



AIRPORT COMMISSION MEETING AGENDA

Airport Conference Room, Palm Springs International Airport
 3400 E. Tahquitz Canyon Way, Palm Springs, CA 92262
 Wednesday, April 15, 2026 - 4:00 P.M.

To view/listen/participate virtually in the meeting live, please contact the administration office at psp.commission@palmspringsca.gov to register for the Zoom meeting. There will be an email with Zoom credentials sent after registration is complete, to access the meeting and offer public comment. Registration is not required to attend the meeting in person.

In addition, the meeting will also be teleconferenced pursuant to Government Code Section 54953 from the following location(s):

Commissioner Todd Burke –Palm Springs The Thompson Washington DC 221 Tingey St. SE, Washington, DC 20003	Commissioner Kevin Wiseman –Palm Desert 71-703 Highway 111, Suite 2E Rancho Mirage, CA 92270
Commissioner Rick Wise – Indio 85406 Campana Indio, CA 92203	

Each location is accessible to the public, and members of the public may address the Airport Commission at any of the locations listed above. Any person who wishes to provide public testimony in public comments is requested to register for the Public Comments portion of the meeting. You may submit your public comments to the Airport Commission electronically. Material may be emailed to: psp.commission@palmspringsca.gov. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Airport Commission and retained for the official record. To view Airport Commission meeting videos, click on [YouTube](#).

City of Palm Springs:		Riverside County: Margaret Park	City of Cathedral City: Christian Samlaska	City of Palm Desert: Kevin Wiseman
Kevin J. Corcoran – Chairman	Todd Burke – Vice Chairman			
Daniel Caldwell	Tracy Martin	City of Indian Wells: Phil Valdez	City of Coachella:	City of Rancho Mirage: Keith Young
Bryan Ebensteiner	Samantha McDermott			
J Craig Fong	Timothy Schoeffler	City of La Quinta: Geoffrey Kiehl	City of Desert Hot Springs: Dirk Voss	City of Indio: Rick Wise
Ken Hedrick	Vacant			
Palm Springs City Staff				

Scott C. Stiles, ICMA-CM	Harry Barrett Jr., A.A.E.	Jeremy Keating, C.M.	Victoria Carpenter, C.M.
City Manager	Executive Director of Aviation	Assistant Airport Director	Assistant Airport Director

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE

2. POSTING OF AGENDA

3. ROLL CALL

4. ACCEPTANCE OF AGENDA

5. PUBLIC COMMENTS:

Limited to three minutes on any subject within the purview of the Commission.

6. APPROVAL OF MINUTES:

6.A Minutes of the Airport Commission Regular Meeting of March 18, 2026.

7. EXECUTIVE DIRECTOR REPORT

8. DISCUSSION AND ACTION ITEMS:

8.A Bono and Courtyard Restroom Renovation Update

8.B Paradies Summer Ramp Down Schedule

8.C Operations, Properties, and Facilities Committee Update

8.D Noise Committee Meeting Update

8.E Financial Update

8.F Projects and Airport Capital Improvement Program Update

8.G Marketing Update

8.H Future City Council Update

9. COMMISSIONERS REQUESTS AND REPORTS

10. REPORT OF COUNCIL ACTIONS:

10.A Past City Council Actions

11. RECEIVE AND FILE:

11.A Airline Activity Report March 2026

11.B Airline Activity Report Fiscal Year Comparison

11.C Request for Proposal (RFP) and Invitation for Bid (IFB) Update

11.D Leasing Policy Update

12. COMMITTEES:

- 12.A** Future Committee Meetings
- 12.B** Committees Roster

13. ADJOURNMENT:

The Airport Commission will adjourn to the Regular Meeting on May 20, 2026, at 4:00 P.M.

AFFIDAVIT OF POSTING

I, Harry Barrett, Jr., Executive Director of Aviation, City of Palm Springs, California, hereby certify this agenda was posted on April 09, 2026, in accordance with established policies and procedures.

PUBLIC NOTICES

Pursuant to G.C. Section 54957.5(b)(2) the designated office for inspection of records in connection with the meeting is the Office of the City Clerk, City Hall, 3200 E. Tahquitz Canyon Way. Complete Agenda Packets are available for public inspection at: City Hall Office of the City Clerk. Agenda and staff reports are available on the City's website www.palmspringsca.gov. If you would like additional information on any item appearing on this agenda, please contact the Office of the City Clerk at (760) 323-8204.

It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Department of Aviation, (760) 318-3800, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.



palm springs
INTERNATIONAL AIRPORT

AIRPORT COMMISSION

**MINUTES OF THE REGULAR MEETING OF THE AIRPORT COMMISSION OF
THE PALM SPRINGS INTERNATIONAL AIRPORT**

Wednesday, March 18, 2026 - 4:00 P.M.

1. CALL TO ORDER:

Chairman Corcoran called the Airport Commission meeting to order at 4:00 P.M. The meeting was held in-person and via videoconference.

Chairman Corcoran lead the Pledge of Allegiance.

2. POSTING OF AGENDA: Agenda posted on March 12, 2026.

3. ROLL CALL:

Commissioner’s Present:

Kevin Corcoran (Palm Springs) - Chairman	Christian Samlaska (Cathedral City)
Todd Burke (Palm Springs) -Vice Chair	Timothy Schoeffler (Palm Springs)
Daniel, Caldwell (Palm Sprins)	Dirk Voss (Desert Hot Springs)
Bryan Ebensteiner (Palm Springs)	Phil Valdez (Indian Wells)
J Craig Fong (Palm Springs)	Rick Wise (Indio)
Ken Hedrick (Palm Springs)	Keith Young (Rancho Mirage)
Geoffrey Kiehl (La Quinta)	Margaret Park (Riverside County)
Tracy Martin (Palm Springs)	
Samantha McDermott (Palm Springs)	

Commissioners Absent: Denise Delgado (Coachella), Kevin Wiseman (Palm Desert)

Staff Present:

Scott Stiles, City Manager

Kristopher Mooney, Director of Finance and Treasurer

Jeremy Keating, Assistant Airport Director

Daniel Meier, Deputy Director of Aviation, Marketing and Air Service

Ryan Kaspari, Deputy Director of Capital Development

Airport Commission Minutes
March 18, 2026

Lowell Valencia - Miller, Executive Program Administrator
Christina Brown, Executive Program Administrator
Harman Singh, Project Manager
Ramon Sanchez, Operations Manager
Ed Graff, Operations Manager
Andrew Crider, Civil Engineer, Senior
Liz Granillo, Accountant
Jake Ingrassia, Marketing and Communications Specialist
Jason Hodges, Strategy and Innovation Administrator
Mariana Anguiano, Executive Administrative Assistant
Jeremy Holm, City Attorney

Others Present:

Trevor Daley, Daley strategies LLC
J. Mallory Pohrer, SKIDATA Inc.
Maxwell Corotis, SKIDATA Inc.
Ruben Miranda, SKIDATA Inc.
John Groden, Parking Concepts Inc.

4. ACCEPTANCE OF AGENDA:

MOTION BY COMMISSIONER CORCORAN, SECOND BY COMMISSIONER BURKE, CARRIED UNANIMOUSLY, to approve the agenda as presented.

5. PUBLIC COMMENTS:

Paul Hinrichsen gave a public comment regarding audio technology.

Michael Lawler gave a public comment regarding aircraft noise in the city of Rancho Mirage.

Paul Feeney gave a public comment regarding ITEM 7.A

Marianne Dorniak gave a public comment regarding ITEM 7.A

6. APPROVAL OF MINUTES:

6.A Minutes of the Airport Commission Meeting of February 18, 2026.

MOTION BY COMMISSIONER HEDRICK, SECOND BY COMMISSIONER CORCORAN, CARRIED 14 – YES, WITH COMMISSIONERS CALDWELL AND EBENSTEINER -ABSTAINED to approve the minutes of FEBRUARY 18, 2026.

7. DISCUSSION AND ACTION ITEMS:

7.A Parking Access and Revenue Control System (PARCS) Update

Airport Operations Manager, Ed Graff presented and requested a recommendation to procure a new Parking Access and Revenue Control System and Reservation System from SKIDATA following a competitive RFP process in which the vendor ranked highest. The proposed system includes license plate recognition, mobile payment, cloud-based management, and reservation capabilities to improve customer experience and replace aging equipment nearing end-of-life. The project cost is approximately \$650K–\$700K with an estimated 7–10-year lifespan and 3–4-month implementation timeline. Commissioners discussed cost considerations, lack of detailed financial analysis, potential future staffing impacts, system reliability in extreme weather, and parking capacity management. Public comments raised concerns regarding data privacy and receipt access. Staff were directed to provide additional financial analysis and continue refining operational plans.

MOTION BY COMMISSIONER VOSS, SECOND BY MCDERMOTT TO RECOMMEND TO THE CITY COUNCIL TO AWARD THE CONSTRUCTION AND CONTRACTUAL SERVICES AGREEMENT TO SKIDATA FOR PARKING ACCESS AND REVENUE CONTROL SYSTEM. VOTE: CALDWELL ABSTAIN, VALDEZ -NO AND A TOTAL OF 14 YES.

7.B Marketing and Business Development Committee Meeting Update

Marketing and Business Development Committee Chair, McDermott and the committee members provided an update on the arrivals club project, noting alignment on three key areas: a minor design modification to enclose an open space for storage and improved security, confirmation of a funding approach led jointly by PSP and Fuse (rather than a single or multiple sponsors to preserve flexibility and timeline), and early sponsor interest for future activations. The project timeline has shifted from April to a projected September grand opening, pending expedited city planning approvals; however, the space will be temporarily activated during Coachella to test functionality and generate early engagement. The committee emphasized a flexible, multi-sponsor activation model to meet and potentially exceed annual revenue goals, with further updates on naming and sponsorships to follow.

7.C Strategic Plan Quarterly Update

Strategy and Innovation Administrator, Hodges provided an update.

7.D Art Program Update

Executive Program Administrator, Brown provided an update.

7.E Financial Update

Accountant, Granillo provided an update.

7.F Projects and Airport Capital Improvement Program Update

Project Manager, Singh provided an update.

7.G Marketing Update

Deputy Director of Aviation Marketing and Air Service, Meier provided an update.

7.H Future City council Update

Assistant Airport Director, Keating provided an update.

8. ASSISTANT DIRECTOR REPORT

Assistant Airport Director, Keating provided updates.

9. COMMISSIONERS REQUESTS AND REPORTS

Commissioner Voss suggested all commissioners bring their Council Members for an airport tour and displayed a picture of the City of Desert Hot Springs Council Members on their airport tour.

10. REPORT OF COUNCIL ACTIONS:

10.A Past City Council Actions

11. RECEIVE AND FILE:

11.A Airline Activity Report February 2026

11.B Airline Activity Report Fiscal Year Comparison

11.C Request For Proposal (RFP) and Invitation For Bid (IFB) Update

12. COMMITTEES:

12.A Future Committee Meetings

12.B Committee's Roster

13. ADJOURNMENT:

The Airport Commission adjourned at 6:05 P.M. to the Regular Meeting on April 15, 2026, at 4:00 P.M.

Mariana Anguiano

Mariana Anguiano
Executive Administrative Assistant



palm springs
INTERNATIONAL AIRPORT

PSP Restroom Renovation Design

Wednesday, 04.15.2026



ITEM 8.A

AGENDA

01 Project Background

Overall Site Plan: Restroom Locations

Concept and Inspiration Images

02 Design Update

Bono Concourse - Womens RR

Bono Concourse - Mens RR

Courtyard Concourse - All Gender

03 Finishes & Accessories

Proposed Material Board

Proposed Accessory Selections

Smart Restroom Technology

04 Cost Estimate

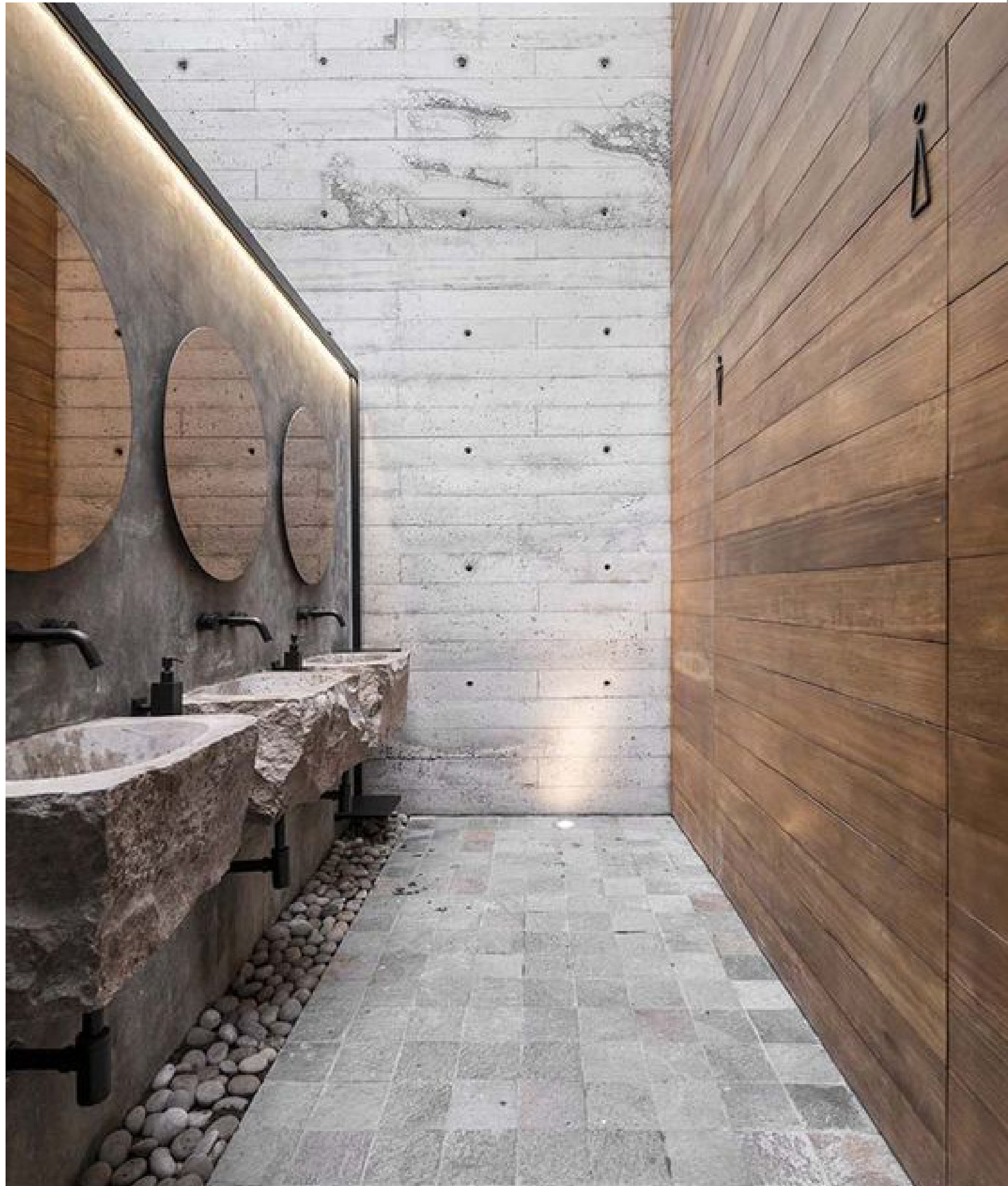
Revised Cost Estimate



01 | PROJECT BACKGROUND

New Restroom Aspirations

- Refresh and Update Restrooms
- Add more Water Closet Fixtures
- Expand Footprint where possible
- Add Convenience Features
- All Gender Restrooms
- Sustainability Best Practices



01 | PROJECT BACKGROUND: SITE PLAN

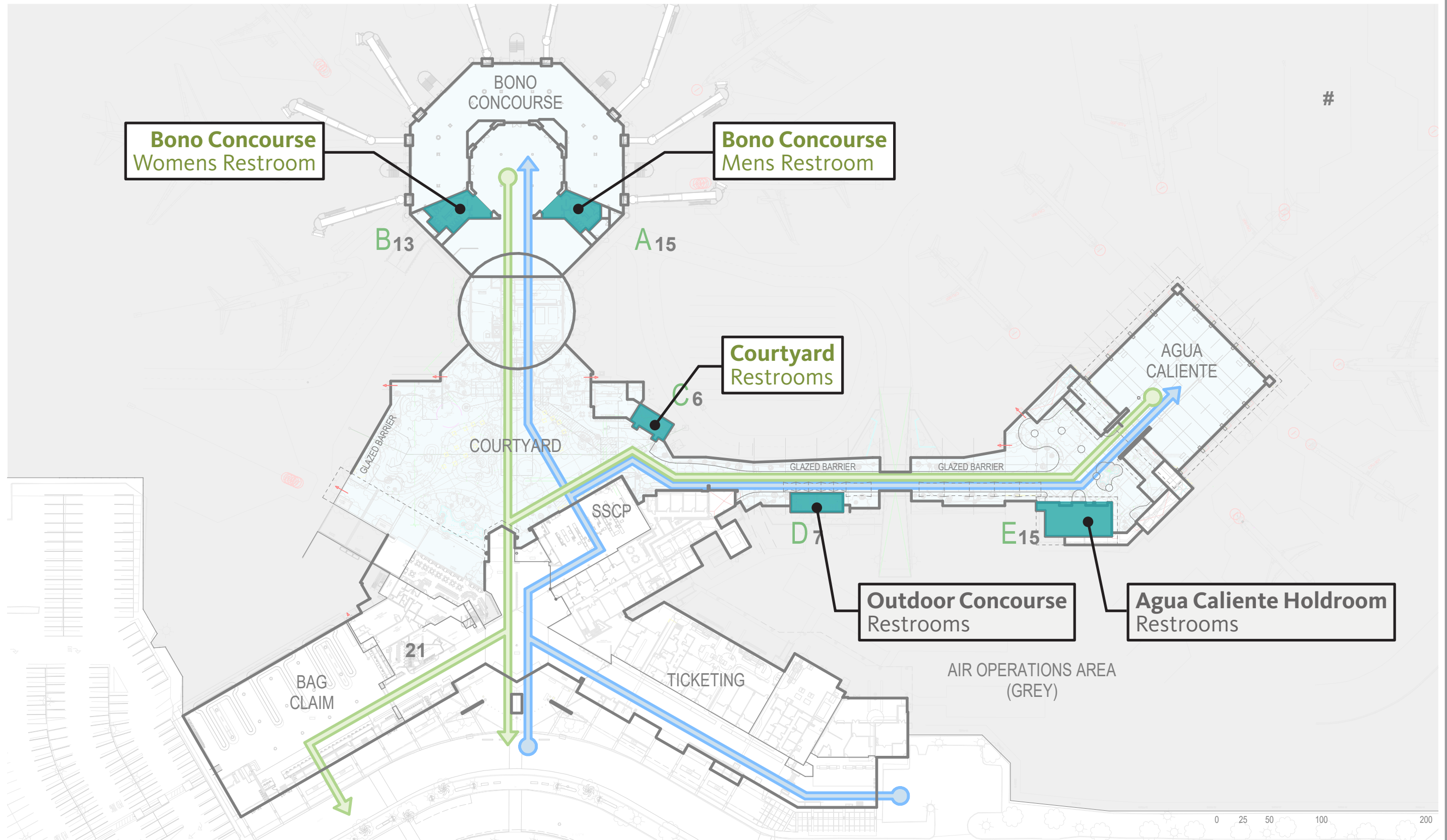


Figure 2A - PSP Site Plan, Airside restrooms in scope.

