



P.O. Box 755
Big Bear City, CA 92314
(909) 585-3219
(909) 585-2900 fax
FlyBigBear.com

“The Big Bear Airport District provides Big Bear Valley with a safe, efficient and exceptional venue for aviation operations.”

REGULAR BOARD OF DIRECTORS MEETING

Big Bear Airport District
Wednesday, February 11, 2026
4:00 P.M.

Temporary Terminal Building – Board Room (501 Valley Blvd, Big Bear City, CA 92314)

BOARD MEMBERS:

Kam Lawrence, President
Marikay Lindstrom, Vice President
Steve Castillo
Darrell Gardner
Wesley Krause

Unless you are a public safety official, please turn off your cell phone or place it on vibrate mode during the Meeting.

This Agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2, which is a portion of California’s Open Meeting Law called the “Brown Act.” The agenda contains a brief, general description of each item of business that is to be discussed and/or transacted. Prior to acting on any Agenda item, the Board will consider public comments.

1. CALL TO ORDER

2. FLAG SALUTE

MISSION STATEMENT: The Big Bear Airport District serves the Big Bear Valley by providing a safe, efficient, and exceptional venue for aviation operations.

3. ROLL CALL AND INTRODUCTIONS

4. APPROVAL OF AGENDA

5. PUBLIC COMMENTS: A person wishing to comment on a non-Agenda item should approach the podium and wait for the President to recognize him/her. Unless otherwise provided for a specific item, all comments are limited to 3 minutes each with an overall total of 15 minutes. A speaker cannot allot their time to others.

Comments on Agenda items: Comments concerning matters on the agenda will be heard at the time the matter is considered.

Comments on non-Agenda Items: Comments concerning matters not on the agenda will be heard during the Public Comment section on the agenda. A speaker's comments should be within the subject matter jurisdiction of the Big Bear Airport District Board.

Please note that if you wish to address the Board on items not listed on the posted Agenda, the Brown Act does not allow Board discussion of such items because they are not on the agenda and thus were not publicly noticed. Therefore, the Board may only do the following: refer the matter to staff, ask for additional information or request a report back, or give a limited factual response. Your comments may be placed on the agenda for future discussion.

6. BIG BEAR AIRPORT'S PILOTS ASSOCIATION

7. CONSENT AGENDA

7.1. **APPROVAL OF MEETING MINUTES – JANUARY 14, 2026, REGULAR MEETING**

7.2. **YTD FINANCIAL REPORTS – DECEMBER 2025**

8. PULLED CONSENT AGENDA ITEMS

9. BUSINESS MATTERS

9.1. **DISCUSSION AND POSSIBLE APPROVAL OF A 5-YEAR AGREEMENT WITH PRODIGIQ, INC. FOR TENANT LEASE MANAGEMENT SERVICES AND SUPPORT**

9.2. **DISCUSSION AND POSSIBLE APPROVAL OF A 5-YEAR LEASE AGREEMENT EXTENSION WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT**

9.3. **AUTHORIZATION TO PURCHASE A UTILITY TRUCK (2026 RAM 3500 CHASSIS CAB)**

10. MANAGER'S REPORT


11. DIRECTOR'S COMMENTS

12. NEXT MEETING DATE:

Wednesday, March 11, 2026, at 4:00 p.m. – Regular Board of Directors Meeting
Location: Temporary Terminal Building

13. ADJOURNMENT

CERTIFICATION: I, Rebecca Cannon, Board Secretary of the Big Bear Airport District, do hereby certify that I posted a copy of the foregoing Agenda on February 7, 2026, at least 72 hours in advance of the Regular Board of Directors Meeting (Government Code Section 54954.2).



Rebecca Cannon
Board Secretary

The Big Bear Airport District ("District") Board Meeting area is handicapped accessible. Persons with disabilities can receive this Agenda in an alternative format and should call the Airport Office at (909) 585-3219. Notification of 48 hours prior to the Meeting will enable the District to make arrangements to assure accessibility to the Meeting. The Agenda is posted on the District's Website at www.flybigbear.com. If access to the Website is not available, copies may be obtained by calling the Airport Office.



MINUTES

REGULAR BOARD OF DIRECTORS MEETING

Wednesday, January 14, 2026

4:00 p.m.

*"The Big Bear Airport District serves the Big Bear Valley
by providing a safe, efficient, and exceptional venue for aviation operations"*

BOARD OF DIRECTORS

Kam Lawrence, President | Marikay Lindstrom, Vice President
Director Steve Castillo | Director Darrell Gardner | Director Wesley Krause

MEETING LOCATION

Temporary Terminal Building – 501 Valley Blvd, Big Bear City, CA 92314

1. **CALL TO ORDER:** President Lawrence called to order the Regular Meeting of the Big Bear Airport Board of Directors on Wednesday, January 14, 2026, at 4:01 p.m.
2. **FLAG SALUTE:** President Lawrence invited the Board and those present to join in the flag salute, and the salute followed.
3. **ROLL CALL AND INTRODUCTIONS:** Board Secretary, Rebecca Cannon, recorded the following:
 - DIRECTORS PRESENT:** President Lawrence, Vice President Lindstrom, Director Krause, Director Gardner, and Director Castillo.
 - DIRECTORS ABSENT:** None.
 - OTHERS PRESENT:** General Manager Ryan Goss, Administrative Manager Abby Erickson, Administrative Assistant Ariel Valenzuela and Board Secretary Rebecca Cannon.
4. **APPROVAL OF AGENDA:** No changes. Approved by Consensus.
5. **PUBLIC COMMENTS:** None.
6. **BIG BEAR AIRPORTS PILOTS ASSOCIATION:** Jack Williams, President of the BBAPA, contributed.
7. **CONSENT AGENDA**

