

MOJAVE AIR AND SPACE PORT

REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: February 16, 2021

Time: 2:00 p.m.

Due to the COVID-19 state of emergency, the Board of Directors will conduct this meeting via Zoom Video Conference. A physical location will not be available to the public. You may participate in the meeting by using the call in number specified in this Notice of Meeting or access the web page below. If you wish to speak to an item on the agenda, please inform the Board Chair when he asks for public comment. The Board's normal rules for public comment apply: speakers are limited to 3 minutes per item. You may also email comments to Lynn@mojaveairport.com prior to the start of the meeting, and your comment(s) will be distributed to the directors at the meeting.

If you need special assistance to participate in the meeting, please contact Lynn at Lynn@mojaveairport.com, and the District will attempt to accommodate your need.

Zoom Video Conference

<https://us02web.zoom.us/j/84017037589?pwd=czRleTV2ZWpudU5lZ1FtUjBiVXF3UT09>

Phone: 669-900-9128

Meeting ID: 840 1703 7589

Passcode: 608090

AGENDA

1. Call to Order

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

2. Community Announcements

Members of the audience may make announcements regarding community events.

3. Consent Agenda

All items on the consent agenda are considered routine and non-controversial and will be approved by one motion unless a member of the Board, staff, or public requests to move an item to Action Items.

- A. Minutes of the Regular Board Meeting February 2, 2021
- B. Check Register dated February 11, 2021, \$50,800.00

4. Action Items

No Action Items

5. Reports

A. CEO/GM Reports

B. Board Committees

C. Board of Directors: This portion of the meeting is reserved for board members to comment on items not on the agenda.

6. Public Comment on Items Not on the Agenda

Members of the public may make comments to the Board on items not on the agenda.

7. Closed Session

A. Public Employee Appointment (Govt Code 54957): CEO/GM

B. Potential Litigation (Govt Code 54956.0) MASP v. Scaled Composites

C. Real Property Negotiations (Govt Code 54956.8)

1. Property: Mojave Fitness Gym

Parties: MASP, Elevation Corporate Health, LLC.

Negotiator: CEO, General Counsel

Term: Management Service Agreement

8. Closed Session Report

Adjournment

This Agenda was posted on February 12, 2021 by Jason Buck.

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 carrie@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 February 2, 2021

(All votes at this meeting were taken by roll call since the meeting was conducted by teleconference)

1. CALL TO ORDER

The meeting was called to order on Tuesday, February 2, 2021 at 2:00 p.m. by Director Balentine.

A. Roll Call:

Directors present via zoom: Balentine, Barney, Coleman, Deaver and Morgan

Directors absent: None

Others present: CEO Evans, DOO Himes, DOA Rawlings, DOP VanWey, DOF Smith, DOT Buck, and District Counsel Navé.

B. Approval of Agenda

CEO Evans asked the Board to add a real estate negotiation item to closed session. After posting the agenda, the District received a notice from Duane and Betty Lou Kleopfer asking if the District desires to exercise its right of first refusal (ROFR) to purchase hangar 938, which requires immediate action by the Board. Upon motion by Director Deaver, seconded by Director Coleman, the Board voted unanimously to add the hangar 938 ROFR to the agenda, and approved the agenda as amended.

2. Community Announcements

There were no Public Comments.

3. Consent Agenda

Upon motion by Director Deaver, seconded by Director Barney, the Board unanimously approved the Consent Agenda.

A. Minutes of the Regular Board Meeting January 19, 2021

B. Check Register dated January 27, 2021, \$2,435.56

4. Action Item

A. Resolution Approving an Amended Budget for the Fiscal Year Commencing July 1, 2020

DOA Rawlings briefed the Board on the requested changes. The Board of Directors and Staff discussed the revised budget. Upon motion by Director Deaver, seconded by Director

Balentine, the Board unanimously approved the Amended Budget for the Fiscal Year Commencing July 1, 2020.

5. Reports

A. Financial Reports

CEO Rawlings presented the financial reports ending December 31, 2020. CEO Evans stated he is currently working with staff for other options regarding the gym expense and will bring the options to the Board for discussion on or before the March 2nd meeting.