DESIGN CONCEPT

RESORT MODERN:

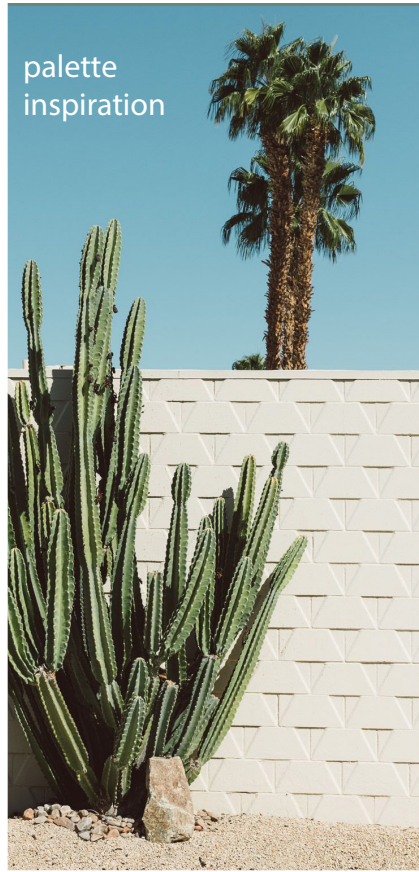
A CHROMATIC OASIS

Inspired by both the desert landscape and local Palm Springs resorts - this design features playful color accents and rich textures. It draws upon mid-century modern design cues, with curated forms that are both sophisticated and playful. The experience is a chromatic oasis, where the line between indoors and outdoors is blurred.



palette, mid-century forms, indoor/outdoor

neutral palette with small pop of color



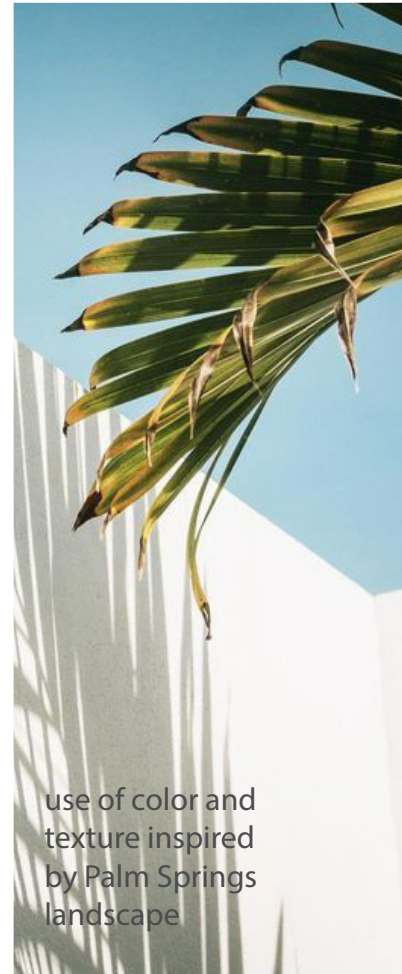
palette inspiration



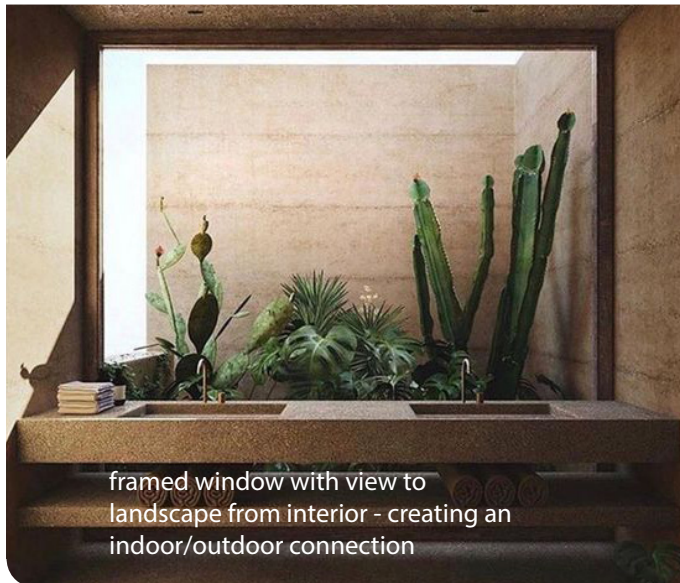
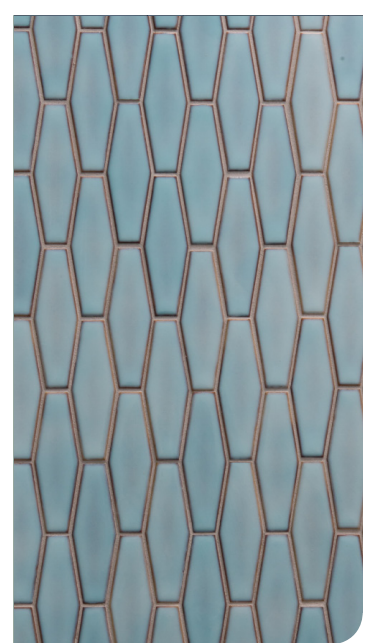
skylight inspiration



palette inspiration



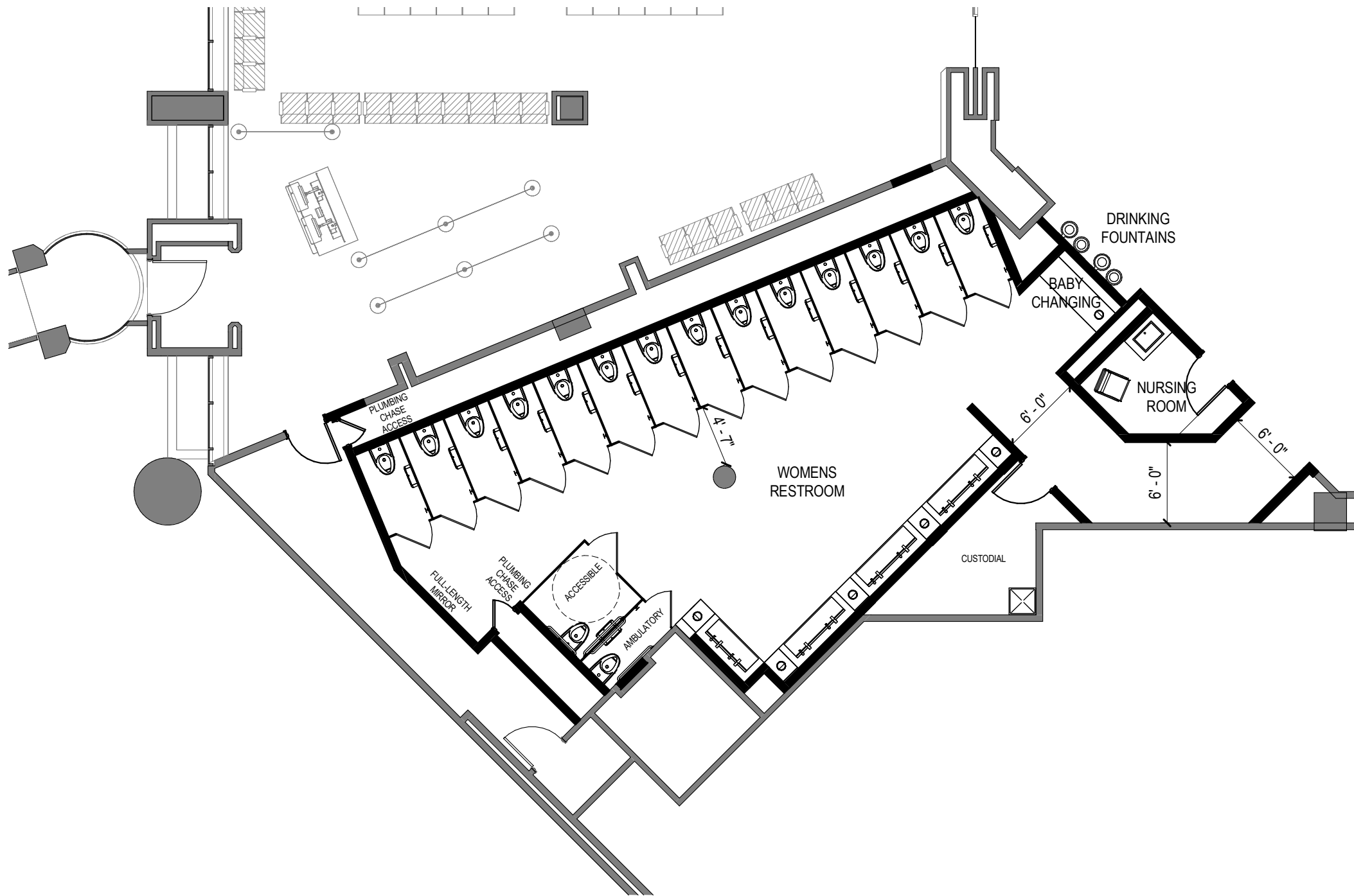
use of color and texture inspired by Palm Springs landscape



framed window with view to landscape from interior - creating an indoor/outdoor connection

DESIGN UPDATE

02 | FLOOR PLAN: APPROVED BONO CONCOURSE - WOMENS

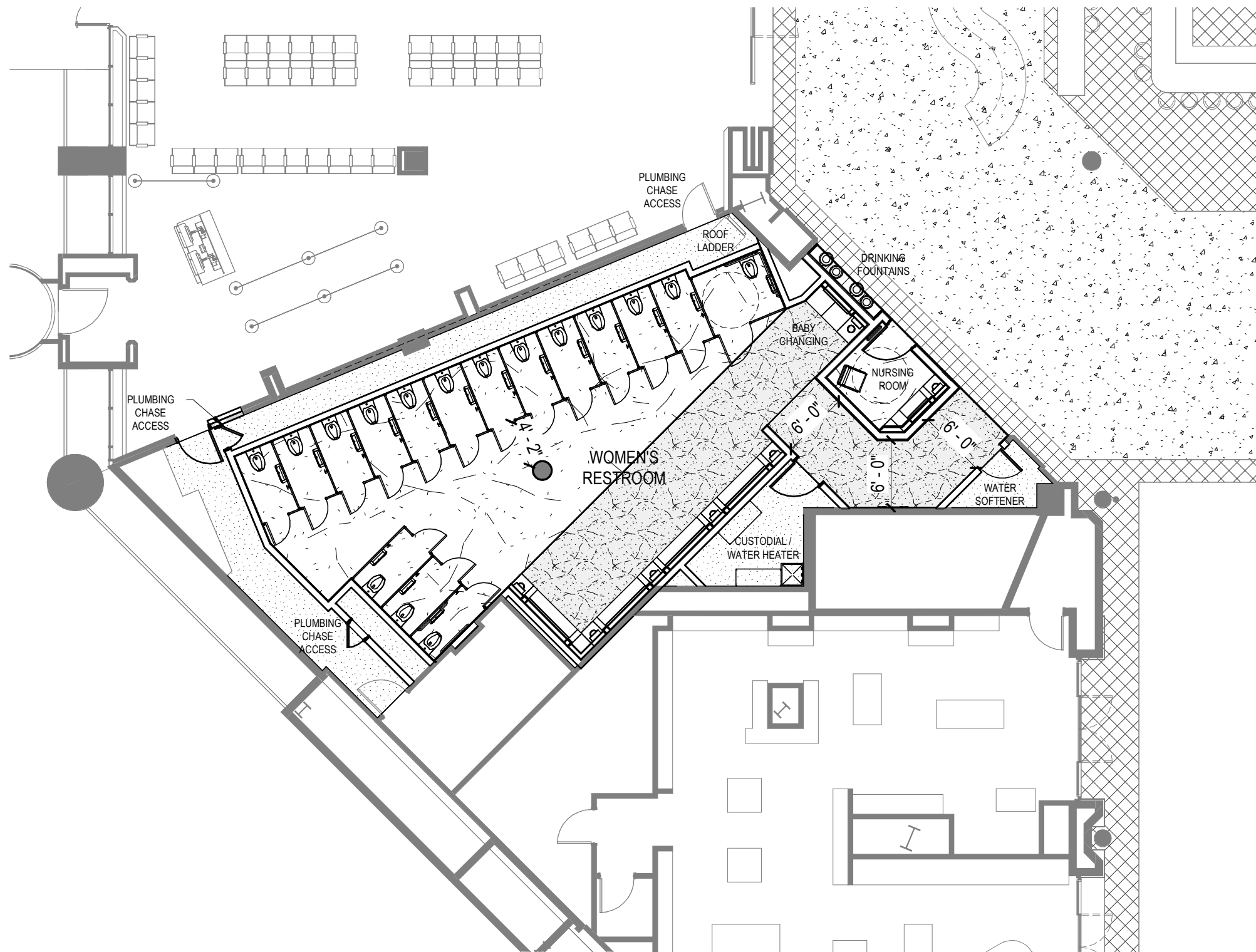


Fixture Counts

Water Fountains	4 (+2)
Accessible WC	1
Ambulatory WC	1 (+1)
Standard WC	14 (+2)
Total WC:	16 (+3)
Lavatories:	8

INCREASE OF 3 STALLS

02 | FLOOR PLAN: UPDATED BONO CONCOURSE - WOMENS



INCLUDED DESIGN ELEMENTS:

- Touch-less entry
- Separate Nursing Room
- Custodial Closet w/ Mop Sink
- Baby changing area and vanity
- Set of 4 water fountains with bottle refilling

- Centralized vanity with front facing lit mirrors
- Double trough sinks with automated touch-less fixtures
- Trash receptacles between sinks
- Paper towel dispenser above each trash receptacle
- Hinged doors on sink apron to access soap for refilling
- Purse/bag hooks at sinks
- Back-lit full length mirror
- Step stool at sink can be provided if desired

- Modern toilet partitions
- Plumbing chase with access
- 3'-6" x 6'-6" Toilet Stall (longer than code)
- Coat hook in stall
- Automated wall-hung toilets/urinals

- Restroom Availability Display
- Passenger Feedback Screen
- Smart Faucet, Hand Dryer, Soap Dispenser
- Smart Paper Towel Dispenser
- Multi-feed soap dispenser system

02 | BONO CONCOURSE WOMENS: EXTERIOR VIEW



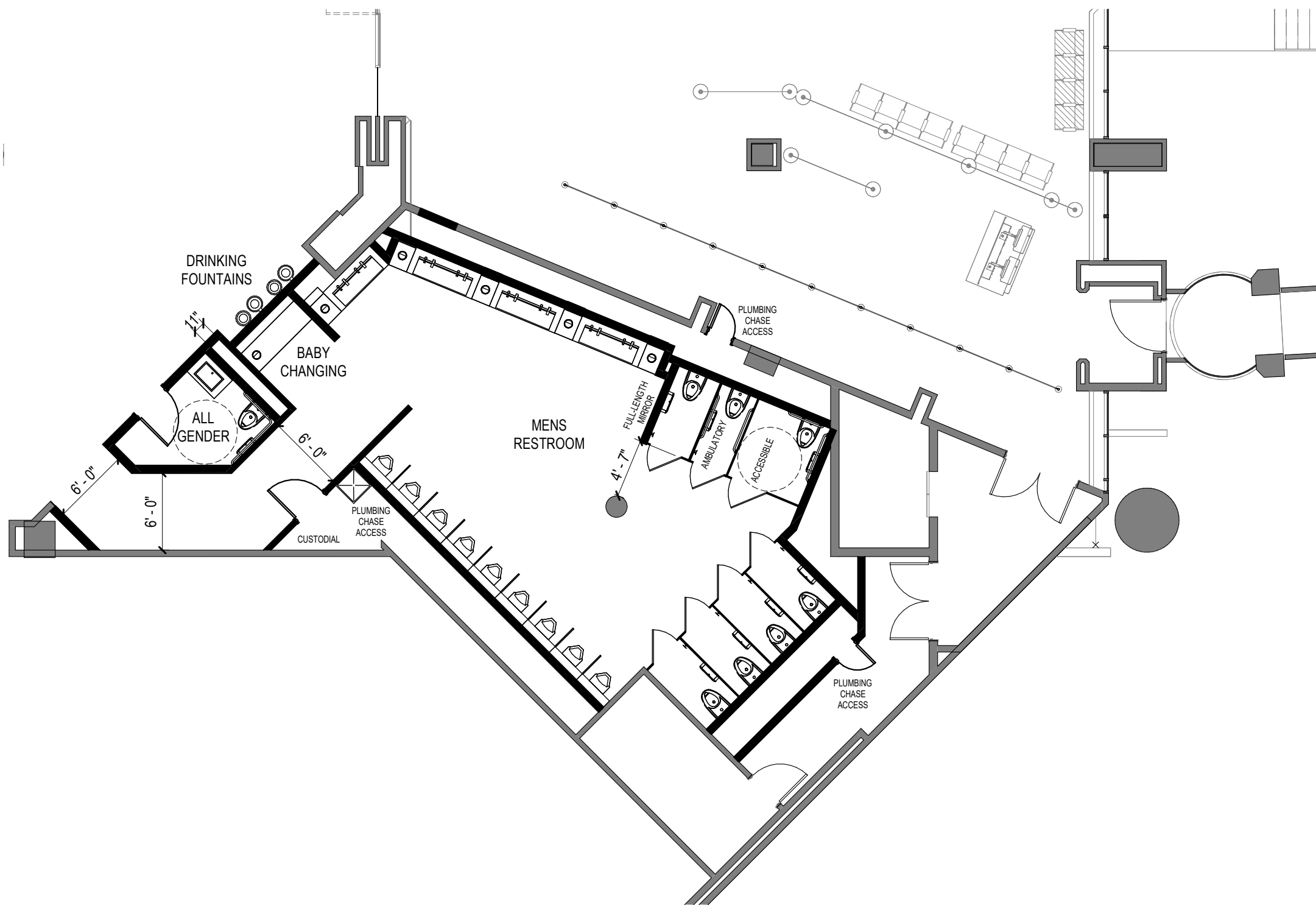
02 | BONO CONCOURSE WOMENS: INTERIOR VIEW 1



02 | BONO CONCOURSE WOMENS: INTERIOR VIEW 2



02 | FLOOR PLAN: APPROVED BONO CONCOURSE - MENS

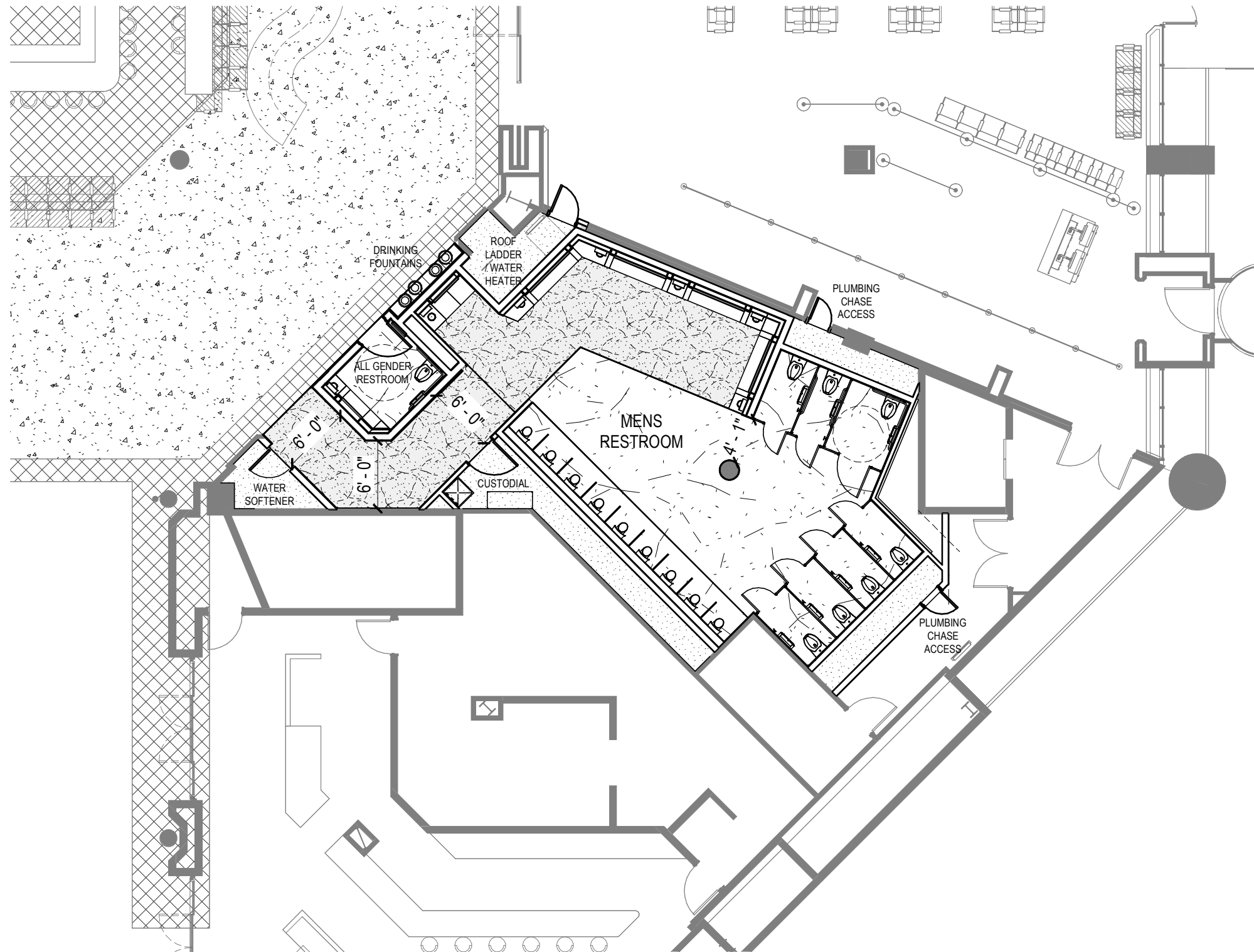


Fixture Counts

Water Fountains	4 (+2)
Accessible WC	1
Ambulatory WC	1 (+1)
Standard WC	5 (+1)
Total WC:	7 (+2)
Urinals:	9
Lavatories:	8

INCREASE OF 2 STALLS

02 | FLOOR PLAN: UPDATED BONO CONCOURSE - MENS



INCLUDED DESIGN ELEMENTS:

- Touch-less entry
- Separate All Gender Occupancy Restroom
- Custodial Closet w/ Mop Sink close to entry
- Baby changing area and vanity
- Set of 4 water fountains with bottle refilling

- Centralized vanity with front facing lit mirrors
- Double trough sinks with automated touch-less fixtures
- Trash receptacles between sinks
- Paper towel dispenser above each trash receptacle
- Hinged doors on sink apron to access soap for refilling
- Purse/bag hooks at sinks
- Back-lit full length mirror
- Step stool at sink can be provided if desired

- Modern toilet partitions
- Plumbing chase with access
- 3'-6" x 6'-6" Toilet Stall (longer than code)
- Coat hook in stall
- Automated wall-hung toilets/urinals

- Restroom Availability Display
- Passenger Feedback Screen
- Smart Faucet, Hand Dryer, Soap Dispenser
- Smart Paper Towel Dispenser
- Multi-feed soap dispenser system