7.1. APPROVAL OF MEETING MINUTES – DECEMBER 10, 2025, REGULAR MEETING

7.2. YTD FINANCIAL REPORTS – NOVEMBER 2025

Director Krause moved to approve the minutes of the Regular Board of Directors Meeting held on December 10, 2025, and to accept, for filing, the Year-to-Date Financial Reports for November 2025 as presented.

Director Castillo seconded the motion.

The motion passed, with all present board members voting AYE.

8. PULLED CONSENT AGENDA ITEMS: None.

9. BUSINESS MATTERS

9.1. COMMITTEE ASSIGNMENTS

President Lawrence announced the 2026 Committee Assignments, which are as follows:

Airport Development Committee:	Darrell Gardner (Chair), Steve Castillo
Personnel Committee:	Kam Lawrence (Chair), Wesley Krause
Public Outreach Committee:	Wesley Krause (Chair), Marikay Lindstrom
Safety Committee:	Darrell Gardner (Chair), Kam Lawrence

9.2. REVIEW OF DRAFT REQUEST FOR PROPOSALS (RFP) FOR THE FUTURE RESTAURANT IN THE NEW TERMINAL BUILDING

General Manager Ryan Goss presented and reviewed the Draft RFP for the future restaurant in the new terminal building; reviewed the competitive bid process and answered the Board Members' questions related to the possibility of Tenant Improvement Funding, whether it's prudent for the District to hire a restaurant consultant, and prospective timelines.

No formal action was taken; this item will be brought back for further discussion at a future Special Workshop Meeting.

9.3. REVIEW OF DRAFT REQUEST FOR PROPOSALS (RFP) FOR INFORMATION TECHNOLOGY AND CYBER SECURITY SERVICES

General Manager Ryan Goss presented and reviewed the Draft RFP for Information Technology and Cyber Security Services and informed the Board that the RFP will be released for solicitation beginning February 2, 2026.

No formal action was taken.

10. MANAGERS' REPORT

In addition to reviewing the November operations report, General Manager Ryan Goss updated the Board on the progress with the construction of the new terminal building; informed the Board that the new Runway 26 signs that meet FAA specifications will be installed in the coming days and that the AWOS replacement equipment will be installed mid-February.

11. COMMITTEE REPORTS: None.

12. DIRECTOR'S COMMENTS: All Directors present contributed.

13. NEXT MEETING DATE:

Wednesday, February 11, 2026, at 4:00 p.m. – Regular Board of Directors Meeting
Location: Temporary Terminal Building

14. ADJOURNMENT: 5:23 p.m.

Kam Lawrence, President
Board Of Directors

Attest: _____
Rebecca Cannon
Board Secretary

DRAFT

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	December	Jul - Dec 25	Total Budget
Income			
4054 · State Subsidy	\$ -	\$ -	\$ 10,000.00
4055 · Tax Revenues	950,208	1,234,757	2,224,400
4110 · Sales-Aircraft Fuel	38,512	321,294	666,100
4200 · Auto Parking	650	3,825	8,000
4206 · Events Revenue	-	1,000	1,000
4210 · Commercial Leases	3,522	16,832	29,700
4220 · Ground Lease	7,844	49,006	100,600
4230 · Hangar Rentals	34,984	208,718	427,700
4254 · Gate Access Remote/Key Repl.	-	80	200
4255 · Aircraft Oil Sales	238	1,526	3,300
4256 · Aircraft Stores Sales	-	-	900
4260 · Souvenir Sales	302	2,019	7,000
4270 · Storage Units	488	2,929	5,900
4280 · Tiedown Rents	466	3,021	6,200
4290 · Tiedown Transient	40	2,102	3,000
4300 · RV/Camper Storage	1,166	7,796	17,300
4305 · Reimbursement	-	186,729	202,500
4310 · Misc Revenue	-	-	600
4320 · Late Fees-Tenant Rentals	-	37	300
4325 · Sales Adjustment	-	-	-
Total Income	1,038,420	2,041,671	3,714,700
Cost of Goods Sold			
5000 · COGS- Aircraft Fuel	29,011	238,150	598,300
5005 · COGS-Souvenirs	-	-	5,800
5010 · COGS - Oil	-	-	1,900
5015 · COGS - Aircraft Stores	-	-	1,000
Total COGS	29,011	238,150	607,000
Gross Profit	1,009,409	1,803,521	3,107,700
Expense			
5040 · Marketing	1,011	66,771	75,000
5061 · Bank Charges/Credit Card Fees	1,586	17,902	33,700
5090 · Contract Services	9,131	38,863	91,300
5110 · Motorized Vehicle Fuel	1,896	9,175	27,200
5125 · Directors' Expenses	399	6,660	13,700
5140 · Dues & Subscriptions	2,346	8,705	16,500
5150 · Staff Expenses	1,136	4,500	16,000
5160 · Fees/Permits/Licenses	110	9,240	13,300
5170 · Hazardous Waste Pickup	-	350	1,000
5180 · Insurance-Liability Expense	-	74,706	85,000