B. CEO/GM Report

CEO Evans reported that a lot of items in are the works right now, but there is nothing specific to report on apart from his written report.

C. Board Committees

There were no comments.

D. Board of Directors

There were no comments.

6. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments.

7. Closed Session

- A. Public Employee Appointment (Govt Code 54957): CEO/GM
- B. Potential Litigation (Govt Code 54956.9) MASP v. Scaled Composites
- C. Real Property Negotiations (Govt Code 54956.8)
 - 1. Property: 3 Acres
Parties: MASP, Masten
Negotiator: CEO, General Counsel
Term: Lease
 - 2. Property: Hangar 938
Parties: MASP, Kleopfer
Negotiator: CEO, General Counsel
Term: Purchase

8. Closed Session Report

In Closed session, the CEO and Board discussed the appointment of new CEO and one case of potential litigation involving Scaled Composites. The Board discussed real property negotiations involving Masten Space Systems and Duane Kleopfer. Upon motion by Director Deaver, seconded by Director Balentine, vote 4-1, with Director Barney voting “no”, to exercise the District’s right of first refusal to purchase Hangar 938 from Kleopfer. No other items were discussed.

9. Ethics Training

District Counsel Navé administered the AB 1234 Ethics Training to Directors, Balentine, Barney, Coleman, Deaver and Morgan from 3:45 to 5:11.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 5:11 pm.

Jimmy R. Balentine, President

ATTEST

Diane Barney, Secretary

Date: Thursday, February 11, 2021
 Time: 02:18PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 08-21 As of: 2/11/2021

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							
060600	CK	2/16/2021	1186 Duane and Betty Lou Kleopfer	08-21	047663	VO	938/PURCHASE	2/4/2021	0.00	50,800.00

Check Count: 1

Acct Sub Total: 50,800.00

Check Type	Count	Amount Paid
Regular	1	50,800.00
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:	1	50,800.00

Company Disc Total	0.00	Company Total	50,800.00
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MOJAVE

AIR AND SPACE PORT

CEO REPORT

TO: MASP Board of Directors

FROM: David Evans

MEETING DATE: February 16, 2021

Updates

Purchased Hangars

Hangar 938 - \$50,800.00

New Leases

Bragg Crane – relocated from Bldg. 1, Room 11 to Room 9A - month-to-month

Granite Construction – Bldg. 1, Room 22 - month to month

Authorized Payments

BOARD MEETING: 2/16/21		DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER		2/1/2021	37,095.60		37,095.60
		2/4/2021	100,086.44		100,086.44
		2/9/2021		586,219.94	586,219.94
			137,182.04	586,219.94	723,401.98
VOIDED Check	60480				
BOD CHECK	2/16/2021		50,800.00		50,800.00
TOTAL ALL CHECKS & EFT'S					774,201.98

Date: Monday, February 1, 2021
 Time: 01:34PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 07-21 As of: 2/1/2021

Page: 1 of 4
 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							
060555	CK	2/1/2021	0000 Agile Space Industries	07-21	047571	VO	0100150/074962	12/31/2020	0.00	680.90
060556	CK	2/1/2021	0122 Aerotech News and Review	07-21	047576	VO	2052021A	1/28/2021	0.00	336.00
060557	CK	2/1/2021	0187 AFLAC	07-21	047557	VO	185339	1/26/2021	0.00	1,101.60
060558	CK	2/1/2021	0222 ADB Safegate	07-21	047584	VO	90090898	1/28/2021	0.00	2,625.20
060559	CK	2/1/2021	0396 CDW Government	07-21	047564	VO	6764315	1/28/2021	0.00	1,356.52
060559	CK	2/1/2021	0396 CDW Government	07-21	047565	VO	6688758	1/15/2021	0.00	510.10
060559	CK	2/1/2021	0396 CDW Government	07-21	047569	VO	6693382	1/15/2021	0.00	4,146.10
Check Total										6,012.72
060560	CK	2/1/2021	0479 Aramark Uniforms & Career	07-21	047560	VO	2100873834	12/25/2020	0.00	161.33
060560	CK	2/1/2021	0479 Aramark Uniforms & Career	07-21	047561	VO	2100873839	12/25/2020	0.00	47.27
060560	CK	2/1/2021	0479 Aramark Uniforms & Career	07-21	047562	VO	2100877590	1/15/2021	0.00	213.08
060560	CK	2/1/2021	0479 Aramark Uniforms & Career	07-21	047563	VO	2100878875	1/22/2021	0.00	143.50
Check Total										565.18
060561	CK	2/1/2021	0597 Evans & Company, Inc	07-21	047542	VO	012421	1/24/2021	0.00	2,025.00
060562	CK	2/1/2021	0615 Federal Express	07-21	047568	VO	725344764	1/22/2021	0.00	13.43
060563	CK	2/1/2021	0722 Freeway Smog & Auto Repair	07-21	047539	VO	1564	1/21/2021	0.00	15.00
060563	CK	2/1/2021	0722 Freeway Smog & Auto Repair	07-21	047540	VO	1565	1/21/2021	0.00	15.00
Check Total										30.00

