



CONTRA COSTA COUNTY

AGENDA

Airport Committee

Supervisor Ken Carlson, Chair
Supervisor Diane Burgis, Vice Chair

Thursday, March 5, 2026

10:00 AM

181 John Glenn Drive, Concord | 3361
Walnut Blvd., Suite 140, Brentwood

Zoom: <https://cccounty-us.zoom.us/j/86202924209> | Calling in: (855) 758-1310

The public may attend this meeting in person at either above location. The public may also attend this meeting remotely via Zoom or call-in.

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the Committee during public comment on matters within the jurisdiction of the Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should offer comments when invited by the Committee Chair. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing *9 on their phones.

Public comments generally will be limited to two (2) minutes per speaker. In the interest of facilitating the business of the Board Committee, the total amount of time that a member of the public may use in addressing the Board Committee on all agenda items is 10 minutes. Your patience is appreciated.

Public comments may also be submitted to Committee staff before the meeting by email or by voicemail. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee.

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two (2) minutes).
3. Review and Approve Record of Meeting September 24, 2025. [26-861](#)
Attachments: [Airport Committee Minutes DRAFT 9-24-25](#)
4. Unleaded Fuel Update

- 4A. Pacific States Aviation Staff [26-862](#)
Attachments: [PSA Unleaded Fuel Pictures](#)
- 4B. Grant Funding Opportunity [26-863](#)
Attachments: [Marathon Bidder's Conf. Flyer_R1](#)
- 4C. Byron Airport Unleaded Fuel Initiative
5. Director's Update
- 5A. Airports Division Economic Development Efforts [26-864](#)
Attachments: [2026 Airports ED Efforts_AC](#)
- 5B. Debrief of Super Bowl Activities
6. Future Agenda Items
7. The next meeting is currently scheduled for June 11, 2026.
8. Adjourn

General Information

This meeting provides reasonable accommodations for persons with disabilities planning to attend a the meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar St., 4th Floor, Martinez, during normal business hours. Staff reports related to items on the agenda are also accessible on line at www.co.contra-costa.ca.us.

For Additional Information Contact:

Greg Baer, Director of Airports
Phone: (925) 608-8000
Greg.Baer@airport.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-861

Agenda Date: 3/5/2026

Agenda #: 3.



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Airport Committee

Supervisor Ken Carlson, Chair
Supervisor Diane Burgis, Vice Chair

Wednesday, September 24, 2025

10:00 AM 181 John Glenn Drive, Suite 100, Concord |
3361 Walnut Blvd., Suite 140, Brentwood

Zoom: <https://cccounty-us.zoom.us/j/87412527479> | Calling in: (214) 765-0478 or Toll Free (888) 278-0254 Conference code: 232255

The public may attend this meeting in person at either above location. The public may also attend this meeting remotely via Zoom or call-in.

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Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee.

Present: District III Supervisor Diane Burgis and District IV Supervisor Ken Carlson

1. Introductions

The meeting was called to order at 10:00 am by Chair, Supervisor Carlson. Chair Carlson and Vice Chair Burgis introduced themselves and welcomed everyone to the meeting.

In attendance were Greg Baer, Kalynn Larson, Judith Evans, Elke Soberal, Lia Bristol, Daniel Barrios, Monica Nino, Will Nelson, Steve Kowalewski, District 3, Jamar Stamps, and Tim Haile.

2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two (2) minutes).

There was public comment made by Director of Airports, Greg Baer, in relation to receiving grants from the FAA for pavement management for both Buchanan Field and Byron Airports.

3. Review and Approve Record of Meeting June 5, 2025. [25-3942](#)

Attachments: [Airport Committee Minutes DRAFT 6-5-25](#)

The minutes were approved with no changes.

Motion: Carlson

Second: Burgis

4. Update on Airport Issues at Federal and State Levels from Thorn Run Partners [25-3943](#)

Jim Davenport with Thorn Run Partners gave updates on the following topics:

- New Airport Related Funding Opportunities in HRI, Tax Reconciliation Bill
- General Aviation Airport Related Impacts and Any Changes Coming Out of DC
- Any Potential Funding Inserts for General Aviation

There were questions posed relating to the topics by Supervisor Burgis and Supervisor Carlson. There were comments made in relation to the topics by Mr. Baer.

5. Unleaded Fuel Update [25-3944](#)

Attachments: [PSA UL94 Avgas Photos](#)

Mr. Baer and Rashid Yahya of Pacific States Aviation (PSA) gave an update on unleaded aviation fuel. The beginnings of the fuel farm have been set up including secondary containment, all major components have been delivered, and permitting is completed. Now they are at the stage of preparing for delivery and roll-out of fuel. After final preparations, delivery, and a week or two of internal training and use, they will be ready to roll-out the fuel to the public. The initial internal roll-out will be to 13 PSA flight school aircraft.

There was a comment made in relation to the topic by Mr. Baer. There were questions posed by Supervisor Carlson.