02 | BONO CONCOURSE MENS: EXTERIOR VIEW



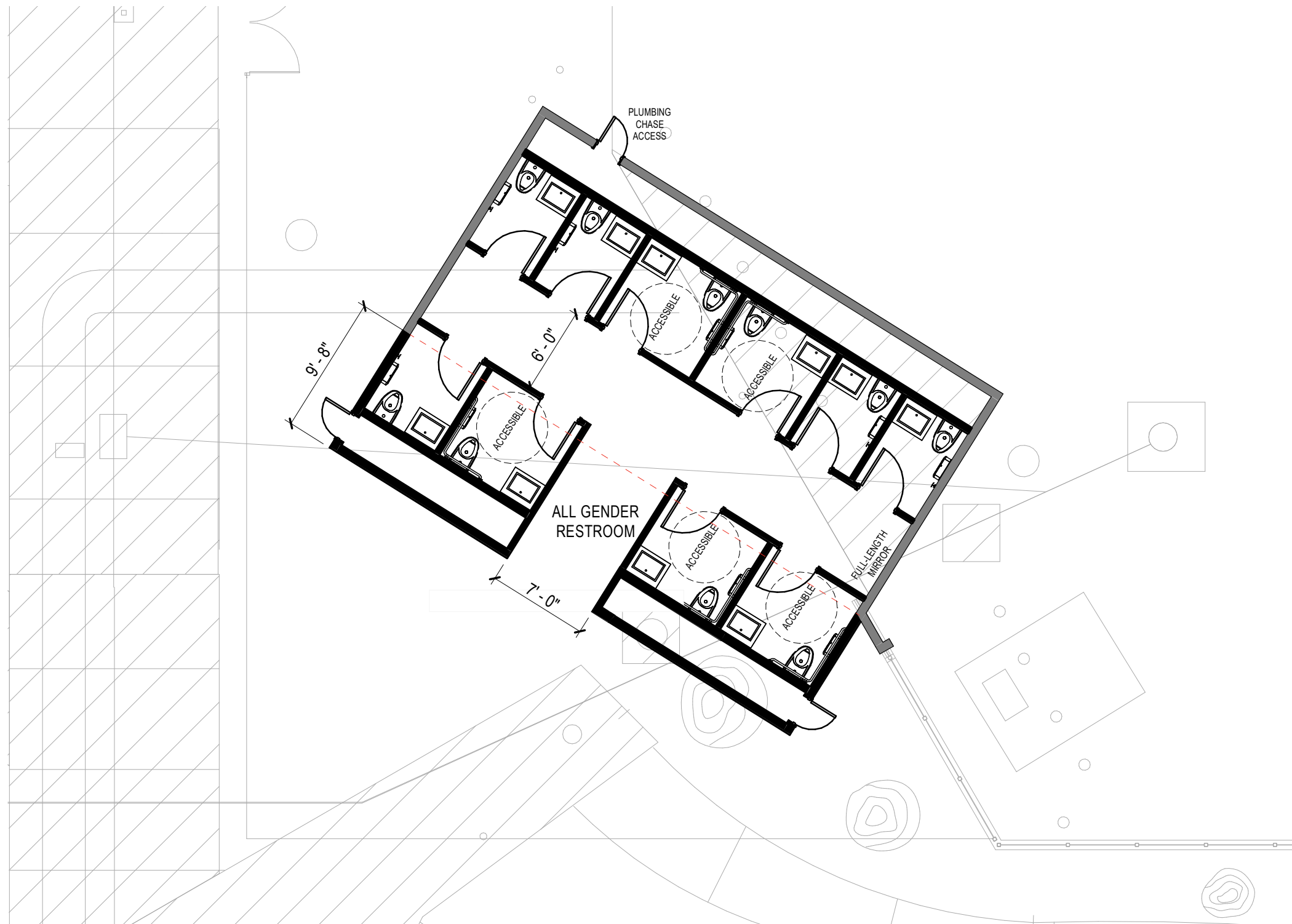
02 | BONO CONCOURSE MENS: INTERIOR VIEW 1



02 | BONO CONCOURSE MENS: INTERIOR VIEW 2



02 | FLOOR PLAN: APPROVED ALL GENDER COURTYARD

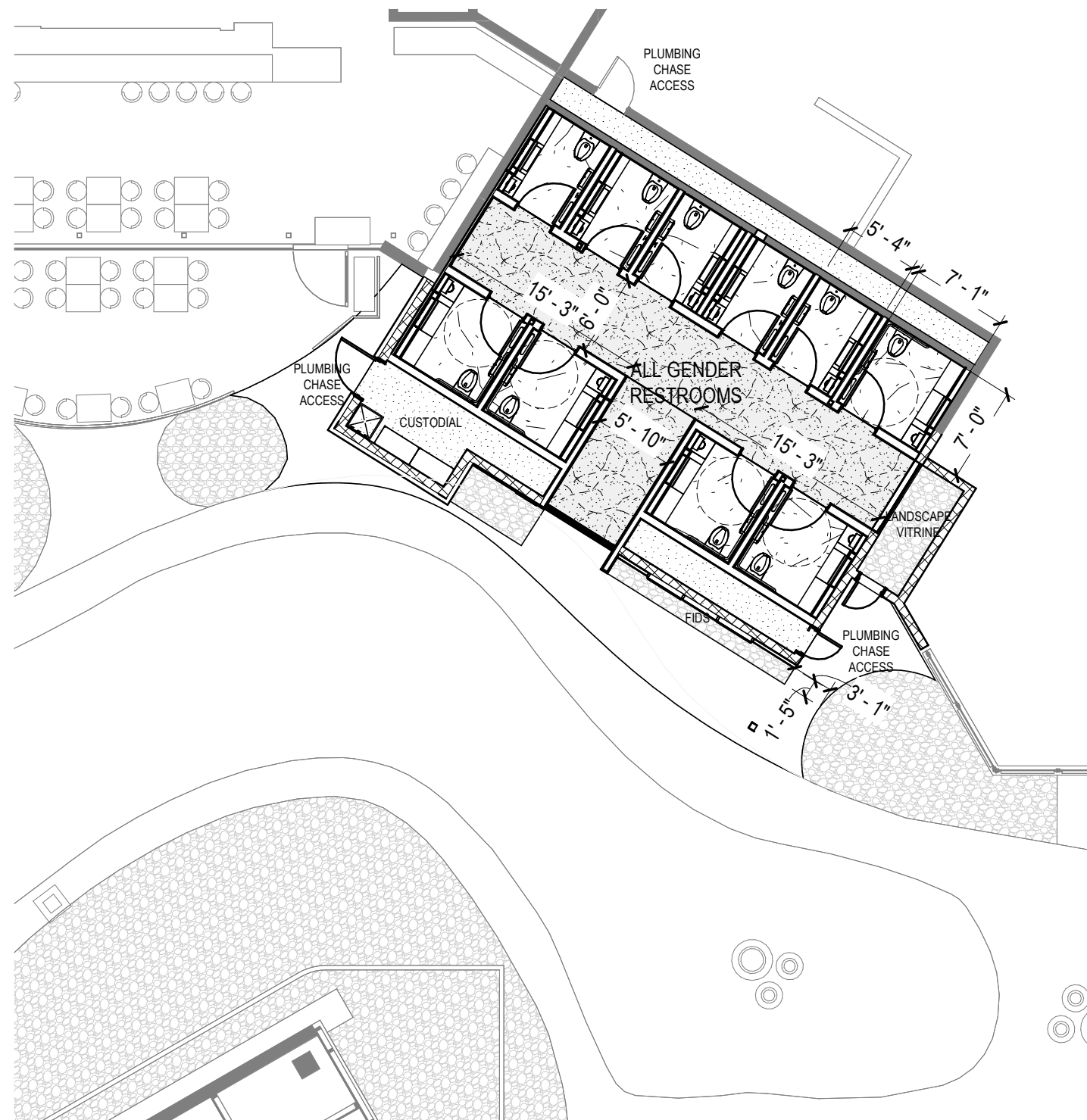


Fixture Counts

Accessible WC	5
Ambulatory WC	0
Standard WC	5
Total WC:	10 (+6)
Urinals	0 (-2)
Lavatories:	10 (+4)

INCREASE OF 4 STALLS

02 | FLOOR PLAN: UPDATED ALL GENDER COURTYARD



INCLUDED DESIGN ELEMENTS:

- Touch-less entry
- Separate All Gender Occupancy Restroom
- Custodial Closet w/ Mop Sink close to entry
- Recessed FIDS on exterior wall
- Outdoor in ground plant vitrine visible to interiors
- Transom window to let natural daylight in

- Vanity with front facing lit mirrors
- Single trough sink with automated touch-less fixtures
- Trash receptacles adjacent to sinks
- Paper towel dispenser above each trash receptacle
- Hinged doors on sink apron to access soap for refilling
- Purse/bag hooks in each restroom
- Back-lit full length mirror

- Fully enclosed individual occupant rooms with occupancy indicator light outside
- Plumbing chase with access
- Automated wall-hung toilets

- Restroom Availability Display
- Passenger Feedback Screen
- Smart Faucet, Hand Dryer, Soap Dispenser
- Smart Paper Towel Dispenser
- Multi-feed soap dispenser system

02 | COURTYARD: EXTERIOR



02 | COURTYARD: ENTRY



Departures					
DEPARTING TO	AIRLINE	FLIGHT	TIME	GATE	REMARK
Chicago-O'Hare	UA	4347	10:25 AM	D28	Departed
Philadelphia	AA	3822	10:40 AM	D24	On Time
Las Vegas	NV	511	11:00 AM	D11	Departed
Dallas - FTW	DL	1037	11:10 AM	D32	ON TIME
Newark	UA	5135	11:11 AM	D1	On Time
Phoenix	DL	281	11:15 AM	D14	On Time
New York-LGA	DL	4477	11:25 AM	D30	ON TIME
Baltimore	DL	254	11:30 AM	D23	Departed
Atlanta	DL	147	11:31 AM	D15	Departed
Houston	DL	4346	11:32 AM	D8	On Time
Philadelphia	DL	3189	11:43 AM	D26	On Time
Fort Myers	DL	605	11:46 AM	D12	On Time
Charlotte, NC	DL	1215	11:50 AM	D25	On Time
San Antonio	DL	2183	12:15 PM	D21	Boarding
Chicago-O'Hare	UA	4362	12:25 PM	D28	ON TIME
Cancun	UA	285	12:35 PM	D11	On Time
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02 | COURTYARD: INTERIOR CORRIDOR



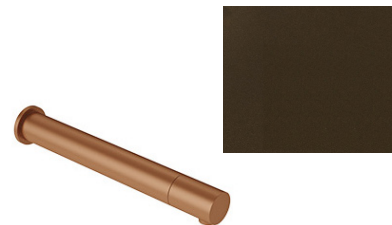
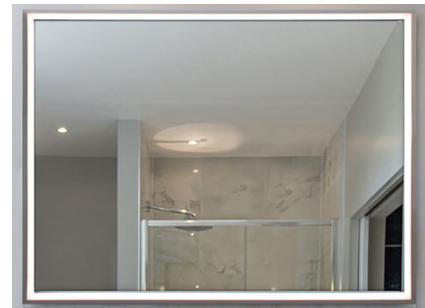
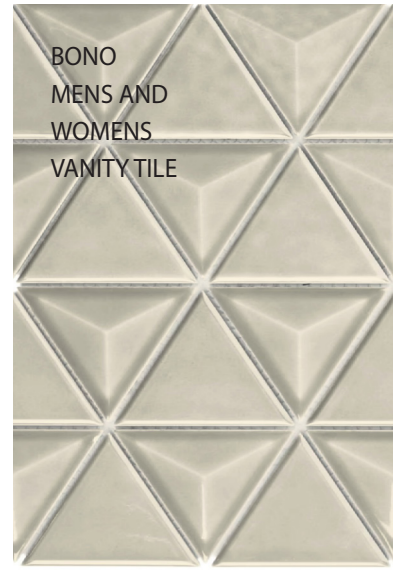
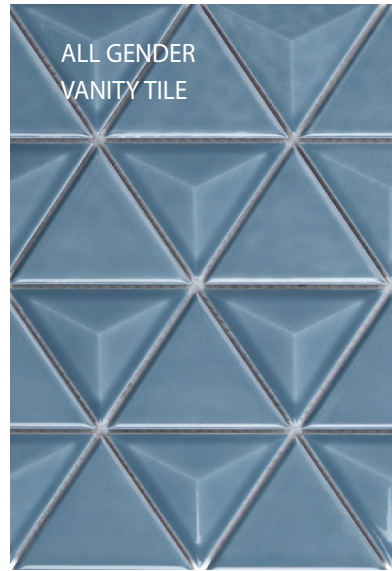
02 | COURTYARD: INTERIOR ACCESSIBLE RESTROOM



02 | COURTYARD: INTERIOR STANDARD RESTROOM

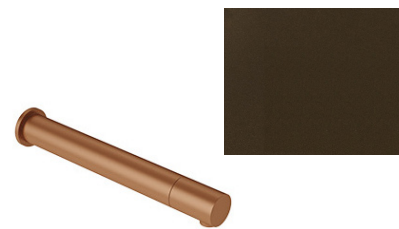


03 FINISHES: MATERIAL BOARD

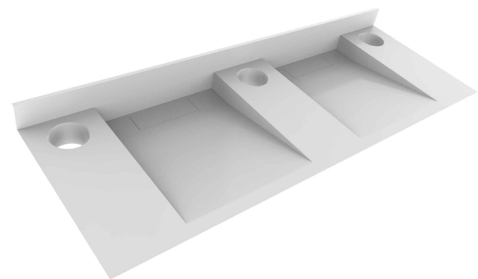


03 FINISHES: ACCESSORIES

VANITY



FAUCET, SOAP DISPENSER, HAND DRYER WITH FINISH (SMART)



QUARTZ TROUGH SINK WITH INTEGRATED TRASH DROP



BOBRICK SEMI-RECESSED ROLL PAPER TOWEL DISPENSER (SMART)

WATER CLOSET



TOTO COMMERCIAL WALL HUNG TOILET WITH AUTOMATED



KOHLER STEWARD WALL HUNG URINAL WITH AUTOMATED WASH OUT

STALL



BOBRICK HIGH CAPACITY TOILET PAPER DISPENSER



BOBRICK TOILET SEAT COVER DISPENSER



BOBRICK SANITARY NAPKIN DISPOSAL (WOMEN & ALL GENDER)



KOALA CARE WALL-MOUNTED BABY CHANGING (ALL GENDER)



BOBRICK 14" CONVENIENCE SHELF (BONO CUBICLES)



BOBRICK SINGLE COAT HOOK



BOBRICK GRAB BARS 42" AND 36" (WHERE REQUIRED)

OTHER



ELKAY WATER FOUNTAIN WITH BOTTLE FILLER

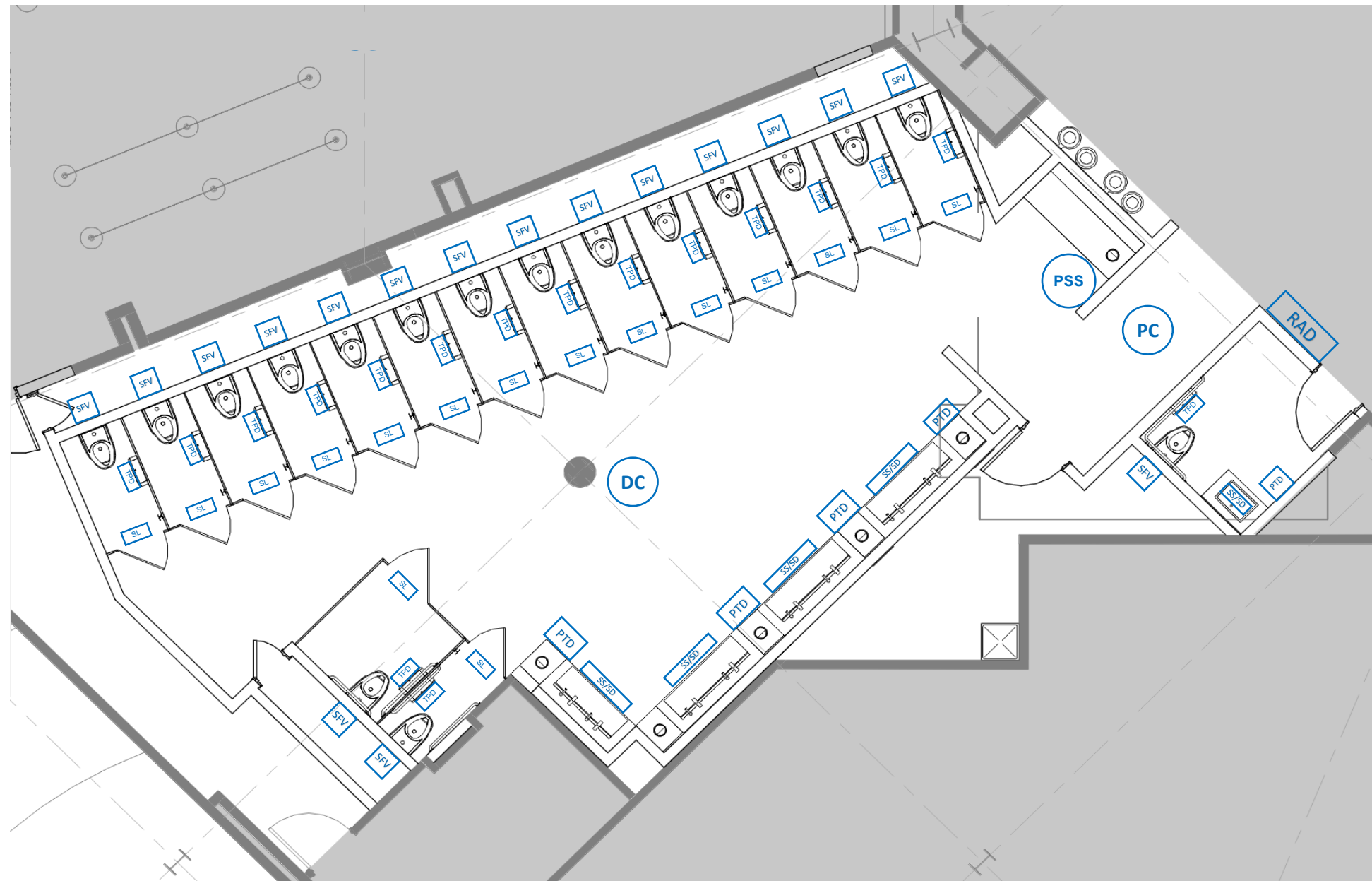


KNOLL WOMB NURSING ROOM CHAIR

03 | SMART RESTROOM TECHNOLOGY

Smart Restroom Device Legend:

- RAD:** Restroom Availability Display
- PC:** People Counter
- SL:** Stall Light and Smart Lock
- SFV:** Smart Flush Valve
- TPD:** Smart Toilet Paper Dispenser
- SS:** Smart Sink
- SD:** Smart Soap Dispenser
- PTD:** Smart Paper Towel Dispenser
- PSS:** Passenger Satisfaction System
- DC:** Data Collector



COST ESTIMATE

04 | REVISED COST ESTIMATE

	Courtyard Restroom	Bono Concourse - Men	Bono Concourse - Women	Site	Temporary Restrooms	Total
DD Estimate	\$3,574,424.78	\$2,252,726.69	\$2,492,563.47	\$104,207.86	\$4,426,910.78	\$12,850,833.58
CD Estimate	\$3,977,855.12	\$2,058,467.42	\$2,234,415.80	\$130,891.84	\$1,176,461.82	\$9,578,092.01
Decrease/Increase	\$403,430.34	-\$194,259.27	-\$258,147.67	\$26,683.98	-\$3,250,448.96	-\$3,272,741.58