Date: Monday, February 1, 2021
 Time: 01:34PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 07-21 As of: 2/1/2021

Page: 2 of 4
 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
060564	CK	2/1/2021	1200 L & L Construction	07-21	047551	VO	WE 1.16.21	1/16/2021	0.00	900.00
060565	CK	2/1/2021	1501 Office Depot	07-21	047572	VO	10076336/0121	1/17/2021	0.00	357.61
060566	CK	2/1/2021	1570 Otis Elevator Company	07-21	047558	VO	100400240578	1/10/2021	0.00	7,765.56
060567	CK	2/1/2021	1626 Petro Lock, Inc.	07-21	047549	VO	1195725	1/18/2021	0.00	1,109.25
060568	CK	2/1/2021	1800 Ramos Strong Incorporated	07-21	047566	VO	0353809	1/20/2021	0.00	357.44
060569	CK	2/1/2021	1870 Regal Pacific Aviation Equipment	07-21	047554	VO	23538	1/26/2021	0.00	64.74
060570	CK	2/1/2021	1897 Southern California Fleet	07-21	047371	VO	HP11424	12/7/2020	0.00	250.00
060570	CK	2/1/2021	1897 Southern California Fleet	07-21	047372	VO	HP11407	12/4/2020	0.00	800.00
060571	CK	2/1/2021	1907 Safeguard Business Systems	07-21	047559	VO	034399390	1/22/2021	0.00	532.02
060572	CK	2/1/2021	1925 Sparkletts	07-21	047536	VO	13703338122420	12/24/2020	0.00	456.74
060572	CK	2/1/2021	1925 Sparkletts	07-21	047537	VO	13703338012121	1/21/2021	0.00	191.10
									Check Total	647.84
060573	CK	2/1/2021	1952 So. Calif. Edison	07-21	047543	VO	2395077167	1/21/2021	0.00	51.87
060573	CK	2/1/2021	1952 So. Calif. Edison	07-21	047544	VO	2340063106	1/21/2021	0.00	1,267.49
									Check Total	1,319.36
060574	CK	2/1/2021	1954 Southern California Gas	07-21	047553	VO	71545334/0121	1/14/2021	0.00	491.85
060575	CK	2/1/2021	2014 Sharper Landscaping Services	07-21	047585	VO	5677/0121	2/1/2021	0.00	1,600.00

Date: Monday, February 1, 2021
 Time: 01:34PM
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Mojave Air & Space Port
Check Register - Standard
 Period: 07-21 As of: 2/1/2021