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	December	Jul - Dec 25	Total Budget
5182 · Insurance-Worker's comp	-	21,787	23,300
5210 · Janitorial Supplies	-	997	2,300
5215 · Manager's Expenses	-	15	2,100
5230 · Office Operational Expense	327	1,914	5,200
5250 · Professional Services	2,611	54,976	98,300
5260 · Repair & Maintenance-AWOS	-	3,916	5,300
5275 · R & M - Aircraft Fuel Farm	1,548	2,512	10,000
5280 · Repair & Maintenance-Grounds	411	5,576	15,000
5285 · Repair & Maintenance-Hangars	-	123	10,000
5290 · Repair & Maintenance-Lighting	-	1,459	5,500
5295 · R & M - Terminal Building	-	9	6,200
5300 · R & M - Motorized Equipment	1,752	19,798	32,000
5305 · Repair & Maint Fire Extinguish	-	3,775	3,600
5310 · Emerg Equip/Supplies	-	173	1,300
5350 · CDTFA Dealer Tax	30	616	1,100
5373 · Tools/Small Maint Equipment	43	2,956	5,000
5390 · Winter Ops Contingency	-	-	6,000
5400 · Utilities	14,593	73,911	161,900
6565 · Salaries	67,658	373,541	798,200
6570 · FICA-Employer	-	211	300
6575 · Medicare-Employer	952	5,477	10,900
6585 · Health, Life, Dent.& Vision Ins	23,732	145,153	317,400
6590 · 457 Contribution-ER Match	1,846	11,060	24,000
6594 · Survivor Benefit Expense	-	557	500
6595 · Pension Expense	6,066	116,484	159,700
6596 · Pension - ER Paid for EE	1,082	6,687	13,300
6597 · GASB 68 Report Fee	-	350	700
6599 · SSA218-CalPERS Annual AdminFee.	-	100	100
Total Expense	140,266	1,091,005	2,091,900
Net Ordinary Income	869,143	712,516	1,015,800
Other Income/Expense			
Other Income			
4330 · Investment Revenue	14,207	206,894	285,800
4332 · Unrealized Gain/(Loss) on Invmt	9,680	71,540	
Total Other Income	23,887	278,434	285,800
Other Expense			
5208 · Terminal Building Construction	457,469	4,031,467	
5042 · Capital Improvement Proj. FY24	16,545	40,722	88,000
5039 · Capital Improvement Projects 22	-	23,800	25,000
5204 · Terminal Building Design	52,920	156,780	
5205 · Interest Exp-Terminal Bldg Loan	-	110,481	217,500

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	December	Jul - Dec 25	Total Budget
5207 · Term.Bldg. Loan Debt Service	-	230,000	230,000
Total Other Expense	526,934	4,593,250	560,500
Net Other Income	(503,047)	(4,314,816)	(274,700)
Net Income	\$ 366,096.00	\$ (3,602,300.00)	\$ 741,100.00

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	<u>\$ Over/(Under) Budget</u>	<u>% of Budget Target: 50%</u>
Income		
4054 · State Subsidy	\$ (10,000.00)	0%
4055 · Tax Revenues	(989,643)	56%
4110 · Sales-Aircraft Fuel	(344,806)	48%
4200 · Auto Parking	(4,175)	48%
4206 · Events Revenue	-	100%
4210 · Commercial Leases	(12,868)	57%
4220 · Ground Lease	(51,594)	49%
4230 · Hangar Rentals	(218,982)	49%
4254 · Gate Access Remote/Key Repl.	(120)	40%
4255 · Aircraft Oil Sales	(1,774)	46%
4256 · Aircraft Stores Sales	(900)	0%
4260 · Souvenir Sales	(4,981)	29%
4270 · Storage Units	(2,971)	50%
4280 · Tiedown Rents	(3,179)	49%
4290 · Tiedown Transient	(898)	70%
4300 · RV/Camper Storage	(9,504)	45%
4305 · Reimbursement	(15,771)	92%
4310 · Misc Revenue	(600)	0%
4320 · Late Fees-Tenant Rentals	(263)	12%
4325 · Sales Adjustment		
Total Income	(1,673,029)	55%
Cost of Goods Sold		
5000 · COGS- Aircraft Fuel	(360,150)	40%
5005 · COGS-Souvenirs	(5,800)	0%
5010 · COGS - Oil	(1,900)	0%
5015 · COGS - Aircraft Stores	(1,000)	0%
Total COGS	(368,850)	39%
Gross Profit	(1,304,179)	58%
Expense		
5040 · Marketing	(8,229)	89%
5061 · Bank Charges/Credit Card Fees	(15,798)	53%
5090 · Contract Services	(52,437)	43%
5110 · Motorized Vehicle Fuel	(18,025)	34%
5125 · Directors' Expenses	(7,040)	49%
5140 · Dues & Subscriptions	(7,795)	53%
5150 · Staff Expenses	(11,500)	28%
5160 · Fees/Permits/Licenses	(4,060)	69%
5170 · Hazardous Waste Pickup	(650)	35%
5180 · Insurance-Liability Expense	(10,294)	88%