TRADE COST	BREAKOUT NAME											
	4,551.00	GSF	1,097.00	GSF	1,612.00	GSF	1,842.00	GSF	887.00	GSF	6,929.00	GSF
CSI DIV. NAME	TOTAL	\$/SF	Courtyard	\$/SF	Bono Concourse Mens	\$/SF	Bono Concourse Womens	\$/SF	Site	\$/SF	Temporary Restroom	\$/SF
02 - Demolition	\$180,440.78	\$39.65	\$58,035.31	\$52.90	\$57,736.20	\$35.82	\$60,720.10	\$32.96	\$3,949.18	\$4.45	\$0.00	\$0.00
03 - Concrete - Cast In Place	\$154,281.29	\$33.90	\$147,281.29	\$134.26	\$4,000.00	\$2.48	\$3,000.00	\$1.63	\$0.00	\$0.00	\$0.00	\$0.00
04 - Masonry	\$115,507.51	\$25.38	\$115,507.51	\$105.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05 - Structural Steel	\$187,657.85	\$41.23	\$187,657.85	\$171.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05 - Misc. Metals	\$2,937.00	\$0.65	\$2,937.00	\$2.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06 - Rough Carpentry	\$12,054.50	\$2.65	\$3,419.50	\$3.12	\$4,030.00	\$2.50	\$4,605.00	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00
07 - Waterproofing Dampproofing Sealants	\$8,090.53	\$1.78	\$8,090.53	\$7.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07 - Cladding/Composite Panels	\$54,762.25	\$12.03	\$40,387.25	\$36.82	\$7,130.00	\$4.42	\$7,245.00	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
07 - Roofing	\$106,414.90	\$23.38	\$106,414.90	\$97.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07 - Fire Proofing	\$6,957.50	\$1.53	\$6,957.50	\$6.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08 - Doors Frames Hardware	\$111,596.50	\$24.52	\$58,874.00	\$53.67	\$26,037.50	\$16.15	\$26,685.00	\$14.49	\$0.00	\$0.00	\$0.00	\$0.00
08 - Entrances Storefronts	\$14,157.50	\$3.11	\$14,157.50	\$12.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08 - Roofing and Skylight	\$20,879.10	\$4.59	\$20,879.10	\$19.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09 - Drywall	\$296,197.85	\$65.08	\$95,093.69	\$86.69	\$103,250.66	\$64.05	\$97,853.51	\$53.12	\$0.00	\$0.00	\$0.00	\$0.00
09 - Tile & Stone	\$518,394.20	\$113.91	\$231,636.14	\$211.15	\$149,618.83	\$92.82	\$137,139.23	\$74.45	\$0.00	\$0.00	\$0.00	\$0.00
09 - Acoustical Ceilings	\$32,359.40	\$7.11	\$4,112.50	\$3.75	\$4,112.50	\$7.66	\$15,895.95	\$8.63	\$0.00	\$0.00	\$0.00	\$0.00
09 - Carpet Resilient Flooring	\$217,088.09	\$47.70	\$53,387.79	\$48.67	\$68,168.18	\$42.29	\$95,532.12	\$51.86	\$0.00	\$0.00	\$0.00	\$0.00
09 - Wall Finishes	\$38,318.80	\$8.42	\$0.00	\$0.00	\$19,634.55	\$12.18	\$18,684.25	\$10.14	\$0.00	\$0.00	\$0.00	\$0.00
09 - Painting And Wallcovering	\$39,820.33	\$8.75	\$5,487.35	\$5.00	\$18,991.63	\$11.78	\$15,341.35	\$8.33	\$0.00	\$0.00	\$0.00	\$0.00
10 - Misc. Specialties Signage	\$4,605.00	\$1.01	\$0.00	\$0.00	\$0.00	\$0.00	\$4,605.00	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00
10 - Specialties	\$682,618.00	\$149.99	\$508,878.00	\$463.88	\$67,660.00	\$41.97	\$106,080.00	\$57.59	\$0.00	\$0.00	\$0.00	\$0.00
12 - Casework	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13 - Special Construction	\$109,000.00	\$23.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,000.00	\$15.73
21 - Fire Protection	\$98,216.00	\$21.58	\$33,188.00	\$30.25	\$32,350.00	\$20.07	\$32,678.00	\$17.74	\$0.00	\$0.00	\$0.00	\$0.00
22 - Plumbing	\$1,509,178.44	\$331.61	\$532,825.81	\$485.71	\$484,410.60	\$300.50	\$491,942.03	\$267.07	\$0.00	\$0.00	\$0.00	\$0.00
23 - Hvac	\$485,626.02	\$106.71	\$145,314.17	\$132.47	\$140,986.37	\$87.46	\$199,325.49	\$108.21	\$0.00	\$0.00	\$0.00	\$0.00
26 - Electrical	\$790,881.83	\$173.78	\$336,467.50	\$306.72	\$228,526.18	\$141.77	\$225,888.15	\$122.63	\$0.00	\$0.00	\$0.00	\$0.00
26 - Security	\$64,485.00	\$14.17	\$32,700.00	\$29.81	\$13,585.00	\$8.43	\$18,200.00	\$9.88	\$0.00	\$0.00	\$0.00	\$0.00
31 - Site Prep	\$23,864.86	\$5.24	\$16,890.36	\$15.40	\$0.00	\$0.00	\$0.00	\$0.00	\$6,974.50	\$7.86	\$0.00	\$0.00
32 - Site Improvements	\$669,298.40	\$147.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,129.40	\$65.53	\$611,169.00	\$88.20
33 - Site Utilities	\$137,525.90	\$30.22	\$13,163.15	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,414.75	\$25.27	\$101,948.00	\$14.71
Total Trade Cost	\$6,693,215.31	\$1,470.71	\$2,779,743.69	\$2,533.95	\$1,438,466.62	\$892.35	\$1,561,420.17	\$847.68	\$91,467.83	\$103.12	\$822,117.00	\$118.65
BELOW LINE % INPUTS												
Project Requirements	\$468,525.07	\$102.95	\$194,582.06	\$177.38	\$100,692.66	\$62.46	\$109,299.41	\$59.34	\$6,402.75	\$7.22	\$57,548.19	\$8.31
General Conditions (If % Driven)	\$535,457.23	\$117.66	\$222,379.49	\$202.72	\$115,077.33	\$71.39	\$124,913.61	\$67.81	\$7,317.43	\$8.25	\$65,769.36	\$9.49
Permits	\$126,200.57	\$27.73	\$52,412.07	\$47.78	\$27,122.29	\$16.83	\$29,440.58	\$15.98	\$1,724.63	\$1.94	\$15,501.02	\$2.24
GL Insurance	\$126,200.57	\$27.73	\$52,412.07	\$47.78	\$27,122.29	\$16.83	\$29,440.58	\$15.98	\$1,724.63	\$1.94	\$15,501.02	\$2.24
Design Contingency	\$501,321.83	\$110.16	\$208,202.80	\$189.79	\$107,741.15	\$66.84	\$116,950.37	\$63.49	\$6,850.94	\$7.72	\$61,576.56	\$8.89
Construction Contingency	\$214,852.21	\$47.21	\$89,229.77	\$81.34	\$46,174.78	\$28.64	\$50,121.59	\$27.21	\$2,936.12	\$3.31	\$26,389.96	\$3.81
CM Fee	\$256,187.17	\$56.29	\$106,396.50	\$96.99	\$55,058.25	\$34.16	\$59,764.37	\$32.45	\$3,500.99	\$3.95	\$31,467.06	\$4.54
Design Build Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bond	\$173,391.18	\$38.10	\$72,010.69	\$65.64	\$37,264.22	\$23.12	\$40,449.39	\$21.96	\$2,369.52	\$2.67	\$21,297.36	\$3.07
SDI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Merc Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Total Todays \$	\$9,095,351.14	\$1,998.54	\$3,777,369.13	\$3,443.36	\$1,954,719.58	\$1,212.61	\$2,121,800.07	\$1,151.90	\$124,294.83	\$140.13	\$1,117,167.53	\$161.23
Escalation	\$482,740.87	\$106.07	\$200,485.99	\$182.76	\$103,747.84	\$64.36	\$112,615.73	\$61.14	\$6,597.02	\$7.44	\$59,294.29	\$8.56
Total Construction Cost	\$9,578,092.01	\$2,104.61	\$3,977,855.12	\$3,626.12	\$2,058,467.42	\$1,276.96	\$2,234,415.80	\$1,213.04	\$130,891.84	\$147.57	\$1,176,461.82	\$169.79



palm springs
INTERNATIONAL AIRPORT

THANK YOU



UPDATES!

Food & Beverage Concessions

evolve[★]

UPDATES!

Financial Performance

evolve ✨

F&B Revenue per Enplaned Passenger

Q1 2026 up 26% over 2025

Month	Year	Enplaned	TOTAL					
			Alcohol	\$ per Enplaned	Food	\$ per Enplaned	Total	\$ per Enplaned
January	2025	175,563	\$372,387	\$2.12	\$810,390	\$4.62	\$1,182,777	\$6.74
February	2025	190,572	\$437,272	\$2.29	\$874,627	\$4.59	\$1,311,898	\$6.88
March	2025	250,084	\$524,128	\$2.10	\$1,050,954	\$4.20	\$1,575,083	\$6.30
Q1	2025	616,219	\$1,333,787	\$2.16	\$2,735,971	\$4.44	\$4,069,758	\$6.60
January	2026	162,179	\$440,201	\$2.71	\$961,109	\$5.93	\$1,401,310	\$8.64
February	2026	193,181	\$515,688	\$2.67	\$1,084,507	\$5.61	\$1,600,195	\$8.28
March	2026	253,508	\$648,327	\$2.56	\$1,423,053	\$5.61	\$2,071,380	\$8.17
Q1	2026	608,868	\$1,604,216	\$2.63	\$3,468,669	\$5.70	\$5,072,885	\$8.33
Q1 YoY Variance		(7,351)	\$270,429	\$0.47	\$732,698	\$1.26	\$1,003,127	\$1.73



PSP
INTERNATIONAL
AIRPORT

UPDATES!

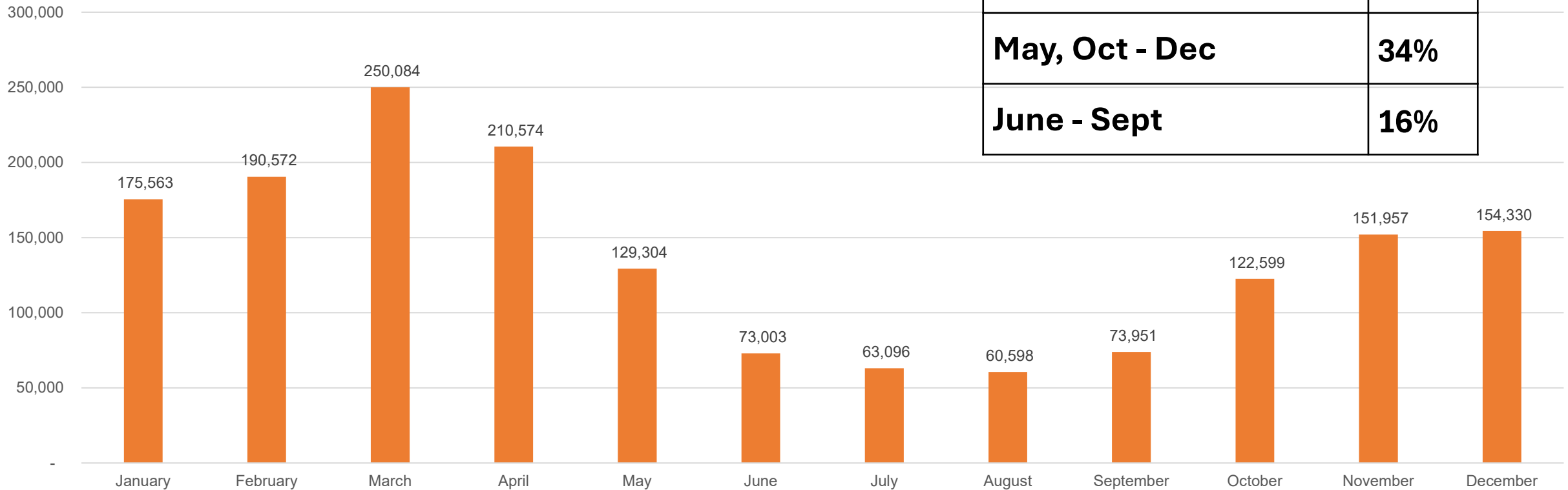
Seasonality

evolve ✨

Enplanements by Month – 2025

2025

January - April	50%
May, Oct - Dec	34%
June - Sept	16%



Proposed Seasonal Operations

- Tuesday, April 28th
 - Fig & Plum to close (seasonal temp unit)
- Tuesday, May 12th
 - TRIO and Nine Cities continue full operations
 - Vino Volo open 5am to 4pm (earlier closing)
 - Cactus-to-Clouds 8am to 2pm; closes July/August and heat above 110*
 - Las Casuelas and Coachella Valley Coffee to close until Fall, prep kitchen remains open

Vino Volo & Trio – Expanded Summer Offerings

- Trio and Vino Volo will add breakfast sandwiches, assorted rotating pastries, and additional coffee flavors to enhance service to full coffee offering
- Trio will also add Matcha, Chai, and seasonal coffee specials to offer the same expanded service as Coachella Valley Coffee during the Summer months

Seasonal Signage

- Seasonal signage, customized for each brand/concept
- Approved by PSP



April 15, 2026

Airport Commission

Bono Concourse Seating



Colors



Valencia Biosense perle



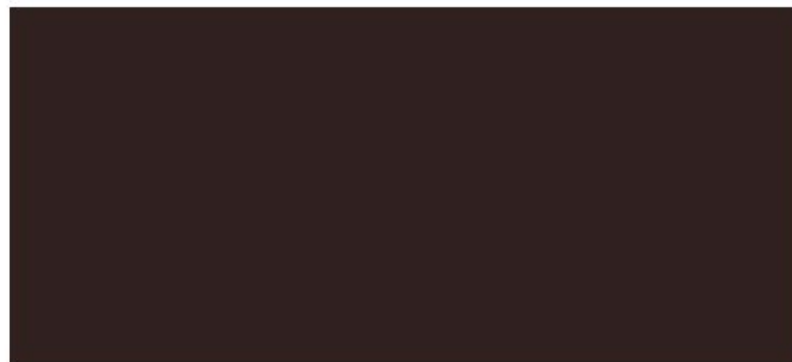
Valencia Biosense meteor



Valencia Biosense mocca



Polyurethane 05 grey



Polyurethane 40 chocolate



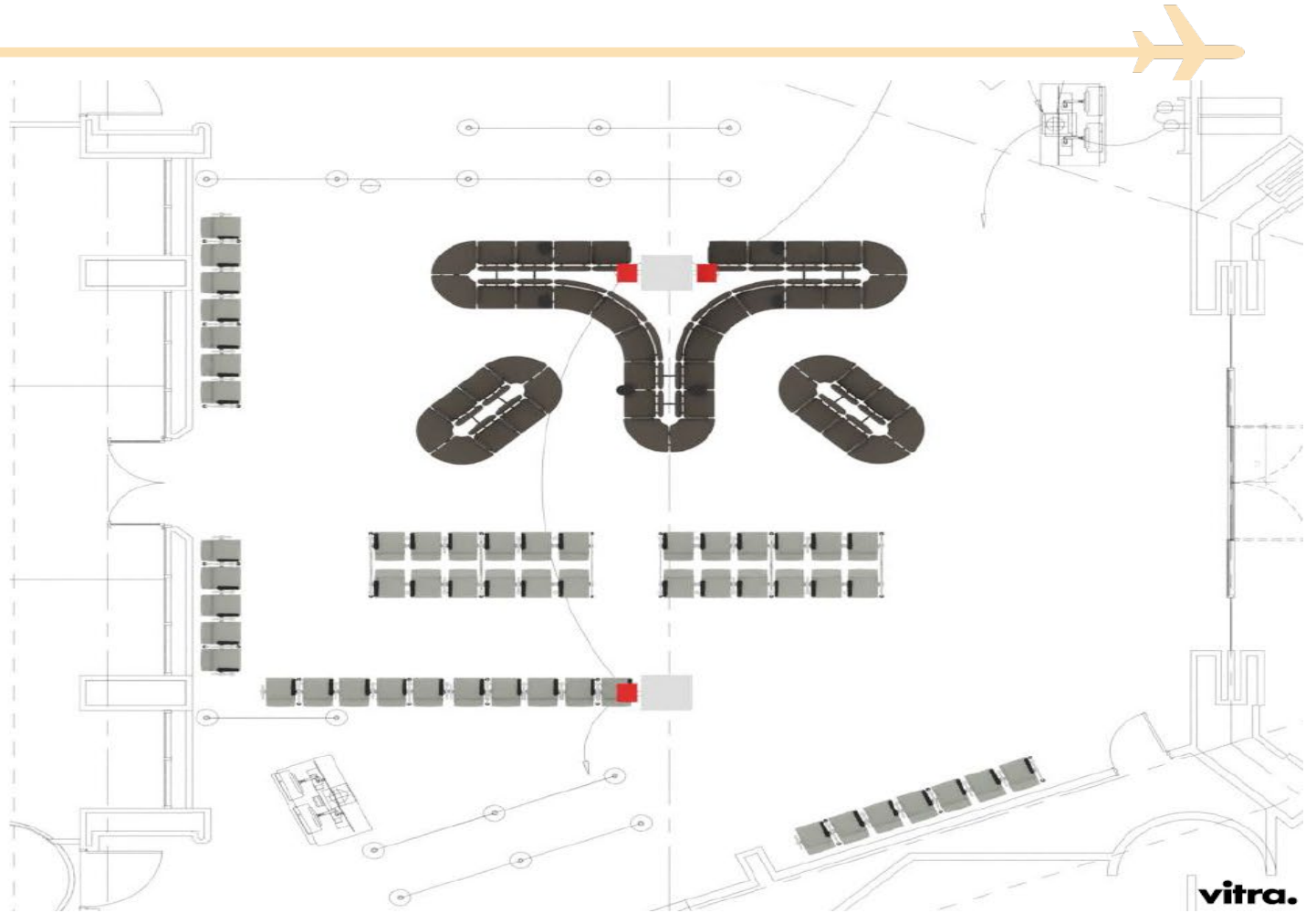
Polyurethane 01 basic dark

Samples

Gate 5/7

Soft Wait 30 seats + 14 without backrest
seat color Valencia Biosense mocca
Meda Gate 53 seats
Polyurethane 05 grey

Total 97 seats



Perle



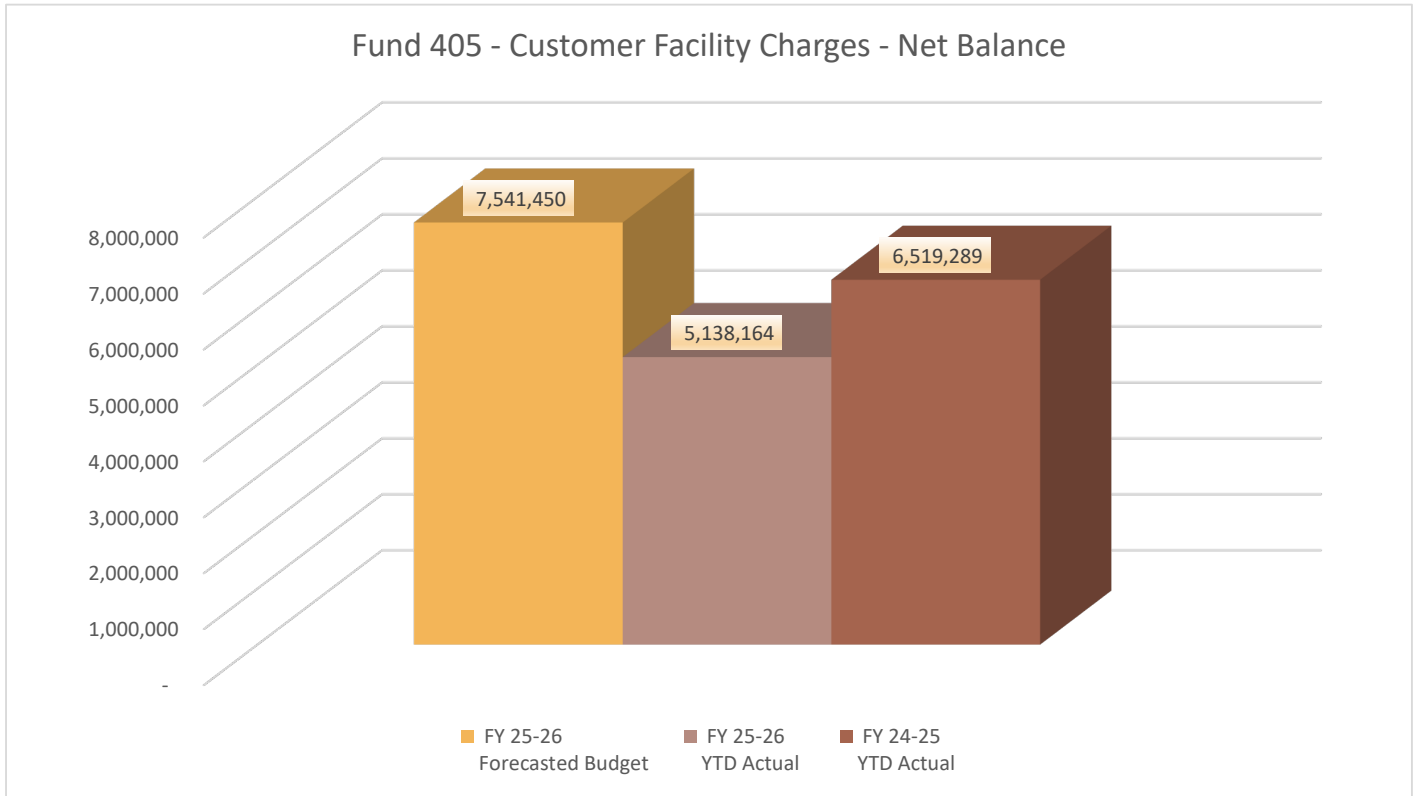
Chocolate



**CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT**

Financial Summary
Ending March 31, 2026

Fund 405 - Customer Facility Charges	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Revenue	9,765,131	5,232,956	54%	6,519,289	-20%
Operating Expenditures	2,223,681	94,791	4%	-	0%
Surplus / (Deficit)	7,541,450	5,138,164	68%	6,519,289	21%



Fund 405 is the airports fund for customer facility charges (CFC).

Revenues

CFC revenue is collected by the car rental concessionaires and remitted to the Airport according to state law to support the future consolidated rental car facility project. In March 2022, City Council approved a change in the collection methodology rate from \$10 per transaction to \$9 per day up to five days maximum.

YTD, revenues of \$5,232,956 represents 54% of the full year budget, reflecting seasonal nature of CFC revenues.