Page: 3 of 4
 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
060576	CK	2/1/2021	2068 Resource MFG	07-21	047538	VO	8406226544	1/18/2021	0.00	1,086.80
060576	CK	2/1/2021	2068 Resource MFG	07-21	047575	VO	8406246639	1/25/2021	0.00	652.08
									Check Total	1,738.88
060577	CK	2/1/2021	2193 Velosio LLC	07-21	047552	VO		1/26/2021	0.00	89.10
060577	CK	2/1/2021	2193 Velosio LLC	07-21	047567	VO	IN100-00034637	1/26/2021	0.00	350.00
									Check Total	439.10
060578	CK	2/1/2021	2230 Verizon Wireless	07-21	047541	VO	9871114518	1/21/2021	0.00	1,479.49
060579	CK	2/1/2021	2253 Waste Management - Kern	07-21	047581	VO	2996348087/0121	2/1/2021	0.00	727.49
060579	CK	2/1/2021	2253 Waste Management - Kern	07-21	047582	VO	2987148082/0121	2/1/2021	0.00	366.11
060579	CK	2/1/2021	2253 Waste Management - Kern	07-21	047583	VO	3056148086/0121	2/1/2021	0.00	154.83
									Check Total	1,248.43
060580	CK	2/1/2021	3030 Sonia Valenzuela	07-21	047577	VO	012721	1/27/2021	0.00	125.00
060581	CK	2/1/2021	3080 Mike Edmonds	07-21	047570	VO	121720	12/17/2020	0.00	1,500.00
060582	CK	2/1/2021	4008 Michael B.Jones DDS	07-21	047555	VO	0121/BUCK FLYNN	1/7/2021	0.00	328.00
060582	CK	2/1/2021	4008 Michael B.Jones DDS	07-21	047556	VO	0121/BUCK FLYNN	1/8/2021	0.00	651.00
									Check Total	979.00

Date: Monday, February 1, 2021
 Time: 01:34PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 07-21 As of: 2/1/2021

Page: 4 of 4
 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
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Check Count: 28

Acct Sub Total: 37,095.60

Check Type	Count	Amount Paid
Regular	28	37,095.60
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:	28	37,095.60

Company Disc Total	0.00	Company Total	37,095.60
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Date: Thursday, February 4, 2021
 Time: 01:03PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 08-21 As of: 2/4/2021

Page: 1 of 3
 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							
060583	CK	2/4/2021	0284 Michael L. Brouse	08-21	047631	VO	0121	2/1/2021	0.00	187.50
060584	CK	2/4/2021	0597 Evans & Company, Inc	08-21	047629	VO	011621	1/16/2021	0.00	1,725.00
060584	CK	2/4/2021	0597 Evans & Company, Inc	08-21	047630	VO	013121	1/31/2021	0.00	6,100.00
Check Total										7,825.00
060585	CK	2/4/2021	0751 The Gibbons Family LLC	08-21	047607	VO	0121/INVST PMT	1/31/2021	0.00	6,464.54
060586	CK	2/4/2021	0842 J. Hitchcock Riverwest	08-21	047608	VO	INVST PMT/0121	1/31/2021	0.00	4,309.70
060587	CK	2/4/2021	1106 Elmer F. Karpe, Inc.	08-21	047609	VO	INVST PMT/0121	1/31/2021	0.00	10,774.24
060588	CK	2/4/2021	1161 Kern Auto Parts Inc	08-21	047620	AD	939916	2/3/2021	0.00	-19.31
060588	CK	2/4/2021	1161 Kern Auto Parts Inc	08-21	047621	VO	939909	2/3/2021	0.00	174.29
Check Total										154.98
060589	CK	2/4/2021	1241 Loschnigg Consulting LLC	08-21	047601	VO	2021-01-31	1/31/2021	0.00	6,000.00
060590	CK	2/4/2021	1372 Mojave Public Utility District	08-21	047595	VO	006072002/0121	1/31/2021	0.00	76.75
060590	CK	2/4/2021	1372 Mojave Public Utility District	08-21	047596	VO	006072001/0121	1/31/2021	0.00	5,807.66
060590	CK	2/4/2021	1372 Mojave Public Utility District	08-21	047597	VO	006072003/0121	1/31/2021	0.00	118.80
060590	CK	2/4/2021	1372 Mojave Public Utility District	08-21	047598	VO	006072000/0121	1/31/2021	0.00	89.20
Check Total										6,092.41
060591	CK	2/4/2021	1411 Nave Law Office, P.C.	08-21	047600	VO	20928	1/31/2021	0.00	6,265.00
060592	CK	2/4/2021	1664 PRO TEC FIRE SERVICES LTD	08-21	047615	VO	8002	2/1/2021	0.00	35,416.67

Date: Thursday, February 4, 2021
 Time: 01:03PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 08-21 As of: 2/4/2021

