	0.00	97.58
063356	CK	3/6/2023	1372 Mojave Public Utility District	09-23		053029	VO	6072002/0223	2/28/2023	0.00	164.36
063356	CK	3/6/2023	1372 Mojave Public Utility District	09-23		053030	VO	6072001/0223	2/28/2023	0.00	7,398.47
063357	CK	3/6/2023	1436 Porter Concrete Construction	09-23		053031	VO	4786	7/30/2023	0.00	7,817.00
063358	CK	3/6/2023	1501	09-23		053041	VO	0223	2/14/2023	0.00	896.46
Check Total										0.00	312.87
Check Total										0.00	13,795.45
Check Total										0.00	8,162.61

Office Depot

063359	CK	3/6/2023	1800 Ramos Strong Inc	09-23	053023	VO	0384499	2/23/2023	0.00	1,267.32
063360	CK	3/6/2023	2014 Sharper Landscaping Services Ir	09-23	053040	VO	6382/0223	3/1/2023	0.00	2,400.00
063361	CK	3/6/2023	2045 Shreds Unlimited Inc	09-23	053034	VO	22722/0223	3/2/2023	0.00	40.00
063362	CK	3/6/2023	2253 Waste Management Kern Count	09-23	053037	VO	197666/0223	3/1/2023	0.00	401.25
063362	CK	3/6/2023	2253 Waste Management Kern Count	09-23	053038	VO	1977464808/0223	3/1/2023	0.00	796.71
063362	CK	3/6/2023	2253 Waste Management Kern Count	09-23	053039	VO	19805648086/FH	3/1/2023	0.00	203.52
									Check Total	1,401.48
063363	CK	3/6/2023	2255 Western NRG, Inc.	09-23	053019	VO	165341	1/24/2023	0.00	2,171.72
063364	CK	3/6/2023	3029 Breanna Bussiere	09-23	053036	VO	PP030623	3/6/2023	0.00	705.25

Check Count: 16

Acct Sub Total: 47,188.44

Check Type	Count	Amount Paid
Regular	16	47,188.44
Hand	0	0.00
Electronic Payment		0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	16	47,188.44

Company Disc Total 0.00

Company Total 47,188.44

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				To Post	Closed						
063375	CK	3/16/2023	0773 Grainger	09-23		053073	VO	9603941528	2/9/2023	0.00	3,183.14
063375	CK	3/16/2023	0773 Grainger	09-23		053074	VO	9611362287	2/16/2023	0.00	1,462.15
Check Total										0.00	4,793.26
063376	CK	3/16/2023	0866 The Home Depot Credit Plan	09-23		053121	VO	022723	2/27/2023	0.00	4,946.89
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053075	VO	978312	2/17/2023	0.00	9.82
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053076	VO	978688	2/27/2023	0.00	784.76
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053077	AD	978705	2/27/2023	0.00	-143.19
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053091	VO	979165	6/8/2023	0.00	57.78
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053092	VO	979166	6/8/2023	0.00	18.13
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053093	VO	979164	3/8/2023	0.00	6.39
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053094	VO	979087	3/7/2023	0.00	15.54
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053095	VO	979035	6/3/2023	0.00	10.26
063377	CK	3/16/2023	1161 Kern Auto Parts Inc	09-23		053124	VO	979457	3/14/2023	0.00	47.17
Check Total										0.00	806.66
063378	CK	3/16/2023	1178 Kimley-Horn and Associates, Inc.	09-23		053128	VO	24221678	2/28/2023	0.00	17,686.80
063379	CK	3/16/2023	1185 Michael F. Khanchalian, D.D.S.,	09-23		053090	VO	030623/BURCH	3/6/2023	0.00	150.00
063380	CK	3/16/2023	1254 Lincoln Nat'l Life Ins. Co.	09-23		053120	VO	4531826179	4/1/2023	0.00	1,083.02
063381	CK	3/16/2023	1315 McMaster-Carr	09-23		053078	VO	92587190	2/10/2023	0.00	412.81
063381	CK	3/16/2023	1315 McMaster-Carr	09-23		053079	VO	92595304	2/10/2023	0.00	60.39
Check Total											473.20

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				To Post	Closed						
063382	CK	3/16/2023	1364 Karl's Hardware Mojave	09-23		053123	VO	022823	3/1/2023	0.00	2,611.43
063383	CK	3/16/2023	1390 Mission Linen Supply	09-23		053098	VO	518851099	3/2/2023	0.00	68.54
063383	CK	3/16/2023	1390 Mission Linen Supply	09-23		053099	VO	518851103	3/2/2023	0.00	112.77
063383	CK	3/16/2023	1390 Mission Linen Supply	09-23		053130	VO	518893670	3/9/2023	0.00	68.54
063383	CK	3/16/2023	1390 Mission Linen Supply	09-23		053131	VO	518893674	3/9/2023	0.00	112.77
063383	CK	3/16/2023	1390 Mission Linen Supply	09-23		053133	VO	518889304	3/9/2023	0.00	361.00
Check Total											723.62
063384	CK	3/16/2023	1436 Porter Concrete Construction	09-23		053101	VO	4844	3/1/2023	0.00	19,601.00
063385	CK	3/16/2023	1571 Ottimo Resources Inc	09-23		053081	VO	4250006123	2/24/2023	0.00	992.00
063386	CK	3/16/2023	1670 Linde Gas & Equipment Inc.	09-23		053117	VO	34668957	3/10/2023	0.00	211.87
063387	CK	3/16/2023	1671 ProDIGIQ, Inc.	09-23		053122	VO	MHV202301	1/5/2023	0.00	24,000.00
063388	CK	3/16/2023	1800 Ramos Strong Inc	09-23		053082	VO	1081927	2/28/2023	0.00	80.09
063388	CK	3/16/2023	1800 Ramos Strong Inc	09-23		053125	VO	0384809	3/6/2023	0.00	2,186.80
Check Total											2,266.89
063389	CK	3/16/2023	1896 Speedy Car Wash	09-23		053113	VO	5031	3/6/2023	0.00	320.00
063389	CK	3/16/2023	1896 Speedy Car Wash	09-23		053114	VO	5034	3/11/2023	0.00	250.00
063389	CK	3/16/2023	1896 Speedy Car Wash	09-23		053115	VO	5033	3/9/2023	0.00	120.00
Check Total											690.00
063390	CK	3/16/2023	1952 Southern California Edison	09-23		053111	VO	12285395/0223	3/6/2023	0.00	12,202.84