6. Update on Brown Act/Implicit Bias Training

Mr. Baer gave a summary of the Brown Act/Implicit Bias Training. The training for Brown Act, Implicit Bias, and Ethics have been updated to be completed every two years.

There were comments made in relation to the topic by Supervisor Burgis and Supervisor Carlson.

7. Development Update

[25-3945](#)

Attachments: [Storelocal Storage Photos](#)
 [FSRE Industrial Notice of Availability](#)

Mr. Baer gave updates on two projects. The Storelocal Storage Facility development is complete. There is now tax revenue being collected from the building and ground rent coming into the Airports. A Notice of Availability has gone out for the FSRE Industrial Project. The FAA and Army Corps of Engineers portions still need to be completed. The following three discretionary approvals must be obtained for the project to be 100% complete: certification of the EIR, approval for the permits for development (entitlement process), and a lease with the airport. Each of those pieces are being worked on now, and in late October Mr. Baer expects the appraisal to be done. Mr. Baer is also working with a consultant on lease terms.

There were questions posed relating to the topic by Supervisor Carlson and comments made by Supervisor Burgis.

8. Presentation by Contra Costa County Transit Authority: Airports within County-Wide Transportation Plan

[25-3946](#)

Attachments: [CCTA PowerPoint Slides](#)

A presentation was given by Tim Haile, Director of the Contra Costa Transportation Authority, on the County-wide transportation plan and how Buchanan Field and Byron Airports will fit into that plan with advanced air mobility.

Supervisor Carlson posed questions to Mr. Haile regarding the topic.

9. Future Agenda Items

Director's Update
Unleaded Fuel Update

The next meeting is currently scheduled for March 5, 2026 at 10 am.

Adjourn

General Information

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For Additional Information Contact:

Greg Baer, Director of Airports
Phone (925) 608-8000
Greg.Baer@airport.cccounty.us

DRAFT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-862

Agenda Date: 3/5/2026

Agenda #: 4A.





CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-863

Agenda Date: 3/5/2026

Agenda #: 4B.

MARATHON

COMMUNITY BENEFITS AGREEMENT (CBA) GRANTS

BIDDERS' CONFERENCE

ALL INTERESTED ORGANIZATIONS AND COMMUNITY MEMBERS SEEKING TO APPLY

ARE REQUIRED TO REGISTER AND ATTEND
IN PERSON **OR** VIRTUALLY

Learn about the **APPLICATION PROCESS, ELIGIBILITY REQUIREMENTS, FUNDING PRIORITIES,** and receive guidance on preparing **GRANT PROPOSALS.**



THURSDAY, MARCH 19, 2026

9:00 AM - 11:00 AM

LOCATION:

CONTRA COSTA COUNTY ADMINISTRATION BUILDING
1025 ESCOBAR STREET, MARTINEZ, CA.
CONFERENCE ROOM #110A

REGISTRATION:

[HTTPS://MARATHON-BIDDERS-2026.EVENTBRITE.COM](https://marathon-bidders-2026.eventbrite.com)

ALL INTERESTED ORGANIZATIONS AND COMMUNITY MEMBERS SEEKING TO APPLY ARE **REQUIRED TO REGISTER** AND ATTEND THE BIDDERS' CONFERENCE EITHER IN PERSON **OR** VIRTUALLY. ADDITIONAL UPDATES AND APPLICATION TIMELINES WILL BE SHARED SOON.

THE **MARATHON CBA** REPRESENTS A **\$10 MILLION INVESTMENT OVER 10 YEARS** TO BENEFIT **VINE HILL, PACHECO, AND CLYDE.**

OFFICE OF SUPERVISOR **SHANELLE SCALES-PRESTON**
CONTRA COSTA COUNTY, **DISTRICT 5**



REGISTER HERE!



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-864

Agenda Date: 3/5/2026

Agenda #: 5A.


Contra Costa County Airports Division
Economic Activity and Development Opportunities

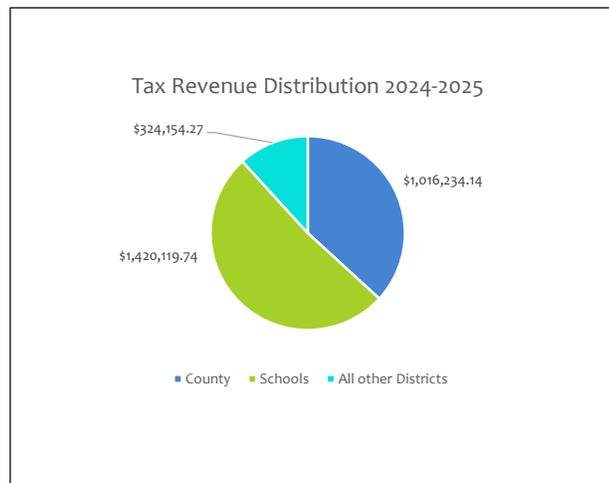
Airports Division by the numbers:

Revenues from FY 2022-23 to FY 2024-25			
	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025
Revenue Sources			
Aircraft Tax	\$1,500,119	\$1,913,402	\$1,772,943
Unsecured & PI	\$738,467	\$773,364	\$797,567
Secured	\$190,340	\$190,340	\$190,000
Transient Occupancy Tax	\$375,324	\$249,874	\$235,505
Airport Leases & Licenses	\$4,181,331	\$4,329,065	\$4,694,509
Total	\$6,985,581	\$7,456,045	\$7,690,524

Annual Airport Generated Revenue Contribution to County and Others

Revenue Distribution FY 2024-25
(Total \$2,760,508)

- * Since 2022, Airport business activity has resulted in over **\$12.5M** in revenue to Schools and the County



The data below shows that 2019 had the highest passenger count at 21,203, which has bounced back since Covid, but 2025 numbers are still well below 2019. The primary reason for the decline is that JSX has reduced the number of annual routes based on runway length and passenger demand. While runway length cannot be addressed in the short term, passenger loads can be helped through increased airport marketing.

JSX Annual Performance Report (2019-2025)



	2019	2020	2021	2022	2023	2024	2025
Concession Fees	\$106,015	\$30,570	\$32,405	\$51,040	\$82,650	\$64,025	\$61,510
Passengers	21,203	6,114	6,481	10,208	16,530	12,805	12,302

Summary of Existing Efforts and Future Opportunities at each airport:

Byron Airport (C83)

Current Business Activity/Ongoing Economic Development Efforts:

- ✈ Bay Area Test Site ([BATS](#)) Program – Initiated by Supervisor Burgis.
 - Two Advanced Air Mobility (AAM) companies (Elroy Air & [Pivotal](#)) are currently testing and under agreements with the Airports Division.
 - [Elroy Air](#) carrying out the vision originally set forth by Supervisor Burgis (tech jobs and residency in the eastern part of the County).
 - Elroy Air at C83 was best stop for Team California Conference in November 2025. (go to 6:20 of [Inside Public Works Episode](#)).
- ✈ Airports Staff continues to support business efforts of [Bay Area Sky Diving](#) and philanthropic STEM initiatives of the [Patriots Jet Team Foundation](#).
- ✈ Flight Training and Aircraft Maintenance provided by Skyview Aviation.

Opportunities for Increased Business Activity/Economic Development:

- ✈ Continue to partner with companies like those existing testers who desire expansion at C83.
- ✈ Proactively pursue other AAM companies that desire to test and do business at C83.
- ✈ Work with Skyview Aviation to help increase their business at C83.
- ✈ Find more ways to partner with the Patriots Jet Team to increase C83 name recognition and business opportunities.
- ✈ Facilitate a third party to dispense Jet Fuel.
- ✈ Engage more with Urban Air Mobility who recently built five new hangars targeting AAM companies.

Buchanan Field Airport (CCR)

Current Business Activity/Ongoing Economic Development Efforts:

- ✈ [Joby Aviation](#) – Airports staff facilitated lease assignment to secure Joby’s presence for the foreseeable future.
- ✈ Airports staff partnered with Pacific States Aviation to bring unleaded (UL94) fuel to the field.
- ✈ Concord Plaza Hotel – Airports staff facilitated a lease assignment to new ownership in 2023 and went through extensive efforts with new owner to enable their lender to secure \$25M in construction loans for the hotel’s renovation to a Marriott brand. This reinvestment is expected to result in a huge increase in Transient Occupancy Tax (TOT) revenue and increased concession payments to the Airport.
- ✈ Two of the top 25 businesses listed in Contra Costa County’s HdL reports are airport tenants; Sams Club and Enterprise Car Sales.
- ✈ Airports staff and Pacific States Aviation (PSA) partnering with Contra Costa County Transportation Authority (CCTA) to bring their [2026 Redefining Mobility Summit](#) to Buchanan Field.
- ✈ Airports staff is evaluating feasibility of an 11-acre piece of land to create Aero Public Safety Hangar Center.
- ✈ Finalizing lease and self-fueling agreement with flight school ([TrexAir](#)). Both of which are facilitating their commitment to CCR.
- ✈ [Skylinks Golf at Buchanan](#) - Ongoing efforts to support the golf course and their focus on a family centric experience. Since assigning that lease to the new ownership, airport revenue is up over \$200,000/year. This summer they expect to employ 25-30 employees.
 - To increase airport operations, Airports Staff is working with them to target transient aircraft operators to patronize their business.
 - Airports staff has also been working with Skylinks’ subtenant (Zombie Shop) to acquire permits to revitalize the drive-thru coffee kiosk as a Zombie shop located at 2301 Meridian Park Blvd.
- ✈ Director of Airports is negotiating a long-term ground lease with Montecito Development to construct a 223,000 square foot light industrial/manufacturing warehouse on west side of airport.