Page: 2 of 3
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
			Vendor Name	To Post	Closed						
060593	CK	2/4/2021	1670 Praxair	08-21		047592	VO	61369393	1/22/2021	0.00	288.15
060594	CK	2/4/2021	1803 Race Telecommunications, Inc.	08-21		047623	VO	RC447340/100513	2/1/2021	0.00	513.45
060594	CK	2/4/2021	1803 Race Telecommunications, Inc.	08-21		047624	VO	RC447259/2607	2/1/2021	0.00	3,366.47
Check Total											3,879.92
060595	CK	2/4/2021	1897 Southern California Fleet	08-21		047616	VO	HP12041	2/2/2021	0.00	300.00
060595	CK	2/4/2021	1897 Southern California Fleet	08-21		047617	VO	HP12040	2/2/2021	0.00	150.00
060595	CK	2/4/2021	1897 Southern California Fleet	08-21		047618	VO	HP12039	2/2/2021	0.00	100.00
060595	CK	2/4/2021	1897 Southern California Fleet	08-21		047619	VO	HP12038	2/2/2021	0.00	300.00
Check Total											850.00
060596	CK	2/4/2021	2007 Synapse Technologies Inc	08-21		047622	VO	1448	2/2/2021	0.00	3,835.00
060597	CK	2/4/2021	2066 DBT Transportation Services,	08-21		047610	VO		2/2/2021	0.00	5,500.00
060598	CK	2/4/2021	2068 Resource MFG	08-21		047627	VO	8406265699	2/1/2021	0.00	1,086.80
060598	CK	2/4/2021	2068 Resource MFG	08-21		047628	VO	8406265414	1/24/2021	0.00	27.17
Check Total											1,113.97
060599	CK	2/4/2021	2071 Synchrony Bank	08-21		047591	VO	0762035/0121	1/10/2021	0.00	1,129.36

Date: Thursday, February 4, 2021
 Time: 01:03PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 08-21 As of: 2/4/2021

Page: 3 of 3
 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
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Check Count: 17

Acct Sub Total: 100,086.44

Check Type	Count	Amount Paid
Regular	17	100,086.44
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:	17	100,086.44

Company Disc Total	0.00	Company Total	100,086.44
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Electronic Fund Transfers January 27 through February 9, 2021

1/27/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$16,906.52
1/27/2021	WIRE TRANSFER DEBIT AVSURANCE	\$38,106.00
1/27/2021	WIRE TRANSFER FEE	\$35.00
1/27/2021	WIRE TRANSFER FEE	\$15.00
1/28/2021	ACH DEBIT 3100 CALPERS	\$6,941.05
1/29/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$14,936.00
1/29/2021	ACH DEBIT INVESTMENT DSTRS	\$319.00
1/29/2021	ACH DEBIT INVESTMENT DSTRS	\$250.00
1/29/2021	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
1/29/2021	ACCOUNT SERVICE FEE TM-POSPAY OR WIRES	\$40.00
2/1/2021	ACH DEBIT EFTTRANSFER	\$14,902.63
2/1/2021	WIRE TRANSFER FEE	\$15.00
2/3/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$15,683.77
2/4/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$60,949.35
2/4/2021	ACH DEBIT PAYROLL PAYCHEX - RCX	\$51,110.01
2/4/2021	ACH DEBIT GARNISH PAYCHEX CGS	\$48.96
2/5/2021	ACH DEBIT TAXES PAYCHEX TPS	\$11,397.93
2/5/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$4,059.42
2/5/2021	ACH DEBIT INVOICE PAYCHEX EIB	\$231.90
2/8/2021	ACH DEBIT EFTTRANSFE AVFUEL	\$16,002.21
2/9/2021	ACH DEBIT 1800 CALPERS	\$60,229.09
2/9/2021	ACH DEBIT 1800 CALPERS	\$9,356.22
2/9/2021	ACH DEBIT 3100 CALPERS	\$7,002.94
2/9/2021	ACH DEBIT 3100 CALPERS	\$7,002.94
2/9/2021	ACH DEBIT INVESTMENT DSTRS	\$319.00
2/9/2021	ACH DEBIT INVESTMENT DSTRS	\$250.00
2/9/2021	WIRE TRANSFER DEBITCREDIT TO STATE OF CALIFORNIA	\$250,000.00
2/9/2021	WIRE TRANSFER FEE	\$35.00
	Total	\$586,219.94