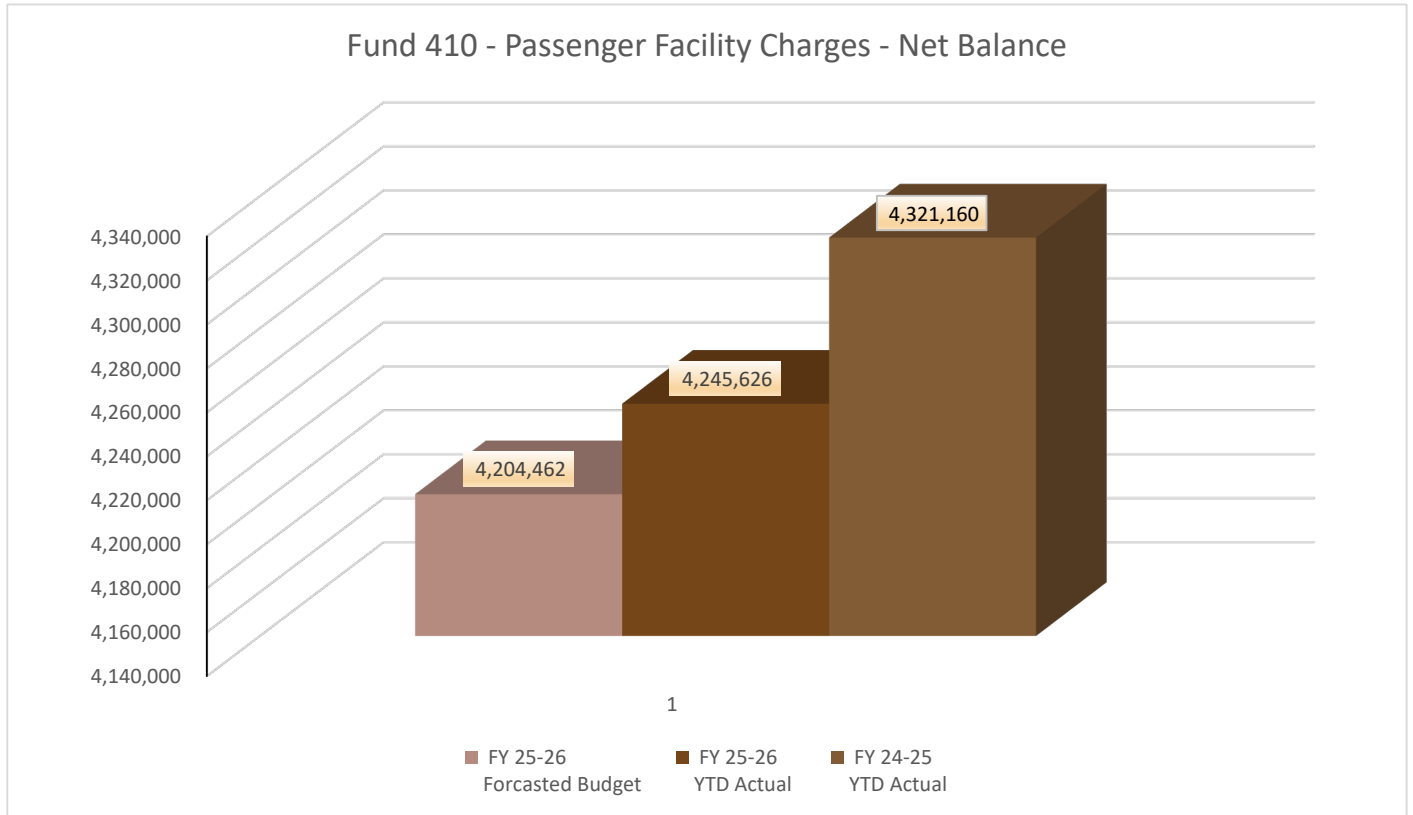
Expenditures

YTD, expenditures of \$94,791 represents 4% of the full year budgeted expenditures.

**CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT**

Financial Summary
Ending March 31, 2026

Fund 410 - Passenger Facility Charges	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Revenue	6,823,575	4,512,659	66%	4,627,497	-2%
Operating Expenditures	2,619,113	267,033	10%	306,337	-13%
Surplus / (Deficit)	4,204,462	4,245,626	101%	4,321,160	-2%



Fund 410 is the airports fund for passenger facility charges (PFC).

Revenues

The PFC, provides a source of additional capital to improve, expand, and repair the nation’s airport infrastructure. The FAA must approve any facility charges imposed on enplaning passengers. The PFC at PSP is \$4.50 and the maximum PFC charge on any one passenger travel ticket is capped at \$18.00.

YTD, revenues of \$4,512,659 represents 66% of the full year budget, reflecting seasonal nature of PFC revenues.

Expenditures

On July 18, 2019, the City of Palm Springs issued 2019 Airport Passenger Facility Charge Revenue Bonds for \$22,270,000 to finance a portion of the design, acquisition, and construction of ticketing hall and baggage handling system improvements. Interest is payable semiannually on June 1, and December 1 of each year, commencing December 1, 2019, until maturity or earlier redemption. FY 25-26 principal is \$1,865,000 and interest is \$633,750. Expenses to fund 410 include principal and interest and contractual services to the bond consultant.

YTD, expenditures of \$267,033 represents 10% of the full year budget.

CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT
 Financial Summary
 Ending March 31, 2026

Fund 415 - Airport Operations & Maintenance	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Revenue	54,538,758	37,193,486	68%	36,707,077	1%
Operating Expenditures	62,667,690	33,658,484	54%	41,449,381	-19%
Surplus / Deficit	(8,128,932)	3,535,002	-43%	(4,742,304)	-175%

Fund 415 is the airports operation & maintenance fund which records for all the revenues and expenditures.

Revenues

Airport revenues included operating and non-operating revenues from airlines, fuel fees, terminal rentals, ground rentals, concessions, fines, parking, ground transportation, grant reimbursements, admission fees for the Palm Springs Air Museum and interest income.

Expenditures

Airport expenditures consist of personnel, contractual services, safety and security (Aircraft Rescue and Fire Fighting (ARFF) and law enforcement), utilities, maintenance, supplies, operating equipment, insurance, employee development, equipment rentals and repairs.

CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT
Financial Summary
Ending March 31, 2026

Fund 415 - Airport Operations & Maintenance	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Revenue					
Airline Revenue					
Landing Fees	6,994,958	4,138,572	59%	4,811,538	-14%
Terminal Airline Space/Joint Use	6,851,243	6,385,499	93%	5,056,187	26%
Gate Per Use Fees	2,265,677	1,689,691	75%	1,614,585	5%
Passenger Loading Bridge Fee	580,091	554,728	96%	339,676	63%
Baggage Handling System Fees	573,558	629,191	110%	283,015	122%
Total Airline Revenues	17,265,527	13,397,681	78%	12,105,000	11%
Non-Airline Revenue					
General Aviation	527,400	246,110	47%	266,762	-8%
Non-Aeronautical Ground Rental	670,980	416,050	62%	536,120	-22%
Aeronautical Ground Rental	1,372,284	1,107,055	81%	986,599	12%
Parking	6,332,898	4,726,908	75%	4,681,748	1%
Airport Use Permits	120,000	104,898	87%	99,885	5%
Non-Airline Terminal Rent Fee	1,045,281	1,055,034	101%	856,414	23%
Non-Airline Term Rent Fee F&B	1,769,472	1,029,308	58%	947,945	9%
Non-Airline Term Rent Fee Retail	2,394,660	779,603	33%	1,111,887	-30%
Rental Car - Overflow Parking	368,085	117,481	32%	218,056	-46%
Advertising	904,305	439,776	49%	590,553	-26%
On Airport Rental Car	14,665,829	9,678,328	66%	9,481,432	2%
Commercial Services Fees	1,385,796	856,878	62%	884,180	-3%
Ground Transportation Fees	2,147,531	1,067,053	50%	983,948	8%
Customs	448,233	234,361	52%	277,974	-16%
All Other Revenue	3,120,476	1,936,962	62%	2,678,574	-28%
Total Non-Airline Revenue	37,273,231	23,795,805	64%	24,602,077	-3%
Total Operating Revenues	54,538,758	37,193,486	68%	36,707,077	1%

Airline Revenue all showed performance, collectively contributing to a 11% increase in total airline revenues over the prior year. Due to the implementation of Rates and Charges for FY2026.

Landing Fees declines 14% compared to FY24-25 following the departure of three Non-Signatory Airlines.

Non-Airline Revenue declines 3% over the prior year.

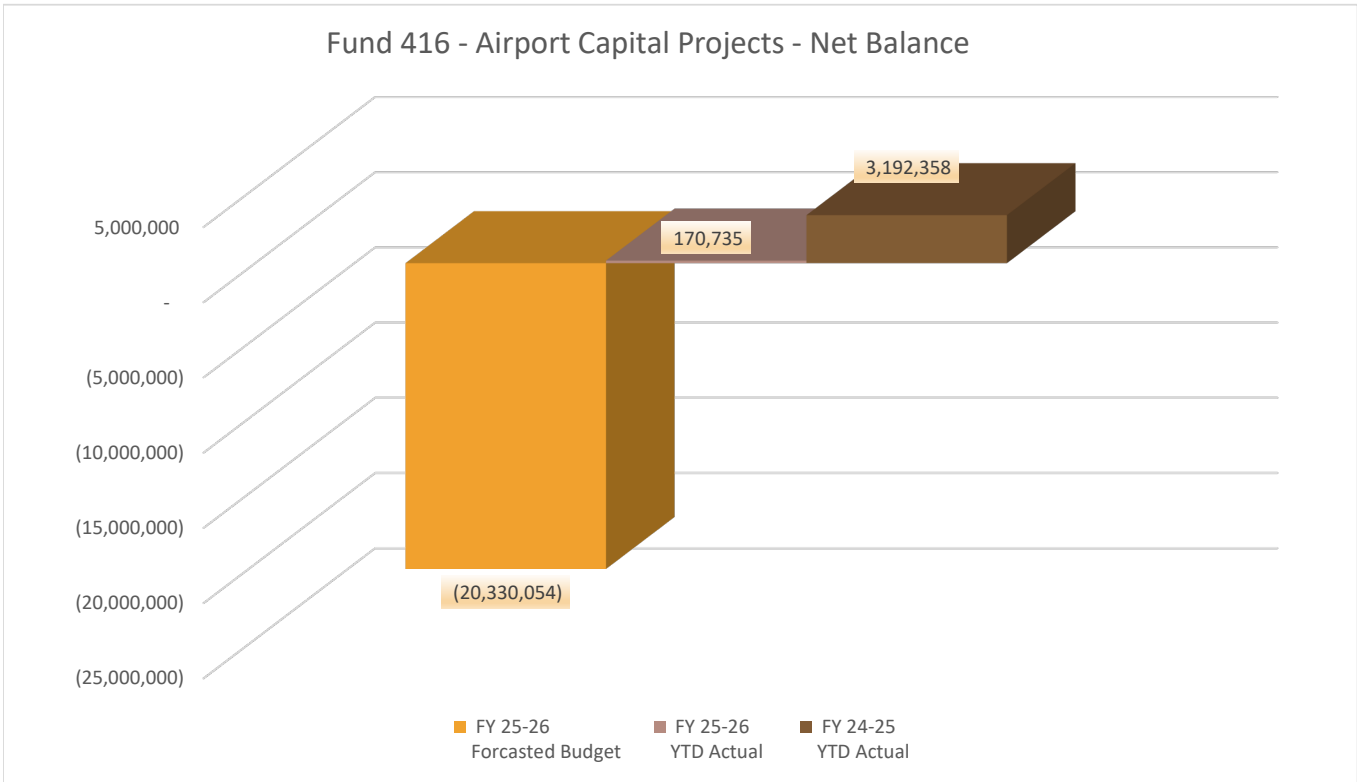
CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT
Financial Summary
Ending March 31, 2026

Fund 415 - Airport Operations & Maintenance	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Expenditures					
Airport Administration	12,463,697	4,795,202	38%	5,404,781	-11%
Airport Information Technology	1,837,145	731,421	40%	735,071	0%
Airport Law Enforcement	3,725,167	2,215,798	59%	2,658,961	-17%
Aviation Security	1,931,063	1,064,330	55%	498,114	114%
Airside Operations	3,818,983	4,031,437	106%	4,793,248	-16%
Airport Rescue - Fire	6,000,498	3,585,060	60%	3,705,846	-3%
Landside Operations	1,712,282	2,081,631	122%	2,038,492	2%
Grounds Maintenance	1,009,028	407,996	40%	353,803	15%
Terminal Building Operations	12,846,265	6,495,187	51%	5,860,925	11%
Passenger Boarding Bridges	99,710	45,508	46%	16,239	180%
Baggage Handling System	1,109,939	689,075	62%	450,533	53%
Control Center Operations	5,989,139	2,642,690	44%	3,651,756	-28%
U.S. Customs	516,487	242,265	47%	230,445	5%
Planning & Projects	1,709,991	681,737	40%	162,674	319%
Budget Transfer Out	7,898,295	3,949,148	50%	10,866,000	-64%
Total Operating Expenditures	62,667,690	33,658,484	54%	41,426,888	-19%
Surplus / (Deficit)	(8,128,932)	3,535,002	-43%	(4,719,810)	-175%

Year-to-date, the Airport has allocated 46% of its budget to Salaries & Benefits, 22% to Contractual Services, 10% to Utilities, 4% to Materials & Supplies, 1% to Insurance and 17% to Other City Services

CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT
 Financial Summary
 Ending March 31, 2026

Fund 416 - Airport Capital Projects	FY 25-26 Forecasted Budget	FY 25-26 YTD Actual	FY25-26 % Of Budget	FY 24-25 YTD Actual	FY 24-25 vs FY 25-26 % Change
Operating Revenue	37,051,071	4,210,017	11%	13,814,279	-70%
Operating Expenditures	57,381,125	4,039,282	7%	10,621,920	-62%
Surplus / (Deficit)	(20,330,054)	170,735	-1%	3,192,358	-95%



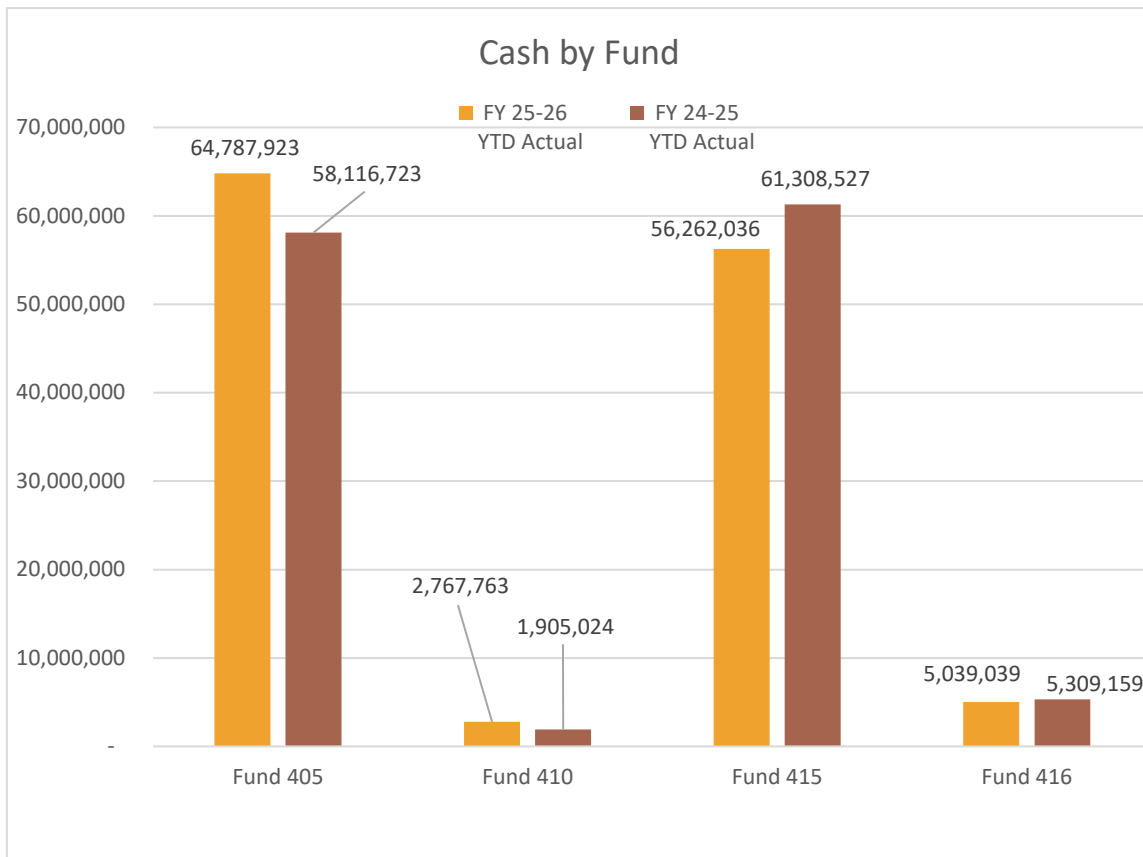
Fund 416 is the Airport Capital Program

Revenues

Airport Improvement Program (AIP) grants are offered to PSP to provide funding assistance for eligible capital projects that meet the criteria of the federal program. Additional funding is being distributed through AIP grant program by the Bipartisan Infrastructure Law (BIL). These grants have a 9.34% local share and the remaining 90.66% are reimbursed by the FAA. Revenues in excess of the Airport Operations & Maintenance are transferred to fund 416 to cover capital projects.

CITY OF PALM SPRINGS
PALM SPRINGS INTERNATIONAL AIRPORT
 Financial Summary
 Ending March 31, 2026

Cash Summary	FY 25-26 YTD Actual	FY 24-25 YTD Actual
Fund 405	64,787,923	58,116,723
Fund 410	2,767,763	1,905,024
Fund 415	56,262,036	61,308,527
Fund 416	5,039,039	5,309,159





A Department of the City of Palm Springs

Palm Springs International Airport
3400 E. Tahquitz Canyon Way, Suite 1
Palm Springs, CA 92262-6966

flypsp.com
T: (760) 318-3800

DATE: April 8, 2026
TO: Chairman Corcoran and Airport Commissioners
FROM: Harman Singh, Project Manager
SUBJECT: Projects and Airport Capital Improvement Update

Capital Projects

Bono Concourse Escalators:

Background: This project aims to replace the escalators leading to the Sonny Bono Concourse to reduce noise and improve operational uptime. Both Sonny Bono Concourse escalators were refurbished with in-truss replacements 9 years ago. At the request of the Airport Commission, the Executive Director of Aviation has directed Airport staff to research the costs and efforts required for a full replacement.

Status: In Progress

- On March 27, 2026, Notice to Proceed was issued to Schindler Elevator Corporation.
- The project is in queue for production.

Next Steps:

- Escalator equipment manufacturing and delivery of material.

Timeline:

- Escalator equipment is expected to be delivered in August and installation completion by end of September 2026.

Taxicab/Transportation Network Company (TNC) Shade Structures - Measure J Funds:

Background: This project is one of the four capital improvement projects funded through Measure J. The project involves the design and installation of dedicated shade structures in the pick-up area for Taxicab services and TNC's, specifically Uber Technologies Inc. and Lyft Inc. The goal is to enhance passenger comfort and safety by providing protection from the elements, thereby contributing to a more positive transportation experience.

Status: In Progress

- The project was presented to the Historical Site Preservation Board (HSPB) during their April 7, 2026, meeting.
- HSPB voted to approve staff's recommendation with a condition to revise shade structure's design to be more like the existing airport structures.

Next Steps:

- Airport staff coordinate the shade structure design with the Historic Preservation Officer on final design and approval.

Timeline:

- This coordination is expected to be completed by the end of April.

Outbound Baggage Handling System Replacement:

Background: This project is intended to modify or replace the existing outbound baggage handling system with a new system to improve capacity and efficiency, enhance baggage tracking through additional technology, reduce or eliminate single points of failure, and improve overall ergonomics for staff.

Status: In Progress

- Swinerton Builders (General Contractor) has been mobilized at the airport.
- Construction site has been secured and barricaded for secured operations.

Next Steps:

- Excavation and site investigation to continue.
- Foundation preparation for the temporary baggage handling station.
- General contractor to submit 90% of drawings for temporary baggage handling building.

Timeline:

- 90% of design submission is expected to be completed by April.



Baggage Handling System Project – Overview and Timeline

Project Team:



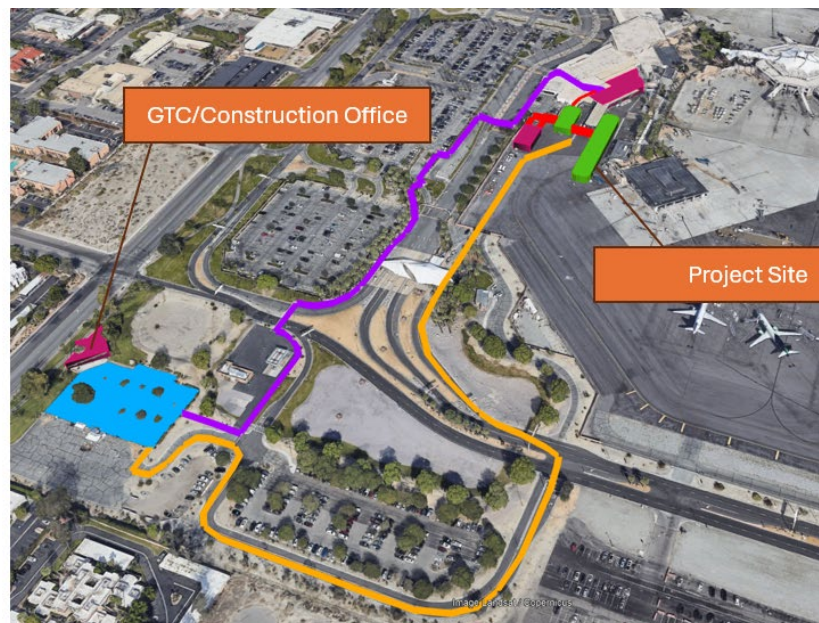
Project Information:

- New Baggage Handling System (BHS)
- BHS building expansion
- Two new BHS carousel canopies
- Timeline: January 2026 – December 2028
- Funding: TSA, FAA and PSP

Contractor & Personnel Movement:

Purple: Personnel on foot

Yellow: Vehicle path

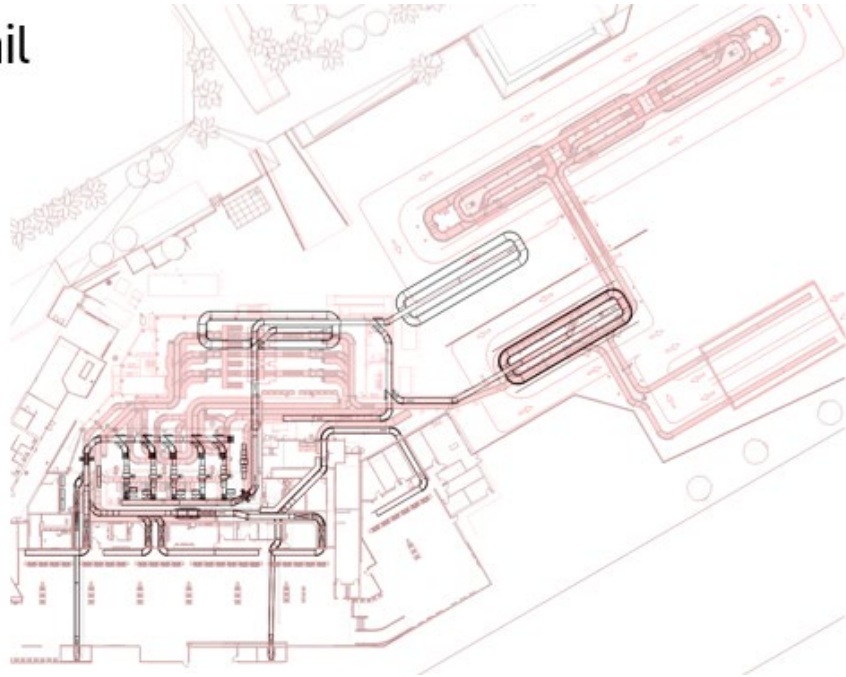


Project in Detail:

#1

Project in Detail

Black: Existing BHS
Red: New BHS



#2

Project in Detail

Green: Carousel Canopy
Pink: New Building



Project Schedule:

Phase 0: January 2026 – January 2027

- Mobilization
- MEP Investigation/Relocation
- Demolition
- Utility Relocates
- Temp CBRA Building
- New Canopy

Phase 1: February 2027 – May 2027

- Sortation Canopy and conveyors

Phase 2: May 2027 – November 2028

- Demolition of existing canopies and utilities
- New CBIS building expansion
- Final BHS and CBIS

Inspection/Testing: July 2028 – November 2028

Completion Date: October 2028

- Punch list
- Closeout documentation

Final Completion: December 2028

Restroom Renovations – Design Phase:

Background: City Council approved the design and renovation of all public restrooms Airport-wide in the Fiscal Year 2023 budget. The project includes demolition and replacement of flooring and fixtures, upgrades to ventilation and lighting systems, and the conversion of select restrooms to gender neutral facilities.