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	<u>\$ Over/(Under) Budget</u>	<u>% of Budget Target: 50%</u>
5182 · Insurance-Worker's comp	(1,513)	94%
5210 · Janitorial Supplies	(1,303)	43%
5215 · Manager's Expenses	(2,085)	1%
5230 · Office Operational Expense	(3,286)	37%
5250 · Professional Services	(43,324)	56%
5260 · Repair & Maintenance-AWOS	(1,384)	74%
5275 · R & M - Aircraft Fuel Farm	(7,488)	25%
5280 · Repair & Maintenance-Grounds	(9,424)	37%
5285 · Repair & Maintenance-Hangars	(9,877)	1%
5290 · Repair & Maintenance-Lighting	(4,041)	27%
5295 · R & M - Terminal Building	(6,191)	0%
5300 · R & M - Motorized Equipment	(12,202)	62%
5305 · Repair & Maint Fire Extinguish	175	105%
5310 · Emerg Equip/Supplies	(1,127)	13%
5350 · CDTFA Dealer Tax	(484)	56%
5373 · Tools/Small Maint Equipment	(2,044)	59%
5390 · Winter Ops Contingency	(6,000)	0%
5400 · Utilities	(87,989)	46%
6565 · Salaries	(424,659)	47%
6570 · FICA-Employer	(89)	70%
6575 · Medicare-Employer	(5,423)	50%
6585 · Health, Life, Dent.& Vision Ins	(172,247)	46%
6590 · 457 Contribution-ER Match	(12,940)	46%
6594 · Survivor Benefit Expense	57	111%
6595 · Pension Expense	(43,216)	73%
6596 · Pension - ER Paid for EE	(6,613)	50%
6597 · GASB 68 Report Fee	(350)	50%
6599 · SSA218-CalPERS Annual AdminFee.	-	100%
Total Expense	(1,000,895)	52%
Net Ordinary Income	(303,284)	70%
Other Income/Expense		
Other Income		
4330 · Investment Revenue	(78,906)	72%
4332 · Unrealized Gain/(Loss) on Invmt		
Total Other Income	(7,366)	97%
Other Expense		
5208 · Terminal Building Construction		
5042 · Capital Improvement Proj. FY24	(47,278)	46%
5039 · Capital Improvement Projects 22	(1,200)	95%
5204 · Terminal Building Design		
5205 · Interest Exp-Terminal Bldg Loan	(107,019)	51%

Big Bear Airport District Profit & Loss Budget Performance

December 2025

	\$ Over/(Under) Budget	% of Budget Target: 50%
5207 · Term.Bldg. Loan Debt Service	-	100%
Total Other Expense	4,032,750	819%
Net Other Income	(4,040,116)	1,571%
Net Income	\$ (4,343,400.00)	

**Big Bear Airport District
Balance Sheet
As of December 31, 2025**

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1040 · Checking Account	2,047,424
Total Checking/Savings	2,047,424
Accounts Receivable	
1140 · Accounts Receivable	16,244
Total Accounts Receivable	16,244
Other Current Assets	
1001 · Petty Cash	350
1125 · LAIF	297,227
1125.01 · LAIF - Fair Market Value	349
1127 · TD Ameritrade, Inc.	7,313,866
1128 · CLASS	2,189,357
1142 · Lease Receivable	335,806
1160 · Prepaid Medical/Life Insurance	41,013
1164 · Pre Paid Jet A Fuel Tax	8,457
1166 · Pre-Paid Expense	12,018
1181 · Inventory-Souvenirs	6,748
1182 · Inventory-Fuel	58,673
1183 · Inventory - Oil	6,519
1185 · Inventory - Aircraft Stores	4,156
1499 · Undeposited Funds	4,446
Total Other Current Assets	10,278,983
Total Current Assets	12,342,651
Fixed Assets	
1201 · Land	3,692,512
1220 · Land Improvements	18,172,525
1240 · Structure Improvements	5,726,203
1250 · Operating Equipment	4,184,403
1270 · Accumulated Depreciation	-21,973,321
1300 · Construction in Progress	3,189,400
Total Fixed Assets	12,991,721
Other Assets	
1150 · Deferred Outflows of Resources	636,719
Total Other Assets	636,719
TOTAL ASSETS	25,971,091