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				To Post	Closed						
063391	CK	3/16/2023	2016 Spandorf, Chris	09-23		053104	VO	033123	3/13/2023	0.00	465.75
063392	CK	3/16/2023	2050 The Tire Store	09-23		053105	VO	126709	3/2/2023	0.00	500.00
063393	CK	3/16/2023	2096 TRAUB LIEBERMAN	09-23		053066	VO	393834	9/30/2022	0.00	852.50
063393	CK	3/16/2023	2096 TRAUB LIEBERMAN	09-23		053067	VO	406370	1/30/2023	0.00	55.00
063394	CK	3/16/2023	2219 Verizon Connect Fleet USA	09-23		053106	VO	360000038396	6/1/2023	0.00	1,179.75
063395	CK	3/16/2023	2334 Walsworth	09-23		053119	VO	610983	2/28/2023	0.00	1,858.50
063396	CK	3/16/2023	2450 Xerox Corporation	09-23		053108	VO	018334154	3/1/2023	0.00	197.77
063396	CK	3/16/2023	2450 Xerox Corporation	09-23		053109	VO	018334153	3/1/2023	0.00	218.27
063397	CK	3/16/2023	3020 Loren W. Burch	09-23		053083	VO	030823	3/8/2023	0.00	500.00
063398	CK	3/16/2023	3048 Robert Morgan	09-23		053080	VO	020823	2/8/2023	0.00	338.83
063399	CK	3/16/2023	3310 Timothy Jaworski	09-23		053088	VO	030123	3/1/2023	0.00	557.00
063399	CK	3/16/2023	3310 Timothy Jaworski	09-23		053089	VO	030123	3/1/2023	0.00	79.00
063399	CK	3/16/2023	3310 Timothy Jaworski	09-23		053112	VO	122622	12/26/2022	0.00	138.00
063400	CK	3/16/2023	3630 Roth-Deborah	09-23		053118	VO	021123	2/11/2023	0.00	121.90
063401	CK	3/16/2023	3864 Carrie Rawlings	09-23		053103	VO	030723	3/7/2023	0.00	208.00
Check Total										0.00	774.00

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063402	CK	3/16/2023	3875 Stuart O. Witt	09-23	053107	VO	030623	3/6/2023	0.00	1,201.50

Check Count: 38

Acct Sub Total: 114,421.06

Check Type	Count	Amount Paid
Regular	38	114,421.06
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	38	114,421.06

Company Disc Total	0.00	Company Total	114,421.06
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Electronic Fund Transfers February 27, through March 15, 2023

Date		Amount
2/27/2023	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$448.00
2/27/2023	FEE TM-ACH OR MULTIPLE SERVICES	\$75.00
2/27/2023	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
3/1/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$29,398.54
3/2/2023	ACH DEBIT PAYROLL PAYCHEX-RCX	\$67,862.04
3/2/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$30,969.92
3/2/2023	ACH DEBIT MTOT DISC BANKCARD	\$115.35
3/2/2023	ACH DEBIT GARNISH PAYCHEX CGS	\$48.96
3/3/2023	ACH DEBIT 1800 CALPERS	\$57,943.39
3/3/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$30,286.38
3/3/2023	ACH DEBIT TAXES PAYCHEX TPS	\$13,398.76
3/3/2023	ACH DEBIT 1800 CALPERS	\$7,787.21
3/3/2023	ACH DEBIT INVOICE PAYCHEX EIB	\$270.50
3/7/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$30,293.94
3/7/2023	WIRE TRANSFER FEE	\$15.00
3/8/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$55,833.33
3/8/2023	ACH DEBIT 3100 CALPERS	\$9,705.64
3/8/2023	ACH DEBIT 3100 CALPERS	\$9,617.97
3/8/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$6,053.00
3/8/2023	ACH DEBIT 3100 CALPERS	\$2,711.75
3/8/2023	ACH DEBIT 3100 CALPERS	\$2,711.75
3/8/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
3/8/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
3/8/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
3/8/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
3/8/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$140.00
3/8/2023	FEES, ACH PER BATCH FEE X 3 ITEMS	\$15.00
3/9/2023	ACH DEBIT ACH PMT AMEX EPAYMENT	\$90.00
3/10/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$51,611.72
3/10/2023	ACH DEBIT CLOVER APP CLOVER	\$44.95
3/15/2023	ACH DEBIT ACH PMT AMEX EPAYMENT	\$11,012.87
	Total	\$419,535.97