Status: In Progress

- Design firm has submitted 90% construction documents for staff review.
- City planning review is complete.

Next Steps:

- City Fire and other reviews are in progress.

Timeline:

- Plans are expected to be approved in April.

Purchase of (8) Plug-In Electric Vehicle (EV) Pickup Trucks & EV Chargers:

Background: This project involves the procurement of eight (8) zero-emission pickup trucks and four (4) electric vehicle (EV) chargers to replace the existing gas-powered Airport fleet trucks. The purchase supports the Airport's efforts to minimize environmental impact. The project is funded by the Federal Aviation Administration (FAA) through the Airport Zero Emissions Vehicle (ZEV) and Infrastructure Pilot Program.

Status: In Progress

- All eight (8) trucks have been delivered to the city yard.

Next Steps:

- Trucks to be prepped for make-ready equipment and airport use.

Timeline:

- All trucks expected to be in service by May.



(80) Electric Vehicle Chargers Installation:

Background: This project will install 80 Electric Vehicle Charging Systems (EVCS) at parking Lot-B located at the airport. The 80 EVCS consists of 39 dual port charger pedestals and (2) single port pedestals. This project is part of Southern California Edison (SCE) Charge Ready Program & SCE has provided site design and layout. SCE will complete the installation of load-side infrastructure and provide infrastructure to the stub up.

Status: In Progress

- General contractor firm GA Technical Service has been selected and project teams established weekly meetings on project progress.

- Project team (PSP and General Contractor) are finalizing mobilization and lot Closure timeline keeping in-mind the busiest time for passenger usage.

Next Steps:

- Lot Closure and messaging efforts to the public regarding the lot improvements are expected to begin mid-April followed by contractor mobilization and installation.

Timeline:

- Installation is expected to be completed by May.

Hangar 18 Outfall Repair Project:

Background: Project is to repair the damaged Stormwater Outfalls and damaged pavement due to hurricane Hilary. The scope includes the demolish of the existing security fence, the Stormwater Outfalls and the damaged pavement. Installing new concrete Stormwater Outfalls, new perimeter fence with the new standards.

Status: In Progress

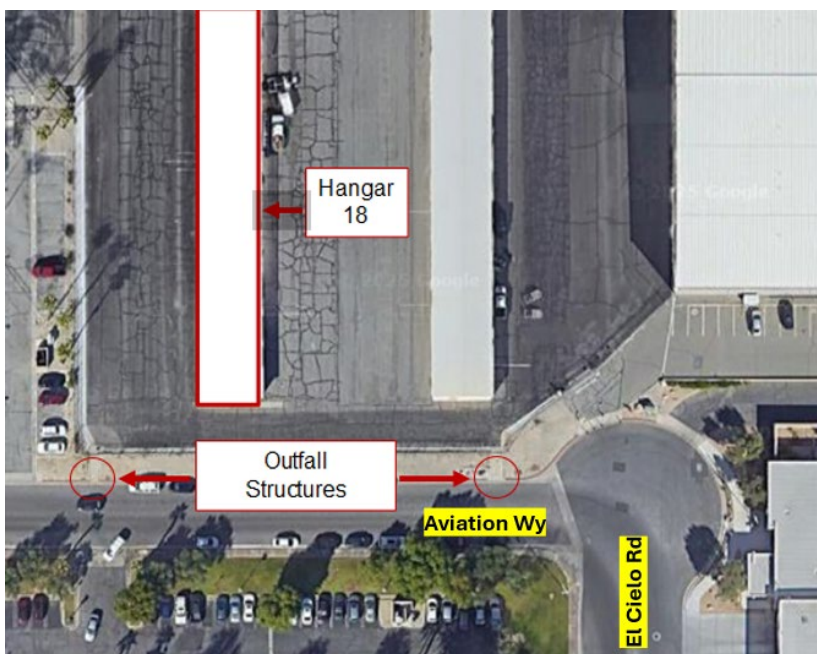
- Project pre-construction meeting with the selected contractor was held in early February.
- Utility relocation is in progress.

Next Steps:

- Utility relocation complete and project mobilization.

Timeline:

- Utility relocation is expected to be completed in approximately 30-45 days.



Wexler Terminal Entrance Sign:

Background: Airport team collaborated with Gary Wexler to replace the main Wexler Terminal entrance sign to its original metal letter specification. This installation cost was covered by PSMoCom, and installation was completed early April.



FUTURE CITY COUNCIL ACTIONS

April 22, 2026

We do not have any items scheduled for this agenda.

May 12, 2026

- New Monitoring Wells - PFAS - (Engineering)
- West Aviation Services –San Diego dba Sierra Aviation Group Management
–Baggage Relocation and Wayfinding Assistance Services
- ABM Amendment
- Parking Access and Revenue Control Systems (PARCS)

May 27, 2026

- Ecolab Inc. dba Ecolab Pest Elimination Agreement
- Sourcewell/Quinn Company Co-op Amendment –Generators Maintenance & Services
- DG Investments Intermediate Holdings 2 Inc. (Convergint) Amendment

PAST CITY COUNCIL ACTIONS

City Council Regular Meeting for March 25, 2026:

ITEM 1.I

SUBJECT:

APPROVE AMENDMENT NO. 5 TO COOPERATIVE PURCHASE AGREEMENT NO. 23C004 WITH TK ELEVATOR CORPORATION FOR ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR SERVICES FOR THE PALM SPRINGS INTERNATIONAL AIRPORT

RECOMMENDATION:

1. Approve Amendment No. 5 to Cooperative Purchase Agreement No. 23C004 with TK Elevator Corporation to provide elevator and escalator maintenance and repair services for the Palm Springs International Airport for an additional amount of \$66,721.16 and for a revised contract amount not to exceed \$737,908.48, and extend the term for one year through April 2, 2027.
2. Authorize the City Manager or designee to execute all necessary documents.

City Council Meeting for April 08, 2026

ITEM 1J

SUBJECT:

APPROVE NON-EXCLUSIVE OPERATING AND LEASE AGREEMENT NO. 26L047 WITH AIR FAYRE CA INC. FOR THE USE OF APRON SPACE TO PARK TWO CATERING VEHICLES AT THE PALM SPRINGS INTERNATIONAL AIRPORT

RECOMMENDATION:

1. Approve the Airport Non-Exclusive Operating and Lease Agreement No. 26L047 with Air Fayre permitting the parking of two catering vehicles at the Airport from April 1, 2026, through March 31, 2027, with two one-year options to extend.
2. Authorize the City Manager or designee to execute all necessary documents subject to such changes/revisions agreeable to the City Manager and City Attorney.

[ITEM1L](#)

SUBJECT:

APPROVE AMENDMENT NO. 1 TO CONSULTING SERVICES AGREEMENT NO. 25P065 WITH KAPLAN KIRSCH, LLP FOR LEGAL COUNSEL SERVICES FOR THE PALM SPRINGS INTERNATIONAL AIRPORT

RECOMMENDATION:

1. Approve Amendment No. 1 to Consulting Services Agreement No. 25P065 with Kaplan Kirsch LLP for legal counsel services, to exercise the first of four one-year extension options, April 10, 2025, through April 9, 2027, and include an annual Consumer Price Index (CPI) increase. The total Agreement amount will remain at an amount not to exceed \$900,000, as no additional compensation is required.
2. Authorize the City Manager or designee to execute all necessary documents.

Palm Springs International Airport

MONTHLY PASSENGER ACTIVITY REPORT - 2026									
	Enplaned			Deplaned			Total Passengers		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
January	162,179	175,563	-7.6%	168,482	179,223	-6.0%	330,661	354,786	-6.8%
February	193,181	190,572	1.4%	198,420	196,425	1.0%	391,601	386,997	1.2%
March	245,555	250,084	-1.8%	239,543	243,366	-1.6%	485,098	493,450	-1.7%
April	-	210,574	-100.0%	-	195,932	-100.0%	-	406,506	-100.0%
May	-	129,304	-100.0%	-	119,704	-100.0%	-	249,008	-100.0%
June	-	73,003	-100.0%	-	66,717	-100.0%	-	139,720	-100.0%
July	-	63,096	-100.0%	-	61,984	-100.0%	-	125,080	-100.0%
August	-	60,598	-100.0%	-	61,569	-100.0%	-	122,167	-100.0%
September	-	73,951	-100.0%	-	78,822	-100.0%	-	152,773	-100.0%
October	-	122,599	-100.0%	-	135,386	-100.0%	-	257,985	-100.0%
November	-	151,957	-100.0%	-	153,228	-100.0%	-	305,185	-100.0%
December	-	154,330	-100.0%	-	159,153	-100.0%	-	313,483	-100.0%
Year to Date	600,915	1,655,631	-63.7%	606,445	1,651,509	-63.3%	1,207,360	3,307,140	-63.5%

Palm Springs International Airport

ENPLANED & DEPLANED PASSENGERS - 2026

ENPLANED PASSENGERS														
Airlines	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	FYTD
Air Canada	4,537	5,140	7,209										16,886	26,221
Alaska	35,155	43,966	55,918										135,039	270,197
American	25,334	28,992	37,696										92,022	203,126
Avelo Air	-	-	-										-	-
Delta Air	17,055	23,595	19,628										60,278	86,448
SkyWest (Delta Connection)	4,700	4,700	6,190										15,590	46,589
SkyWest (United Express)	9,771	9,793	14,483										34,047	90,263
SkyWest (American Air)	2,395	2,880	4,114										9,389	30,043
Southwest Air	20,817	24,489	36,080										81,386	184,424
United	23,300	26,940	36,240										86,480	157,448
WestJet	13,294	15,939	19,634										48,867	91,768
Allegiant Air	1,787	1,644	2,399										5,830	10,369
Flair	-	-	-										-	-
Frontier	-	-	-										-	5,874
Porter	830	901	1,293										3,024	3,421
MN Airlines (Sun Country)	3,204	4,202	4,671										12,077	21,255
Charters	-	-	-										-	-
TOTAL ENPLANED	162,179	193,181	245,555	-	-	-	-	-	-	-	-	-	600,915	1,227,446
DEPLANED PASSENGERS														
Airlines	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	FYTD
Air Canada	4,150	5,280	6,811											25,475
Alaska	38,313	44,799	53,812											277,048
American	25,862	30,164	36,281											210,366
Avelo Air	-	-	-											-
Delta Air	18,566	25,248	19,150											91,175
SkyWest (Delta Connection)	5,039	5,039	6,250											49,156
SkyWest (United Express)	9,244	9,553	13,632											88,156
SkyWest (American Air)	2,330	3,115	3,971											29,661
Southwest Air	20,423	24,972	34,856											188,977
United	23,073	25,941	36,478											153,721
WestJet	14,860	17,119	19,754											98,382
Allegiant Air	1,873	1,642	2,570											10,831
Flair	-	-	-											1,355
Frontier	-	-	-											4,656
Porter	850	1,013	1,182											4,228
MN Airlines (Sun Country)	3,899	4,535	4,796											23,400
Charters	-	-	-											-
TOTAL DEPLANED	168,482	198,420	239,543	-	-	-	-	-	-	-	-	-	-	1,256,587
TOTAL E & D	330,661	391,601	485,098	-	-	-	-	-	-	-	-	-	600,915	2,484,033

Palm Springs International Airport

Best Month Comparison							
ENPLANEMENTS							
	2021	2022	2023	2024	2025	2026	Vs Best Mo
Jan	39,614	118,204	169,746	167,926	175,563	162,179	-7.6%
Feb	57,530	142,206	184,973	186,052	190,572	193,181	1.4%
Mar	107,577	202,993	223,314	238,473	250,084	245,555	-1.8%
Apr	111,376	185,946	200,753	202,219	210,574	-	-100.0%
May	92,820	123,736	129,695	127,314	129,304	-	-100.0%
Jun	66,885	73,861	71,635	68,656	73,003	-	-100.0%
Jul	65,869	68,071	63,647	56,556	63,096	-	-100.0%
Aug	58,793	65,368	59,309	58,673	60,598	-	-100.0%
Sep	65,682	79,599	73,813	69,900	73,951	-	-100.0%
Oct	108,923	120,659	126,702	123,263	122,599	-	-100.0%
Nov	135,677	160,129	162,180	151,801	151,957	-	-100.0%
Dec	136,897	159,846	158,245	163,851	154,330	-	-100.0%
TOTAL	1,047,643	1,500,618	1,624,012	1,614,684	1,655,631	600,915	
% Chg.	-50.89%	43.24%	8.22%	-0.57%	2.54%		
TOTAL PASSENGERS							
	2021	2022	2023	2024	2025	2026	Vs Best Mo
Jan	79,082	237,388	341,656	336,778	354,786	330,661	-6.8%
Feb	120,657	292,336	373,850	382,596	386,997	391,601	1.2%
Mar	214,477	403,883	450,146	472,972	493,450	485,098	-1.7%
Apr	215,777	358,115	379,353	382,287	406,506	-	-100.0%
May	174,535	233,239	246,186	246,490	249,008	-	-100.0%
Jun	129,872	142,524	138,461	131,639	139,720	-	-100.0%
Jul	129,463	133,664	124,336	112,705	125,080	-	-100.0%
Aug	117,952	129,952	119,256	118,083	122,167	-	-100.0%
Sep	136,666	162,834	151,561	142,688	152,773	-	-100.0%
Oct	225,991	247,457	259,808	258,652	257,985	-	-100.0%
Nov	271,944	319,237	327,470	307,519	305,185	-	-100.0%
Dec	276,527	321,215	325,242	338,505	313,483	-	-100.0%
TOTAL	2,092,943	2,981,844	3,237,325	3,230,914	3,307,140	1,207,360	
% Chg.	51.17%	42.47%	8.57%	-0.20%	2.36%		

Palm Springs International Airport

ACTIVITY BY AIRLINE
26-Mar

AIRLINES	Enplaned			Deplaned			Total			(E & D)
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change	Market Share
Air Canada	7,209	8,291	-13.1%	6,811	7,558	-9.9%	14,020	15,849	-11.5%	2.9%
Alaska	55,918	45,559	22.7%	53,812	46,230	16.4%	109,730	91,789	19.5%	22.6%
American	37,696	36,067	4.5%	36,281	32,728	10.9%	73,977	68,795	7.5%	15.2%
Avelo	-	3,436	-100.0%	-	3,465	-100.0%	-	6,901	-100.0%	0.0%
Delta Air	19,628	20,258	-3.1%	19,150	20,255	-5.5%	38,778	40,513	-4.3%	8.0%
SkyWest (Delta Connection)	6,190	5,265	17.6%	6,250	5,247	19.1%	12,440	10,512	18.3%	2.6%
SkyWest (United Express)	14,483	11,066	30.9%	13,632	10,309	32.2%	28,115	21,375	31.5%	5.8%
SkyWest (AA)	4,114	3,677	11.9%	3,971	3,848	3.2%	8,085	7,525	7.4%	1.7%
Southwest Air	36,080	42,189	-14.5%	34,856	41,277	-15.6%	70,936	83,466	-15.0%	14.6%
United	36,240	36,612	-1.0%	36,478	36,056	1.2%	72,718	72,668	0.1%	15.0%
WestJet	19,634	22,961	-14.5%	19,754	22,402	-11.8%	39,388	45,363	-13.2%	8.1%
Allegiant Air	2,399	2,732	-12.2%	2,570	2,705	-4.3%	4,969	5,437	-8.6%	1.0%
Flair	-	1,572	0.0%	-	1,228	0.0%	-	2,800	0.0%	0.0%
Frontier	-	3,977	-100.0%	-	3,652	-100.0%	-	7,629	-100.0%	0.0%
Porter	1,293	1,282	0.9%	1,182	1,204	-1.8%	2,475	2,486	-0.4%	0.5%
MN Airlines (Sun Country)	4,671	5,140	-9.1%	4,796	5,202	-7.8%	9,467	10,342	-8.5%	2.0%
Charters	-	-	0.0%	-	-	0.0%	-	-	0.0%	0.0%
TOTAL	245,555	250,084	-1.8%	239,543	243,366	-1.6%	485,098	493,450	-1.7%	100.0%

Palm Springs International Airport

PASSENGER ACTIVITY REPORT - FISCAL YEAR COMPARISON

	ENPLANED PASSENGERS						DEPLANED PASSENGERS						TOTAL PASSENGERS								
	FY '25-'26	% CHANGE	FY '24-'25	% CHANGE	FY '23-'24	% CHANGE	FY '22-'23	FY '25-'26	% CHANGE	FY '24-'25	% CHANGE	FY '23-'24	% CHANGE	FY '22-'23	FY '25-'26	% CHANGE	FY '24-'25	% CHANGE	FY '23-'24	% CHANGE	FY '22-'23
July	63,096	↑ 12%	56,556	↓ -11%	63,647	↓ -6%	68,071	61,984	↑ 10%	56,149	↓ -7%	60,689	↓ -7%	65,593	125,080	↑ 11%	112,705	↓ -9%	124,336	↓ -7%	133,664
August	60,598	↑ 3%	58,673	↓ -1%	59,309	↓ -9%	65,368	61,569	↑ 4%	59,410	↓ -1%	59,947	↓ -7%	64,584	122,167	↑ 3%	118,083	↓ -1%	119,256	↓ -8%	129,952
September	73,951	↑ 6%	69,900	↓ -5%	73,813	↓ -7%	79,599	78,822	↑ 8%	72,788	↓ -6%	77,748	↓ -7%	83,235	152,773	↑ 7%	142,688	↓ -6%	151,561	↓ -7%	162,834
October	122,599	↓ -1%	123,263	↓ -3%	126,702	↑ 5%	120,659	135,386	↓ 0%	135,389	↑ 2%	133,106	↑ 5%	126,798	257,985	0%	258,652	0%	259,808	↑ 5%	247,457
November	151,957	↑ 0%	151,801	↓ -6%	162,180	↑ 1%	160,129	153,228	↓ -2%	155,718	↓ -6%	165,290	↑ 4%	159,108	305,185	↓ -1%	307,519	↓ -6%	327,470	↑ 3%	319,237
December	154,330	↓ -6%	163,851	↑ 4%	158,245	↓ -1%	159,846	159,153	↓ -9%	174,654	↑ 5%	166,997	↑ 3%	161,369	313,483	↓ -7%	338,505	↑ 4%	325,242	↑ 1%	321,215
January	162,179	↓ -8%	175,563	↑ 5%	167,926	↓ -1%	169,746	168,482	↓ -6%	179,223	↑ 6%	168,852	↓ -2%	171,910	330,661	↓ -7%	354,786	↑ 5%	336,778	↓ -1%	341,656
February	193,181	↑ 1%	190,572	↑ 2%	186,052	↑ 1%	184,973	198,420	↑ 1%	196,425	↓ 0%	196,544	↑ 4%	188,877	391,601	↑ 1%	386,997	↑ 1%	382,596	↑ 2%	373,850
March	245,555	↓ -2%	250,084	↑ 5%	238,473	↑ 7%	223,314	239,543	↓ -2%	243,366	↑ 4%	234,499	↑ 3%	226,832	485,098	↓ -2%	493,450	↑ 4%	472,972	↑ 5%	450,146
April		↓ -100%	210,574	↑ 4%	202,219	↑ 1%	200,753		↓ -100%	195,932	↑ 9%	180,068	↑ 1%	178,600	-	↓ -100%	406,506	↑ 6%	382,287	↑ 1%	379,353
May		↓ -100%	129,304	↑ 2%	127,314	↓ -2%	129,695		↓ -100%	119,704	↑ 0%	119,176	↑ 2%	116,491	-	↓ -100%	249,008	↑ 1%	246,490	↑ 0%	246,186
June		↓ -100%	73,003	↑ 6%	68,656	↓ -4%	71,635		↓ -100%	66,717	↑ 6%	62,983	↓ -6%	66,826	-	↓ -100%	139,720	↑ 6%	131,639	↓ -5%	138,461
YTD	1,227,446	↓ (1.03)	1,653,144	↑ 1%	1,634,536	↑ 0%	1,633,788	1,256,587	↓ (1.30)	1,655,475	↑ 2%	1,625,899	↑ 1%	1,610,223	2,484,033	↓ (1.17)	3,308,619	↑ 1%	3,260,435	↑ 1%	3,244,011

REQUEST FOR PROPOSAL (RFP) & INVITATION FOR BID (IFB) UPDATE

Posted on Planetbids – Bidding

Nothing currently posted on Planetbids

Upcoming RFP & IFB to be Posted on Planetbids

- **Project Title (Project Type):**
 1. Airport Landside and Airside Landscaping Services (IFB)
 2. Flooring/wainscotting Services (IFB)
 3. Escalator and Elevator Maintenance Services (RFP)
 4. Public Parking Management Services (RFP)
 5. Terminal Restrooms Construction (RFP)

(Contracts over \$150K must be approved by City Council and updates are subject to change)

April 15, 2026

RECEIVE AND FILE

Kevin J. Corcoran, Chairman
Todd Burke, Vice Chairman
Airport Commission
City of Palm Springs
Palm Springs, CA

RE: Update to Airport Leasing Policy

Dear Chairman Corcoran and Vice Chairman Burke,

On January 15th, 2025, the Airport Leasing Policy and Templates were brought before the Airport Commission for consideration. The primary objective of the leasing policy is to establish a consistent and transparent framework for leasing Airport property, including terminal space, concession areas, and land leases. The leasing policy and templates will standardize how the Airport engages with prospective business tenants and ensures that all applicants demonstrate financial stability and long-term sustainability. The Federal Aviation Administration (FAA) requires that all airports have a leasing policy that governs the aeronautical and non-aeronautical use of airport property consistent with the regulations. The Airport Commission undertook a motion to recommend to City Council the adoption of the Airport Leasing Policy along with the Ground and Terminal Lease Templates. The motion was carried unanimously by those in attendance.