Big Bear Airport District
Balance Sheet
As of December 31, 2025

	Dec 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · Accounts Payable	24,515
Total Accounts Payable	24,515
Other Current Liabilities	
2010 · Retention Payable	310,643
2123 · Accrued Vacation	81,495
2124 · Accrued Sick Leave	111,568
2200 · Sales Taxes Payable	16,504
2250 · Retirement Contribution Payable	-24
2301 · Deposits-Tenant Security	33,791
2302 · Deposits-Gate Access	6,950
2303 · Deposits-Wait List	16,792
2320 · Prepaid Rents	111,003
Total Other Current Liabilities	688,721
Total Current Liabilities	713,236
Long Term Liabilities	
2525 · Terminal Building Loan	7,480,948
2600 · Net Pension Liability	840,024
2620 · Net OPEB Obligation	1,000,435
2625 · Deferred Inflows of Resources	748,951
2630 · DIR - Leases	331,356
Total Long Term Liabilities	10,401,714
Total Liabilities	11,114,950
Equity	
3900 · Retained Earnings	18,458,439
Net Income	-3,602,297
Total Equity	14,856,141
TOTAL LIABILITIES & EQUITY	25,971,091

Big Bear Airport District
US Bank CC Expense-Detail
December 2025

Date	Memo	Amount
US Bank		
12/22/2025	Sealant, Osh Kosh Oil Drain, Filter	324.12
12/22/2025	Splitter Ext Cord, Flood Light, Ramp Lighting	180.57
12/22/2025	Rivets, Sockets, Wrenches, Drying Tubes, Batteries	145.75
12/22/2025	Coffee Station Supplies	99.83
12/22/2025	Tenant Xmas Lunch-supplies	232.38
12/22/2025	Tenant Xmas Lunch-food	273.93
12/22/2025	Stamps, Binders, Calendars, Receipt Books	327.26
12/22/2025	Sympathy Flowers RC	19.38
12/22/2025	Zoom, Webcam, QB Annual Renewal	1,881.98
12/22/2025	Uniform Expense-RG Muck Boots	54.94
12/22/2025	Computers x 3 EE's	2,996.42
12/22/2025	Ring Central	318.41
12/22/2025	Return of OshKosh filter	-39.86
12/22/2025	Return of Rivet Set	-103.20
12/22/2025	Return of Gutter	-101.08
Total US Bank		6,610.83
TOTAL		6,610.83

**Big Bear Airport District
Monthly Check Report
December 2025**

Date	Num	Name	Memo	Amount
12/10/2025	DD2914	Abby Erickson	Direct Deposit	0.00
12/10/2025	DD2915	Ariel Valenzuela	Direct Deposit	0.00
12/10/2025	DD2916	David Caballero	Direct Deposit	0.00
12/10/2025	DD2917	Hugo Medel-Valdes	Direct Deposit	0.00
12/10/2025	DD2918	James Ryan Goss	Direct Deposit	0.00
12/10/2025	DD2919	John M. Egerer	Direct Deposit	0.00
12/10/2025	DD2920	John R Melissa	Direct Deposit	0.00
12/10/2025	DD2921	Rebecca Cannon	Direct Deposit	0.00
12/24/2025	DD2922	Abby Erickson	Direct Deposit	0.00
12/24/2025	DD2923	Ariel Valenzuela	Direct Deposit	0.00
12/24/2025	DD2924	David Caballero	Direct Deposit	0.00
12/24/2025	DD2925	Hugo Medel-Valdes	Direct Deposit	0.00
12/24/2025	DD2926	James Ryan Goss	Direct Deposit	0.00
12/24/2025	DD2927	John M. Egerer	Direct Deposit	0.00
12/24/2025	DD2928	John R Melissa	Direct Deposit	0.00
12/24/2025	DD2929	Rebecca Cannon	Direct Deposit	0.00
*** Missing numbers here ***				
12/08/2025	4813	PERS - Retirement	457 Contribution PP ending 12/6/25	-2,319.52
12/08/2025	4814	PERS - Retirement	PP ending 12/6/25	-5,350.00
*** Missing numbers here ***				
12/23/2025	4819	PERS - Retirement	PP ending 12/20/25	-5,350.00
12/23/2025	4820	PERS - Retirement	457 Contribution PP ending 12/20/25	-2,319.52
12/23/2025	4821		PERS Medical Premium - January	-26,033.93
*** Missing numbers here ***				
12/05/2025	Wire 12225	Angeles Contractor, Inc.	Work through 11/30/25	-434,595.41
*** Missing numbers here ***				
12/01/2025	35291	Fox, Ken RV-O	Deposit Refund	-100.00
12/02/2025	35292	AmeriGas	204159351	-865.28
12/02/2025	35293	Big Bear City CSD.	BBAD	-923.22
12/02/2025	35294	Butcher's Block	101970	-372.02
12/02/2025	35295	Caballero, David.	December 2025 cell phone	-50.00
12/02/2025	35296	Cannon, Rebecca.	December 2025 cell phone	-50.00
12/02/2025	35297	Castillo, Steve	Monthly reimbursement - December 2025	-100.00
12/02/2025	35298	Cole Huber LLP	10443	-500.45
12/02/2025	35299	DIY Home Center	0060-00061228	-134.67
12/02/2025	35300	Erickson, Abby.	December 2025 cell phone	-50.00
12/02/2025	35301	Gardner, Darrell	Monthly reimbursement - December 2025	-100.00
12/02/2025	35302	Goss, Ryan	December 2025 cell phone	-50.00
12/02/2025	35303	Knight Building Systems, Inc.	BBAD	-52,920.00
12/02/2025	35304	Krause, Wesley	Monthly reimbursement - December 2025	-100.00
12/02/2025	35305	Lawrence, Kam.	Monthly reimbursement - December 2025	-100.00
12/02/2025	35306	Lindstrom, Marikay.	Monthly reimbursement - December 2025	-100.00
12/02/2025	35307	Medel, Hugo	December 2025 cell phone	-50.00
12/02/2025	35308	Melissa, John	December 2025 cell phone	-50.00
12/02/2025	35309	Starting Line Advisory	BBAD45992	-1,198.70
12/02/2025	35310	Valenzuela, Ariel.	December 2025 cell phone	-50.00
12/10/2025	35311	Advanced Copy Systems	SB6733	-115.96
12/10/2025	35312	Caballero, David.	Employee appreciation-2025	-100.00
12/10/2025	35313	Cannon, Rebecca.	Employee appreciation-2025	-100.00
12/10/2025	35314	Egerer, John	Employee appreciation-2025	-100.00
12/10/2025	35315	Erickson, Abby.	Employee appreciation-2025	-100.00
12/10/2025	35316	Medel, Hugo	Employee appreciation-2025	-100.00
12/10/2025	35317	Melissa, John	Employee appreciation-2025	-100.00
12/10/2025	35318	Napa Auto Parts, Inc.	2285	-78.82
12/10/2025	35319	Streamline	10312FFC-0002 Dec 1 - Jan 1 2026	-245.00
12/10/2025	35320	U.S. Postal Service	P O Box Rent 2026	-244.00
12/10/2025	35321	Valenzuela, Ariel.	Employee appreciation-2025	-100.00
12/16/2025	35322	Mead & Hunt	R3228400	-1,216.00
12/16/2025	35323	Bear Valley Electric	Airport accounts	-9,261.73
12/16/2025	35324	Caballero, David.	Meal Reimbursement	-12.07
12/16/2025	35325	Grainger, Inc.	816693576	-139.00
12/16/2025	35326	Mead & Hunt	R3228400	-196.50
12/16/2025	35327	Melissa, John	Reimbursement for Tenant Lunch - Food	-404.96
12/16/2025	35328	Nigro & Nigro	BBAD	-9,000.00
12/16/2025	35329	USDA Forest Service	BBAD	-158.67
12/23/2025	35330	American Association of Airport Ex...	Membership 3/1/26 - 2/28/27	-325.00
12/23/2025	35331	Mead & Hunt	R3228400	-16,544.93
12/23/2025	35332	Shred-it, Inc.	12147987	-150.68
12/23/2025	35333	Sonitrol of San Bernardino	23424,237693	-260.52
12/23/2025	35334	Southwest Gas	910000935051	-709.09
12/30/2025	35335	282 Services	Diesel Re-fueler Repair	-2,698.66
12/30/2025	35336	AmeriGas	204159351	-1,115.13
12/30/2025	35337	Butcher's Block	101970	-54.14
12/30/2025	35338	Parkhouse Tire, Inc.	25667	-294.43
12/30/2025	35339	S.B. Co. Weights and Measures	6109	-110.00



Big Bear Airport District
 PO Box 755
 Big Bear City, CA 92314

California CLASS

California CLASS

Average Monthly Yield: 3.8767%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CA-01-0172-0001	Cash Reserve	1,184,617.17	1,000,000.00	0.00	4,739.90	68,182.73	1,475,092.65	2,189,357.07
TOTAL		1,184,617.17	1,000,000.00	0.00	4,739.90	68,182.73	1,475,092.65	2,189,357.07



Cash Reserve

Account Summary

Average Monthly Yield: 3.8767%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	1,184,617.17	1,000,000.00	0.00	4,739.90	68,182.73	1,475,092.65	2,189,357.07

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
12/01/2025	Beginning Balance			1,184,617.17	
12/23/2025	Contribution	1,000,000.00			15790
12/31/2025	Income Dividend Reinvestment	4,739.90			
12/31/2025	Ending Balance			2,189,357.07	



California CLASS

California CLASS

Date	Dividend Rate	Daily Yield
12/01/2025	0.000111607	4.0703%
12/02/2025	0.000111341	4.0640%
12/03/2025	0.000109861	4.0099%
12/04/2025	0.000108995	3.9783%
12/05/2025	0.000326559	3.9731%
12/06/2025	0.000000000	3.9731%
12/07/2025	0.000000000	3.9731%
12/08/2025	0.000109137	3.9835%
12/09/2025	0.000108986	3.9780%
12/10/2025	0.000108590	3.9636%
12/11/2025	0.000106753	3.8965%
12/12/2025	0.000313020	3.8084%
12/13/2025	0.000000000	3.8084%
12/14/2025	0.000000000	3.8084%
12/15/2025	0.000104665	3.8203%
12/16/2025	0.000104605	3.8181%
12/17/2025	0.000103916	3.7929%
12/18/2025	0.000104064	3.7983%
12/19/2025	0.000312213	3.7986%
12/20/2025	0.000000000	3.7986%
12/21/2025	0.000000000	3.7986%
12/22/2025	0.000104458	3.8127%
12/23/2025	0.000104475	3.8134%
12/24/2025	0.000208438	3.8040%
12/25/2025	0.000000000	3.8040%
12/26/2025	0.000314034	3.8208%
12/27/2025	0.000000000	3.8208%
12/28/2025	0.000000000	3.8208%
12/29/2025	0.000105620	3.8551%
12/30/2025	0.000105603	3.8545%
12/31/2025	0.000105696	3.8579%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