Prior to going before City Council, questions about the leasing policy were raised by the City Manager. The City Manager asked that Staff and City Attorney make edits to the leasing policy, after which the Resolution to Adopt the Airport Leasing Policy would be brought to City Council at a later date.

Here is a summary of changes to the Airport Leasing Policy that was originally reviewed and recommended by the Airport Commission on January 15th, 2025.

- Section 1
Defines the purpose of the Airport Property Use and Leasing Policy. Reserves all City rights under municipal code and applicable law. Requires that all agreements shall be prepared by City Staff and Legal Counsel. Leasing Policy shall be administered by Director of Aviation; however, City Council may authorize variances from the Leasing Policy, subject to applicable Federal law. Competitive solicitation shall be governed by the City's Procurement Policy. Establishment of a Leasing Policy Guidebook for non-binding implementation guidance.
- Section 2
Defines delegated approval authority by the City of Palm Spring to the Director of Aviation under specific criteria:

- Total financial obligation to the City is less than or equal to two hundred fifty thousand dollars (\$250,000) over the full term of the Agreement, inclusive of all extensions and options; and
- The term of the Agreement, including any extensions or renewal options, is less than or equal to five (5) years.
- Any Agreement with a total financial obligation over \$250,000, or a total term above five (5) years, requires City Council approval.

- Section 3
Defines the Agreement's length of term, applicable purposes, rental rates, and other charges payable to the City. Short-term leases have a term of up to five (5) years. Intermediate-term leases have a term of more than five (5) years and up to thirty (30) years and are supported by more-than-nominal capital investment by the Lessee and consistent with Applicable Laws and Airport planning considerations. Long-term leases have a term of more than thirty (30) years and are supported by exceptional circumstances and require supporting economic analysis and City Council approval. No Agreement shall convey permanent property rights, and all improvements shall revert to the City upon expiration.

- Section 4
Authorizes the use of leasing templates to ensure consistency and fairness for aeronautical and non-aeronautical tenants as well as commercial and non-commercial uses.

- Section 5
Defines the minimum information needed in a Statement of Interest that must be used for Agreements that are non-competitively solicited. The City shall review the Statement of Interest and may consider the following factors:
 - Inconsistency with Airport safety, security, or operational requirements
 - Failure to meet Minimum Standards or this Leasing Policy
 - Insufficient financial capacity or creditworthiness
 - Incompatibility with the Airport Layout Plan or other planning documents
 - Inadequate available space or infrastructure
 - Anticipated congestion or operational impacts
 - Material misrepresentations or omissions in the submission
 - Prior default under an Airport Agreement or violation of Airport rules

- Section 6
Defines when a Request for Proposal (RFP) is required to assess market interest and competitiveness for the use of the Premises. The City will invite qualified entities to submit proposals in accordance with the Leasing Policy.

- Section 7
Updates to Definitions based upon the edits made to the Leasing Policy.



A Department of the City of Palm Springs

Palm Springs International Airport
3400 E. Tahquitz Canyon Way, Suite 1
Palm Springs, CA 92262-6966
flypsp.com
T: (760) 318-3800

A redline version of the original Airport Lease Policy is attached as Exhibit A to this Receive and File.

Should you have any other questions or concerns, please feel free to contact my office or Lowell Valencia-Miller, Executive Program Administrator at (760) 318-3837.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Carpenter'.

Victoria Carpenter
Assistant Airport Director
Palm Springs International Airport

cc: Airport Commissioners
Harry Barrett Jr., Executive Director of Aviation
Jeremy Keating, Assistant Airport Director



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EXHIBIT A
Redline Version of Airport Leasing Policy



AIRPORT PROPERTY USE AND LEASING POLICY
Palm Springs International Airport

SECTION 1:- GENERAL STATEMENT OF POLICY

The City of Palm Springs, ("City"), owner and operator of Palm Springs International Airport, ("Airport"), has established this Leasing Policy to standardize the process for leasing, licensing, permitting, and otherwise authorizing the use of Airport land and facilities and to promote fair, lawful, and efficient use of Airport property.

The ~~intent of the~~ Leasing Policy is ~~to achieve the following objectives intended to:~~

- ~~A. Allow for the public use of the Airport in a manner that is fair, reasonable, and not unjustly non-discriminatory to its users manner~~
- ~~B. Ensure compliance with all applicable federal, state, and local laws, regulations, codes, executive orders, policies, guidelines, and and grant requirements, including as they relate to the acceptance of grant funds~~
- ~~C. Establish a leasing structure which allows for the Airport to operate~~ Support the Airport's financial self-sufficiently and in a manner that promotes effective sufficiency and efficient management ~~by the City~~
- ~~D. Provide for the highest and best use of the Airport's facilities and land~~ Airport property, with a preference ~~towards for~~ Aeronautical Activities ~~and meeting the aviation needs of the Palm Springs community~~

~~The rents, fees, and requirements established within this Leasing Policy shall be used in the development of new Agreements. Although this Leasing Policy does not alter existing Agreements between the City and pre-existing Lessees unless otherwise approved by the City, as a condition to any modification, amendment, waiver, extension, or other action a Lessee may request, the City shall require that the Lessee agree to modifications conforming of the Lessee's Agreement to this Leasing Policy. Upon the expiration or other termination of any such Agreements, the City shall require that any new or successor Agreements incorporate terms conforming to the provisions of this Leasing Policy.~~

~~In addition to fulfilling the requirements of this Policy, all entities seeking to provide Aeronautical Activity on Airport Property shall also meet the requirements outlined in the Airport's Minimum Standards document.~~

~~This Policy is not intended to, and does not waive, modify, or in any way limit or preclude the exercise of any rights the City may have under existing law and/or Agreements, and all such rights are and shall be expressly reserved.~~

~~i.A. Policy~~

~~It is the policy of the City that all Persons obtain an Agreement, no person or entity may engage in a form activity on the Airport without an agreement, permit, license or other written authorization approved by the Director of Aviation and containing customary provisions included in the City's other similar Agreements, prior to engaging in any activity on the Airport. The City is not obligated to grant a Person an Agreement for the use and lease of Airport facilities, except as expressly provided for required by the Applicable Laws law.~~

~~To ensure financial sustainability of the Airport and its use in a fair, reasonable, and not unjustly discriminatory manner, it is also the City's policy to charge for land and building and other facility rentals using a market value approach, with rates regularly updated by appropriate Inflationary Indices, and periodically updated by Appraisal Study as appropriate for the Term of the Agreement, as described further in the following, in order to ensure that the rental rates charged by the City for Airport facilities reflect inflation and other market driven changes.~~

~~ii.B. Procedure~~

~~This Leasing Policy, including enforcement thereof, applies to all new Agreements. Existing Agreements shall not be maintained on behalf modified solely by adoption of this Policy; however, as a condition of any amendment, extension or renewal, the City by the Director of Aviation or his or her designee and updated from time to time as it deems necessary to ensure compliance may require conformity with ~~the~~ this Leasing Policy.~~

- ~~• This Leasing Policy does not waive, modify, or limit any rights of the City under Applicable Laws and the General Statement of Policy contained herein, or existing Agreements, all of which are expressly reserved.~~
- ~~• All Agreements shall be prepared by the City's City staff and legal counsel and shall be reviewed prior to execution for compliance with this Policy and for general consistency with the City's other similar Agreements this Leasing Policy and comparable City agreements.~~

~~It is acknowledged that the City regularly issues competitive solicitations for the use, lease, and improvement of Airport property, subject to the City's Procurement Policy and applicable federal, state, and local rules and regulations, all of which shall govern in the event of a conflict with this Policy.~~

~~To ensure financial sustainability and non-discriminatory use, the City shall charge market-based rents and fees, adjusted periodically by inflation indices and appraisal studies, as further described in this Leasing Policy.~~

~~This Leasing Policy shall be administered and enforced by the Director of Aviation or designee and updated as necessary to maintain legal compliance and operational effectiveness.~~

- ~~The City reserves the right to~~Council may authorize variances from this Leasing Policy. ~~All requests for, subject to applicable Federal law, upon written request. Approved~~ variances from prospective lessees ~~must~~shall be submitted to the City in writing. If approved, all variances ~~must be described in writing with an associated~~documented with written justification in the City Council Staff Report ~~accompanying the Agreement for approval~~staff report.
- ~~To promote consistent use~~Competitive solicitations shall be governed by the City's Procurement Policy and efficient administrationApplicable Laws, which shall control in the event of a conflict.
- ~~In addition to this Policy, a~~Leasing Policy, all entities conducting Aeronautical Activities shall comply with the Airport's Minimum Standards.
- ~~A Leasing Policy Guidebook has been developed in parallel~~may be maintained to provide ~~more detailed guidance on Policy~~non-binding implementation guidance.

References in this Leasing Policy to "Leases" or "Agreements" are intended to include, where applicable, licenses, permits, concessions, and other written authorizations for the use of Airport property, unless the context clearly requires otherwise.

SECTION 2: DEFINITIONS

~~Aeronautical Activity—Means that term as defined in Section 16.02.015 of the City's Municipal Code.~~

~~Agreement—A written contract, executed between the City and a Person, and enforceable by law between the City and a Person, for the use and lease of Airport property, including but not limited to, transferring rights or interest in land and/or improvements, granting a concession, and/or otherwise authorizing and/or prohibiting the conduct of certain activities at the Airport.~~
~~Airport Use and Lease Agreement (AULA)—The Signatory Airline Airport Use and Lease Agreement between the City and the Signatory Airlines serving the Airport, as the same may be modified, amended, or altered from time to time, including any successor agreements governing the use of the Airport by airlines.~~

~~Airport—The Palm Springs International Airport.~~

~~Airport Layout Plan (ALP)—The FAA approved scaled drawings depicting the existing physical layout for the Airport.~~

~~Applicable Laws—All applicable present and future federal, state, and local laws, rules, regulations, ordinances, and codes, as they may be amended from time to time, whether foreseen or unforeseen, ordinary as well as extraordinary.~~

~~Assignment—The transfer of all rights and provisions of a lease to any Person or group acting of more than 25% of present control of Lessee.~~

~~Appraisal Study—A study prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and FAA Compliance Guidance Letter 2018-3, Appraisal Standards for~~

~~the Sale and Disposal of Federally Obligated Airport Property, as they may be updated from time to time, that is used to determine the fair market value of a specific, or substantially comparable, Airport facility.~~

~~City—The City of Palm Springs, California, owner and operator of Palm Springs International Airport.~~

~~City Council—The~~ APPROVAL AUTHORITY

The authority to approve Agreements under this Leasing Policy is delegated as follows, subject to Applicable Laws.

A. Director of Aviation

The Director of Aviation is authorized to approve and execute agreements, licenses, and permits on behalf of the City that meet both of the following criteria:

- The total financial obligation to the City is less than or equal to two hundred fifty thousand dollars (\$250,000) over the full term of the Agreement, inclusive of all extensions and options; and
- The term of the Agreement, including any extensions or renewal options, is less than or equal to five (5) years.

For clarity, any Agreement with a total financial obligation over \$250,000, or a total term above five (5) years, requires City Council approval.

The Director of Aviation may approve amendments only if the amendment does not cause the Agreement to meet or exceed either of the above thresholds. In addition, the Director of Aviation may approve subleases of Agreements within the approval thresholds in this Section, so long as the sublease does not extend the term or increase the total financial obligation to the City beyond those thresholds.

B. City Council

City Council approval is required for any Agreement that meets either of the following criteria:

- The total financial obligation to the City is over two hundred fifty thousand dollars (\$250,000) over the full Term of the Agreement, inclusive of all extensions and options; or
- The Term of the Agreement, including any extensions or renewal options, is over five (5) years.

City Council approval is required for any amendment that serves as would increase the legislative body for the City of Palm Springs.

~~Commission—The Airport Commission of the City of Palm Springs, with responsibilities as specified by Section 2.16.060 of the City of Palm Springs Municipal Code.~~

~~Director of Aviation—The Executive Director of the Airport, as designated by the City from time to time to manage the Airport for the City and to act for the City with respect to this Policy.~~

~~FAA—The Federal Aviation Administration of the U.S. Government or any federal agencies succeeding to its jurisdiction.~~

~~Fire Code—The California Fire Code as adopted by reference, with some modifications, by the City of Palm Springs in Article VI of Chapter 8.04 of Title 8 of the Palm Springs Municipal Code.~~

~~Inflationary Index—The Consumer Price Index for all Urban Consumers (CPI-U) for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), as published by the Bureau of Labor Statistics, its successor, or substantively similar, widely adopted measurement of cost inflation for the Palm Springs region.~~

~~Lease—An agreement in which the City agrees to give the Lessee the exclusive right to occupy real property in exchange for rent to be paid by the Lessee. A Lease transfers to the Lessor a leasehold interest in the real property.~~

~~Leasing Policy—This Airport Leasing Policy for Palm Springs International Airport, as may be amended from time to time.~~

~~Lessee—A Person entering into an Agreement for use and lease of Premises at the Airport.~~

~~License—An agreement that gives the permission of a Person to use real property of the City for a specific purpose but does not transfer an interest in the real property.~~

~~Minimum Standards—The qualifications, standards, and criteria set forth by the City, which must be met as a condition for the right to engage in any activity at the Airport.~~

~~Non-Aeronautical Activities—All activities at the Airport which do not fall under the categorization of an Aeronautical Activity.~~

~~Non-Signatory Airlines—Airlines not signatory to the AULA that have entered into a Non-Signatory Permit Agreement with the City.~~

~~Option Area—Additional Premises that a Lessee has the right or total financial obligation to lease subject to certain conditions.~~

~~Permit—A permit is an official document that grants a Person permission to perform a specific activity, typically regulated by a government or regulatory agency. It does not grant exclusive use or possession of a property, only the right to conduct the permitted activity.~~

~~Person—Every natural person and every firm, association, partnership, corporation, society, or other organization.~~

~~Premises—Those areas designated in Agreement for Lessee use and lease.~~

~~Signatory Airlines—Airlines signatory to the AULA.~~

~~Term—The effective period of an or extend the term of an existing Agreement.~~

~~Through the Fence—Means the right, by Agreement, to have direct access to the Airport from private property located contiguous to the Airport. Through the fence Operators, while being located off Airport property, have access to the Airport's runway and Taxiway system.~~

~~beyond the Director of Aviation's approval authority.~~ **SECTION 3: _GENERAL PROVISIONS FOR**

LEASING AIRPORT PROPERTY

A. Length of Term

~~The~~

1. Short-Term of a Lease at the Airport must not exceed Agreements

Agreements with a term of up to five (5) years unless Lessee has undertaken may be approved as short-term leases.

2. Intermediate-Term Agreements

Agreements with a term of more than five (5) years and up to thirty (30) years may be approved when supported by a more-than-nominal capital investment in the facility or property. Longer terms of up to 30 years are considered in cases where the Lessee has undertaken an investment in fixed improvements on the leased area, on a term by the Lessee and when consistent with the useful life of the fixed improvements, subject to the Applicable Laws and other applicable considerations, including compatibility with Airport planning and development studies, at the sole discretion of the Director of Aviation. Agreements with longer terms may contain periodic reinvestment requirements to maintain the Premises in considerations.

3. Long-Term Agreements

Agreements with a state of good repair and functional use.

The City may evaluate terms greater than 30 years for those Leases that are anticipated to generate significant economic benefits to the City. This evaluation should consist of a detailed term exceeding thirty (30) years may be approved only in exceptional circumstances and shall require supporting economic analysis that quantifies the anticipated economic value received by the City in consideration for the longer Lease Term. Such analysis shall be presented to the Commission and to the and City Council in connection with their review. However, consistent with federal grant assurances, no approval.

4. General Term Conditions

Longer-term Agreements may include reinvestment, maintenance, or performance requirements. No Agreement shall convey permanent property rights to the Lessee and any, and all improvements constructed on a Lessee's leasehold shall revert to the City upon the expiration of the Agreement, pursuant to the, unless otherwise expressly approved.

5. Applicability

The term provisions contained in of this Section 3(J), Reversion, herein. Agreements with shorter Terms, such as a month to month Permits, may be authorized in cases where a minimal commitment is provided by the Tenant, or in which the Premises are not foreseen to be available for a longer term apply to leases and, where relevant, to licenses and permits authorizing use of Airport property.

B. Use of the Leased Premises

Lessees shall use leased the Premises only for the purposes explicitly set forth within its authorized in the Agreement and only in the manner authorized by its Agreement, continuously and uninterrupted during the Term, subject to all in compliance with Applicable Laws and Minimum Standards. Lessees may not use their facilities for commercial purposes unless pursuant to an Agreement with the City. Through the Fence activities shall be prohibited unless granted by the Director of Aviation,

~~at his or her sole discretion, and accompanied by an access agreement as required by FAA Order 5190.6B, as may change from time to time. The~~

- ~~• Lessee shall obtain and maintain all applicable licenses, permits, certificates, or other authorizations of any governmental authority having jurisdiction thereover.~~
- ~~• Lessees shall not use leased Premises in any manner which will create any waste or a nuisance, disturb other tenants or users of the interfere with Airport, invalidate or be in conflict with operations, violate insurance policies covering the Airport, or increase the rate of fire insurance. Lessees shall comply with all rules, orders, regulations, or requirements of the State and City Fire Codes. No, or engage in unauthorized solicitation of the public is allowed.~~

~~A. Lessee Responsibilities~~

~~All new Agreements will require the Lessee to maintain the leased Premises in a state of good repair, order and condition, including lawn maintenance and landscaping; parking lots; HVAC, plumbing, and other building systems; building structures and roofs; pavements, and all other equipment of facilities on the leased Premises as applicable. Lessees are also responsible for maintaining required insurance coverage as specified in Section 4, paying all applicable taxes, and paying all separately metered utilities on its leased Premises directly. All Premises must be returned to the City in original or better condition following the end of the Term.~~

- ~~• Additional Rights of Lessee Through the Fence activities are prohibited unless specifically approved in writing by the Director of Aviation and accompanied by an access agreement as required by FAA Order 5190.6B, as may change from time to time.~~

~~C. Rent and Other Charges~~

~~1.~~

~~Leases shall not grant rights to perform specific business or other activities. Lessee shall obtain required Licenses and Permits from the City, as appropriate, to conduct these activities.~~

~~B. Assignment and Subletting~~

~~Lessees shall not encumber, sublease, assign, or otherwise transfer an Agreement without prior written consent of City. In the event of any proposed Assignment or sublease, Lessees shall submit its request to the City 90 days in advance of the effective date of the proposed Assignment or sublease in order for the City to make its determination.~~

~~D. Rental Rates for the Passenger Terminal Building~~

~~Rental rates for Signatory and Non-Signatory Airline tenants shall be calculated pursuant to in accordance with the terms of the Airport Use and Lease Agreement (AULA-).~~

~~The City shall require nonairline~~

~~Non-airline tenants to execute a Permit to occupy and use occupying space in the passenger terminal building. This Permit shall have a month to month Term (i.e., ability of either party to terminate with 30 days' notice) to provide for flexibility in reassignment to ensure the most efficient use of limited terminal space unless commercially may do so pursuant to a Lease, Concession Agreement, or Permit, as~~

determined appropriate for concession or other Lessees making a more than nominal by the City based on the nature of the use, level of investment, and operational needs.

Leases in their leased Premises, in which case the provisions of Section 3(A), Term, herein and otherwise industry standard provisions Concession Agreements shall be applied. for a defined term consistent with this Policy.