Columbia Capital Management, LLC
PORTFOLIO SUMMARY
Big Bear Airport District
Income
December 31, 2025

Security Type	Quantity	Total Cost	Market Value	Pct. Assets	Cur. Yield	Est. Annual Income
Fixed Income						
Agency Securities	1,000,000	979,302.00	989,773.33	28.4	3.6	0.00
	1,000,000	979,302.00	989,773.33	28.4	3.6	0.00
Cash and Equiv.						
Cash and Equivalents	0	21,428.73	21,428.73	0.6	0.2	42.86
Mutual Funds	2,472,712	2,472,711.70	2,472,711.70	71.0	4.6	114,319.40
	2,472,712	2,494,140.43	2,494,140.43	71.6	4.6	114,362.25
TOTAL PORTFOLIO	3,472,712	3,473,442.43	3,483,913.76	100.0	4.3	114,362.25

Columbia Capital Management, LLC
FIXED INCOME PORTFOLIO
Big Bear Airport District
Income
December 31, 2025

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Agency Securities										
1,000,000	FHLB 0%26 DUE 04/14/26 0.000% Due 04-14-26	97.93	979,302.00	98.98	989,773.33	0.00	989,773.33	28.4	3.58	0.29
			979,302.00		989,773.33	0.00	989,773.33	28.4	3.58	0.29
Cash and Equivalents										
	Cash		21,428.73		21,428.73		21,428.73	0.6		0.00
			21,428.73		21,428.73	0.00	21,428.73	0.6	0.00	0.00
Mutual Funds										
2,472,712	SCHWAB US TREASURY MONEY ULTRA	1.00	2,472,711.70	1.00	2,472,711.70		2,472,711.70	71.0		0.00
			2,472,711.70		2,472,711.70	0.00	2,472,711.70	71.0	0.00	0.00
			3,473,442.43		3,483,913.76	0.00	3,483,913.76	100.0	1.02	0.08

Columbia Capital Management, LLC
PERFORMANCE REPORT
GROSS OF FEES
Big Bear Airport District
Income
From 11-30-25 to 12-31-25

Portfolio Value on 11-30-25	3,472,316.29
Contributions	0.00
Withdrawals	0.00
Realized Gains	0.00
Unrealized Gains	3,606.52
Interest	2.58
Dividends	7,988.37
Portfolio Value on 12-31-25	3,483,913.76
Average Capital	3,472,316.29
Total Gain before Fees	11,597.47
IRR for 0.08 Years	0.33%

Columbia Capital Management, LLC
PERFORMANCE REPORT
GROSS OF FEES
Big Bear Airport District
Income
From 05-01-22 to 12-31-25

Portfolio Value on 05-01-22	0.00
Contributions	0.00
Withdrawals	0.00
Transfers In	2,999,733.00
Realized Gains	64,298.86
Unrealized Gains	10,471.33
Interest	382,357.51
Dividends	27,053.06
Portfolio Value on 12-31-25	3,483,913.76
Average Capital	2,928,097.59
Total Gain before Fees	484,180.76
IRR for 3.67 Years	16.54%

Columbia Capital Management, LLC
FIXED INCOME DISTRIBUTION
Big Bear Airport District
Income

December 31, 2025

Summary Information

	Totals		Weighted Averages
Par Value	1,000,000	Average YTM	3.58
Market Value	989,773.33	Average Maturity (yrs)	0.29
Total Cost	979,302.00	Average Coupon (%)	0.00
Net Gain/Loss	10,471.33	Average Duration	0.29
Annual Income	0.00	Average Moody Rating	NR
Number of Issues	1	Average S&P Rating	NR

Distribution by Moody Rating

<u>Rating</u>	<u>Number</u>	<u>Mkt Value</u>	<u>% Bond Holdings</u>	<u>Average Y T M</u>	<u>Average Coupon</u>	<u>Average Duration</u>
Not Rated	1	989,773.33	100.0	3.6	0.000%	0.3

Distribution by S&P Rating

<u>Rating</u>	<u>Number</u>	<u>Mkt Value</u>	<u>% Bond Holdings</u>	<u>Average Y T M</u>	<u>Average Coupon</u>	<u>Average Duration</u>
Not Rated	1	989,773.33	100.0	3.6	0.000%	0.3

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

January 07, 2026

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

BIG BEAR AIRPORT DISTRICT

GENERAL MANAGER
P.O. BOX 755
BIG BEAR CITY, CA 92314

[Tran Type Definitions](#)

December 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	297,226.86
Total Withdrawal:	0.00	Ending Balance:	297,226.86