It is the policy of the City that nonairline tenants be charged commercial rates that at least approximate the rates paid by Non-Signatory Airline tenants over time. Rental rates for the initial Term shall be set to equal the Terminal Building Rental Rate calculated in accordance with the AULA times any Non-Signatory Airline rate premium specified by the AULA. However, the City reserves the right to take into account factors such as level of finish (e.g., finished versus unfinished), utilities (e.g., air conditioned versus not air conditioned), and other available infrastructure and equipment in setting rental rates.

The rental rate shall be escalated

Permits may be issued for limited, non-exclusive, or operational uses, including transportation network companies and similar service providers. Permits shall be for a fixed term as determined by the City and may be subject to termination as provided in the Permit.

Rental rates for non-airline tenants shall be based on fair market value, as determined by appraisal, market study, comparable airport data, or other commercially reasonable methods consistent with applicable FAA requirements.

Rates may reflect the location of the Premises, level of finish, utilities, infrastructure, passenger flow, and other relevant factors.

Rental rates shall be adjusted annually each on July 1 by using the appropriate applicable Inflationary Index, with the indices for based on a January-to-January comparison of the current to prior and shall not decrease from one year. In no case, however, to the next. For Agreements with a term greater than five (5) years, rental rates shall the rental rate for a succeeding year be less than that for the preceding year be subject to adjustment to fair market value upon completion of each updated appraisal, unless otherwise approved by the City Council based on documented economic or policy considerations consistent with FAA requirements.

E. 2. Rental Rates for Other Facilities Airport Property

Differential rental

Rental rates shall be charged established separately for land versus and for facilities and/or improvements, with rates for individual facilities set separately as appropriate, even when governed by the same Agreement.

The City shall maintain current appraisals for Airport land and facilities, with differential rates specified by type of Airport property (e.g., by use and property used for type, including

~~Aeronautical Activities versus property used for and Non-Aeronautical Activities~~ uses and improved and unimproved land}. Appraisals shall be updated ~~at least once periodically, but not less than every three years but no less than every five.~~ at least once periodically, but not less than every three years. These rates shall be published on the City's website for the Airport in the annual Schedule of Rates, Fees, and Charges. The rental rate at the time of Agreement ~~(3) years.~~ Rental rates at execution will of an Agreement shall be based on current appraised rates in order to comply with FAA guidance related to fair market value. ~~in accordance with applicable FAA requirements.~~

~~The City will contract with at least two independent appraisers to complete an Appraisal Study. All appropriate factors, including comparable Terms of other similar facilities on the Airport, and other similar facilities at other comparable airports in the region, shall be taken into account in establishing fair market value. If justifiable by the magnitude of the associated annual rent amount relative to the cost of the Appraisal Study, the City can conduct an Appraisal Study for the subject property to be leased. However, the City can, at its sole discretion, substitute an Appraisal Study for comparable properties completed within the last 12 month period.~~

~~The rental rate shall be escalated annually each July 1 by the appropriate Inflationary Index, with the indices for January to January comparison of the current to prior year. Appraisal rates shall be escalated annually until a new Appraisal Study is completed. Rental rates shall then be reset to fair market value at a minimum of every five years based on an updated Appraisal Study to be conducted by the City or its agents. In no case, however, shall the rental rate for a succeeding year be less than that for the preceding year.~~

~~The City reserves the right to establish~~

Rental rates shall be adjusted annually on July 1 using the applicable Inflationary Index and shall be reset to fair market value upon completion of a new appraisal. Rental rates shall not decrease from one year to the next. For Agreements with a term greater than five (5) years, rental rates shall be subject to adjustment to fair market value upon completion of each updated appraisal, unless otherwise approved by the City Council based on documented economic or policy considerations consistent with FAA requirements.

The City may approve alternative rental structures or rates that more appropriately represent when necessary to reflect the economic factors, terms or unique characteristics of the specific Agreement between the Airport and Lessee.

F. 3. Other Rents, Fees, and Charges

Where feasible, each Lessee shall install separate utility meters for water, electricity, gas, or other utilities serving the Premises. All meters shall be accessible to Airport personnel for inspection and reading. Lessee shall be responsible for the cost of installation, maintenance, and connection of such meters unless otherwise provided in the Agreement. The City shall invoice the Lessee monthly for utilities consumed based on actual metered usage.

If separate metering is not feasible due to facility configuration or infrastructure limitations, the City may allocate utility costs using a commercially reasonable methodology, including

proportional square footage, estimated usage, or other documented allocation method. In such cases, the cost of utilities may be incorporated into the rental rate or billed separately.

The City may charge separate rents, fees, and charges to recover the costs for ~~allocable utilities~~, common area maintenance, refuse removal, janitorial services, communications infrastructure, and other costs directly and properly allocable to leased Premises. All such supplemental rents, fees, and charges shall be specified in the Agreement, except as otherwise required by law. The City shall have the right to charge an administrative fee component of not more than 15% for direct ~~passthrough~~pass-through fees and charges.

Percentage of gross receipts fees may be charged to a concessionaire in lieu of, or as supplement to, rent as financial consideration for the privilege of doing business at the Airport.

Agreements shall specify uniform penalties for late payment or underpayment of rents, fees, and charges, including interest, with such interest accruing monthly.

G.D. Construction, Improvements, and Alterations

Any construction, improvement, or alteration by a Lessee ~~to its leasehold or facilities thereon~~ shall be ~~made in accordance~~subject to the following requirements:

1. Compliance Requirements

~~All construction and alterations shall comply with City design and construction standards and in accordance with, applicable architectural and signage guidelines, and all Applicable Laws. Lessees in any Airport buildings shall ensure compliance with architectural guidelines, including signage. Lessees in improvements within the Wexler Terminal may warrant~~be subject to additional review by the Airport and Planning Department ~~as it is due to its historic designation.~~

2. Submittal and Initial Review

~~Prior to commencing any work, the Lessee shall submit construction plans or a facility registered under the National Register of Historic Places.~~

~~Construction Plans or detailed plans with scope of work shall be submitted to the Airport for initial review of proposed construction, improvements, and alterations. Once, No permit applications may be submitted until the plans or scope are approved by the Director of Aviation or his/her designee, the Lessee will be directed to submit permit(s) to the City for review and.~~

3. Permitting

~~Following Airport approval-~~

~~Lessees, the Lessee shall be required to obtain all required development and construction permit approvals~~permits from the city~~City and external any other applicable agencies, if applicable prior to the initiation of construction, and no. All permits must be issued before construction begins.~~

4. Written Authorization to Proceed

~~No construction, improvement, or improvementsalteration shall occur unless advance commence without prior written approval is provided by authorization from the City, not to be unreasonably withheld. Lessees Manager, Airport Director or respective designees.~~

5. Financial Responsibility

~~The Lessee shall be solely responsible for all City permit fees and fund for funding or finance their own financing all Improvements.~~

6. Construction Coordination

~~After obtaining all necessary permits permit issuance, the Lessee shall coordinate with Airport staff to plan all construction activities. Coordination may include, but is not limited to, establishing construction start dates, addressing with Airport staff, including scheduling, contractor parking needs, arranging access, security badging clearances, requesting utility shut-offs coordination, parking, and other related operational requirements.~~

7. In the event City-Incurred Costs

~~If the City, at the Lessee's request of the Lessee and at its sole discretion, incurs costs related to the financing, construction, improvementsimprovement, or alteration of the Premises, such costs shall be reimbursed by the Lessee, together with an administrative fee not to exceed fifteen percent (15%)~~

E. Maintenance.

~~Lessees shall maintain the Premises in good repair and condition, including buildings, systems, pavements, landscaping, and alterations of its leasehold, such costs shall be reimbursable by the Lessee. equipment.~~

G. Reversion

~~Premises shall be returned in original or better condition, ordinary wear excepted. Any improvements constructed on a Lessee's leasehold, except movable furniture and trade fixtures, shall become property of the City upon expiration of its Agreement.~~

D. Compliance with Applicable Laws

F. Risk Management

~~Lessees shall comply with all orders, regulations, lawsobtain, maintain, and requirements of all governmental authorities arising from pay for, at their sole cost and expense, all insurance coverage required by the use or occupancy of, or City, in the forms and amounts specified in the applicable to, the leased Premises.~~

E. Inspection by City

~~As prescribed by Section 16.38.065 of the City's Municipal Code, the Director of Aviation shall have the right of entry at reasonable times for repairs, maintenance, modification, or inspection of all facilities, buildings, and Improvements on Airport Property whether or not the right of entry is provided for in any Agreement or Permit. For facilities, buildings, and Improvements owned by Operators or Lessees, the Director of Aviation shall provide advanced notification in writing. The Director of Aviation shall have the right of entry to facilities on Airport property without advanced notification during emergencies. Emergencies may include, but shall not be limited to, fire, flood, or Hazardous Materials leak, or for the protection of life, limb, or property.~~

~~H. Indemnification~~

~~Each Lessee shall agree to indemnify and hold harmless the City and its officers, officials, employees, and agents from and against all claims, from any cause, arising out of or relating to its Agreement, the tenancy created under its Agreement, or the Premises.~~

G. Prohibition on Encumbrances

~~F. Change in Premises at Convenience of City~~

~~Leases shall allow the City to offer fair consideration, including like for like accommodations, moving expenses, buyout of tenant improvements, and other commercial terms to ensure the highest and best use of Airport facilities, with bias towards their use for aeronautical purposes.~~

~~G. Self-Help~~

~~After an appropriate notice and cure period, City retains the right to cure at its expense any deficiencies under Agreements, including any deficiencies related to the maintenance and condition of leased Premises, either during or at the end of the Term. Such expenses shall be reimbursable by the Lessee under the Agreement, with an administrative fee component of not more than [15]% and with interest on said sums from the date of payment by City.~~

~~H. Initiatives~~

~~The City may pursue voluntary initiatives from time to time and provide Lessees with incentives to encourage compliance, e.g. environmental, sustainability, or other "green" initiatives.~~

~~Lessee or sublessee shall mortgage, pledge, assign as security, or otherwise encumber any leased or subleased land, Premises, or improvements without the prior written consent of the City.~~

SECTION 4: ~~REQUIRED~~ LEASE LANGUAGE TEMPLATES

~~A. Lease Templates~~

The City shall maintain standardized Lease language in the form of Lease templates by specific type of Agreement, which shall be updated from time to time. These templates shall be attached to this Policy as Exhibit A. Lease templates shall contain standardized language for the following Agreement types:

- ~~A. Ground Leases (Aeronautical and Non-Aeronautical)~~
- ~~B. Terminal Building (Aeronautical and Non-Aeronautical)~~

Separate standardized provisions shall be maintained for commercial use versus non-commercial use and Aeronautical Activities versus Non-Aeronautical Activities.

~~The standardized language shall contain provisions for:~~

- ~~• Insurance requirements~~
- ~~• Environmental compliance and remediation responsibilities~~
- ~~• Laws and regulations
 - ~~○ Laws, agreements, and grant conditions~~
 - ~~○ Non-discrimination~~
 - ~~○ Disadvantaged Business Enterprises (DBEs)~~~~
- ~~• Financing
 - ~~○ Bond indenture and subordination~~~~
- ~~• Other boilerplate City requirements, to be updated from time to time~~

SECTION 5:- APPLICATION AND APPROVAL PROCESS

~~A. Statement of Interest Process~~

For any Agreement that is not competitively solicited, ~~all Persons interested in entering into an Agreement with the City for the a Person seeking authorization to use and lease of land or a facility located on Airport property land or facilities shall prepare submit~~ a written Statement of Interest ~~for the City's consideration. in a form approved by the City. The Statement of Interest shall provide sufficient information to allow the City to evaluate the proposed use for consistency with this Leasing Policy, Applicable Laws, Airport planning documents, and Minimum Standards, if applicable.~~

The Statement of Interest ~~must~~ shall include ~~all, at a minimum,~~ information ~~required by this Leasing Policy,~~ addressing the following:

1. Applicant Information

- Legal name, form of business entity, and contact information
- Identification of principals and authorized representatives

2. Proposed Use and Term

- Description of the proposed activity and property requested
- Requested term of Agreement
- Confirmation of compliance with Minimum Standards, and if applicable

3. Development and Capital Investment

- Preliminary site plans, drawings, or scope of work
- Estimated capital investment and construction schedule

4. Financial Qualifications

- Evidence of financial capacity/proof of funds to perform the proposed activity
- Financial statements, credit information, and references as reasonably required by the City

- ~~o If required, submittal of a deposit.~~
- ~~o If required, payment or performance bonds for the value of the construction project~~

5. Insurance and Regulatory Compliance

- ~~o Evidence of ability to obtain required insurance~~
- ~~o Disclosure of any bankruptcy or similar proceedings, if applicable~~

~~The City may require additional documentation required by information as reasonably necessary to evaluate the City proposal.~~

~~The City will shall review the Statement of Interest and determine at, in its sole discretion whether the requesting entity meets the requirements of the Leasing Policy.~~

~~The written Statement of Interest must include the following information:~~

- ~~iii. Contact information~~
- ~~iv. Form of business entity~~
- ~~v. Proposed use of property~~
- ~~vi. Description of proposed property to be leased~~
- ~~vii. Requested Term of Lease~~
- ~~viii. Preliminary drawings and specifications for the facility~~
- ~~ix. Total proposed capital investment~~
- ~~x. Credit report, e.g. Dun & Bradstreet Credit Report~~
- ~~xi. Financial pro forma~~
- ~~xii. Certification by Certified Public Accountant of full amortization period for the cost of constructing the facility~~
- ~~xiii. Proof of ability to secure insurance~~
- ~~xiv. Current financial statement~~
- ~~xv. Bankruptcy information, if applicable~~
- ~~xvi. Construction schedule~~
- ~~xvii. Evidence of financial ability to complete construction~~
- ~~xviii. All information required by Minimum Standards, if seeking to engage in Aeronautical Activity~~
- ~~xix. Financial and operational references~~
- ~~xx. Signatures of authorized representatives serving as owners of the business~~

~~Once the Statement of Interest has been received, the City will review the provided information to determine whether an Agreement with the prospective lessee will be initiated. The City's decision will be provided to the prospective lessee shall not be unreasonably withheld and will be determined and in accordance with Applicable Laws, this Leasing Policy, Airport planning documents, and whether to proceed with negotiation of an Agreement. The City's determination shall be based on the information submitted and other relevant considerations. Factors justifying a disapproval include in evaluating a Statement of Interest, the City may consider factors including, but are not limited to, the following:~~

i. — Safety hazard

- ~~Not meeting~~Inconsistency with Airport safety, security, or operational requirements of
- ~~Failure to meet~~ Minimum Standards or ~~this~~ Leasing Policy
- ~~Insufficient financial capacity or creditworthiness~~

ii. — Inadequate space

iii. — Non-compliance/Incompatibility with ALP

- ~~Construction timetable not meeting requirements of the City~~Airport Layout Plan or other planning documents
- ~~Inadequate available space or infrastructure~~

iv. — Anticipated congestion

v. — False information

vi. — Violation of Airport Rules and Regulations or other Regulatory Measures

vii. — Default on an Agreement

B. ~~Requests for Lease Modifications~~

- ~~Agreements may contain provisions to lease additional Premises at a later date, either as a right or an obligation, subject to certain conditions. The rental rate calculation provisions associated with such Option Areas shall be specified in the Agreement.~~operational impacts

~~An existing Lessee seeking an amendment or modification to its Agreement, such as a request to lease additional Premises, must provide his or her request in writing. The City shall provide a response, not to be unreasonably withheld, in writing.~~

~~Any changes to a Lessee's Premises will be memorialized in an amendment to its Lease.~~

- ~~Material misrepresentations or omissions in the submission~~
- ~~Prior default under an Airport Agreement or violation of Airport rules~~

SECTION 6: ~~REQUESTS FOR PROPOSALS PROCESS~~

If a Statement of Interest ~~is provided to the City which~~ requests a ~~Lease Term~~an agreement term longer than ~~{five}~~ (5) years, the City ~~will~~shall issue a Request for Proposals (RFP) to ~~determine the~~assess market ~~demand~~interest and ~~level of~~competitiveness for the use of the ~~given~~Premises. The City ~~may~~ also ~~reserves the right to~~ issue an RFP for any ~~Airport~~ property ~~within its~~identified ~~in the~~ Airport Layout Plan or as ~~otherwise~~ required by ~~the~~Applicable Laws, ~~including the City's Procurement Policy~~. ~~During. Through~~ the RFP process, the City will invite ~~other~~qualified entities

to ~~provide a Statement of Interest~~ submit proposals in accordance with ~~the requirements outlined in Section 7 of~~ this Leasing Policy.

~~If allowable~~ To the extent permitted by law, the City will initially maintain confidentiality with each entity regarding its Statement of Interest. Once further Statements of Interest are provided, or if no further Statements of Interest are provided will be treated as confidential during the initial review process. Following the RFP, the City may choose to enter into an Agreement or may choose to enter into an Agreement which most benefits that the City determines to be in the best interest of the City and the public. The City may also enter, taking into an Agreement with the entity which does not provide the highest account financial and non-financial factors.

SECTION 7: DEFINITIONS

Aeronautical Activity—Means that term as defined in Section 16.02.015 of the City's Municipal Code.

~~return, if there is a reason why another arrangement would be of greater benefit to the City~~ Agreement—Agreement means any written lease, license, permit, concession, or the public, determined other authorization executed by the City for the use of Airport property.

Airport Use and Lease Agreement (AULA)—The Signatory Airline-Airport Use and Lease Agreement between the City and the Signatory Airlines serving the Airport

Airport Layout Plan (ALP)—The FAA approved scaled drawings depicting the existing physical layout for the Airport.

Applicable Laws—Applicable Laws means all applicable federal, state, and local laws, regulations, ordinances, and codes, as amended from time to time.

Assignment—Assignment means any transfer of an Agreement or of a controlling interest in a Lessee, whether by operation of law or otherwise, as further defined in the applicable Agreement.

Appraisal Study—means a USPAP compliant appraisal prepared in accordance with applicable FAA guidance to determine fair market value of Airport property.

Director of Aviation—means the City official designated to manage the Airport and administer this Leasing Policy.

FAA—The Federal Aviation Administration of the U.S. Government or any federal agencies succeeding to its jurisdiction.

Inflationary Index—The Consumer Price Index for all Urban Consumers (CPI-U) for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA), as published by the Bureau of Labor Statistics, its successor, or substantively similar, widely adopted measurement of cost inflation for the Palm Springs region.

Lease—Lease means an agreement granting exclusive possession of real property for a stated term in exchange for rent.

License—An agreement granting a revocable right to use property without transferring a real property interest.

Minimum Standards—The qualifications, standards, and criteria set forth by the City, which must be met as a condition for the right to engage in any activity at the Airport.

Non-Aeronautical Activities—All activities at the Airport which do not fall under the categorization of an Aeronautical Activity.

Non-Signatory Airlines—Airlines not signatory to the AULA that have entered into a Non-Signatory Permit Agreement with the City.

~~at its sole discretion. The City may also have~~Permit—means a broker or other third party assist with the RFP process, providing information to the City to inform its final decisionwritten authorization to conduct a specified activity that does not grant exclusive possession.

Person—means any individual or legal entity.

Premises—means the area designated for use by a Lessee under an Agreement.

Signatory Airlines—Airlines signatory to the AULA.

Through the Fence—means authorized direct access between private property and the Airport secured area pursuant to an agreement with the City.

APPENDIX: STANDARD LEASE LANGUAGE EXHIBITS

- A-1 Ground Leases
- A-2 ~~Terminal Leases~~

FUTURE COMMITTEE MEETINGS

Date	Time	Committee
10/21/2026	3:00 P.M.	Noise Committee
04/20/2026	3:30 P.M.	Budget and Finance Committee
TBD	TBD	Ad Hoc Design Review Committee
TBD	TBD	Operations, Properties and Facilities Committee
TBD	TBD	Marketing and Business Development Committee
04/16/2026	9:00 A.M.	Art Review Working Group

AIRPORT COMMITTEES FY2026-27

Revised 03-10-2026

REPRESENTING	COMMISSIONERS	Marketing (9 Members)	Budget (9 Members)	Operations (9 Members)	Noise (5 Members)	Ad Hoc Design Review (6 Members)	Art Review Working Group (2 Members)
Palm Springs	BURKE, Todd	Member			Member	Member	
Palm Springs	CALDWELL, Daniel	Member		Member			
Palm Springs	CORCORAN, Kevin	Member	Member			Chair	
Coachella	Delgado, Denise		Member				
Palm Springs	EBENSTEINER, Bryan	Member		Member			
Palm Springs	FONG, J Craig	Member			Chair		
Palm Springs	HEDRICK, Ken		Chair				
La Quinta	KIEHL, Geoffrey		Member			Member	
Palm Springs	MARTIN, Tracy		Member			Member	
Palm Springs	MCDERMOTT, Sam	Chair					
Riverside County	PARK, Margaret			Member			Member -NON Voting
Cathedral City	SAMLASKA, Christian			Member	Member		Member
Palm Springs	SCHOEFFLER, Timothy			Member	Member		Member
Indian Wells	VALDEZ, Phil		Member	Member			
Desert Hot Springs	VOSS, Dirk		Member	Member			
Palm Desert	WISEMAN, Kevin	Member		Chair	Member	Member	
Indio	WISE, Rick		Member			Member	
Rancho Mirage	YOUNG, Keith	Member		Member		Member	

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Request for Proposal (RFP) & Invitation for BID (IFB) Update

Revised 02-12-2026

Blank Slate Space (RFP)	Commissioner Martin
Public Parking Management Services (PARCS)	Commissioner Caldwell
Terminal ATMS	Currently in Procurement Queue