FY 2025-2026

NO.	APPORTIONMENT	COLLECTION PERIOD	APPORTIONMENT DATE	FUNDS AUTOMATICALLY DEPOSITED	CHECK AMOUNT
1.	Tax Roll Revenues	7/1/25 - 11/5/25	11/12/2025	11/14/2025	\$284,549.16
2.	Tax Roll Revenues	11/6/25 - 11/24/25	12/1/2025	12/3/2025	\$132,527.65
3.	Homeowners' Exemption Reimbursement - 15%	7/1/25 - 11/30/25	12/4/2025	12/8/2025	\$1,606.68
4.	Tax Roll Revenues	11/25/25 - 12/11/25	12/16/2025	12/18/2025	\$717,641.04
5.	Tax Roll Revenues - RPTTF Distribution*	4/29/25 - 12/11/25	12/22/2025	12/30/2025	\$98,432.34
6.	Tax Roll Revenues				
7.	Homeowners' Exemption Reimbursement - 35%				
8.	Tax Roll Revenues - Including VLF**				
9.	Tax Roll Revenues - Including Unitary				
10.	Tax Roll Revenues				
11.	Tax Roll Revenues				
12.	Tax Roll Revenues				
13.	Tax Roll Revenues				
14.	Homeowners' Exemption Reimbursement - 35%				
15.	Tax Roll Revenues - Including VLF and Unitary				
16.	Tax Roll Revenues - RPTTF Distribution*				
17.	Homeowners' Exemption Reimbursement - 15%				
18.	Tax Sales Excess Proceeds				
19.	Tax Roll Revenues				
20.	FY 2025-2026 Year-End Reconciliation				
21.	FY 2025-2026 Teeter Plan Adjustment				
	<i>* Redevelopment Property Tax Trust Fund</i>			Total	\$1,234,756.87



Date: February 11, 2026
To: Board of Directors
From: Ryan Goss, General Manager
Subject: **Discussion and Possible Approval of a 5-year Agreement with ProDIGIQ, Inc. for Tenant Lease Management Services and Support**

Background/Discussion:

ProDIGIQ, Inc. is the District's current vendor providing lease management software used to manage tenant lease records including, but not limited to, Hangar Lease Agreements, FAA registration documentation, Certificates of Insurance, and general tenant contact information. The District has utilized ProDIGIQ's Lease Management System since 2016, and the platform has proven to be a reliable and efficient support platform for the administration staff.

The proposed service and support agreement serves as the successor to the District's existing agreement with ProDIGIQ and is intended to ensure uninterrupted maintenance continuation. Maintaining the existing system preserves institutional knowledge, protects historical lease data, and avoids operational disruptions that may occur during system migration or a potential vendor transition.

The initial term of the agreement is five (5) years, retroactively beginning January 1, 2026, and ending December 31, 2030. The agreement also allows for automatic renewal for up to two (2) additional three-year terms unless either party provides at least sixty (60) days written notice prior to expiration.

Financial Impact:

The proposed agreement establishes an annual cost of \$5,000 for the Lease Management System and ongoing support services. Funding for the proposed service agreement is included in the District's approved FY 2025-26 operating budget.

Recommendation:

Approve a five-year agreement with ProDIGIQ, Inc. for continued use of tenant data management software effective January 1, 2026, through December 31, 2030.

PRODIGIQ SERVICE AND SUPPORT AGREEMENT

This Agreement is entered on January 28th, 2026 (“Effective Date”) between ProDIGIQ, Inc. (hereafter “ProDIGIQ”) and the Big Bear Airport District (hereafter “Licensee”) and is the successor to the prior agreement between the Parties. In consideration of the mutual covenants and obligations contained herein, the Licensee and ProDIGIQ agree as follows:

1. SCOPE OF SERVICES

- 1.01 LICENSE. ProDIGIQ will provide Licensee a non-exclusive, non-transferable license to the Lease Management System (herein referred to as “System”) described in ProDIGIQ’s proposal attached hereto as Exhibit A, “Proposal”, (“Services”) to Licensee.
- 1.02 PROVISION OF SERVICES. The provisions of the Services shall be through a completely automated, cloud-based process. ProDIGIQ shall provide all support and services as specified in Exhibit A.

2. TERM, TRANSITION, AND INSTALLATION, AND RENEWAL PERIODS

- 2.01 TERM. The Initial Term of this Agreement shall commence on January 1st, 2026 and shall terminate five (5) years later at midnight on December 31st, 2030 (the “Initial Termination Date”), unless earlier terminated or extended as provided in the Agreement under section 5 below.
- 2.02 RENEWAL. This Agreement shall automatically renew for up to two (2) additional periods of thirty-six (36) months each (“Renewal Term”), unless either party provides written notice of its intent not to renew at least sixty (60) calendar days prior to the expiration of the then-current term. All days set out are calendar days.

3. FEES, PRICE AND PAYMENT

- 3.01 FEES. The costs are subject to additions and deductions for change orders made in accordance with this Agreement, Licensee shall pay based on ProDIGIQ’s cost proposal as outlined in Exhibit A. Such payments made in advance shall be billed on an annual basis and payable within thirty (30) days of the date Licensee receives invoices from ProDIGIQ. For clarification, the amount due on each statement shall be for Services to be provided during the following year. Payments shall be made payable to ProDIGIQ under the name set forth on the invoice received by Licensee at the address for payment set forth on the invoice received by Licensee.
- 3.02 PRICE ADJUSTMENTS. ProDIGIQ reserves the right to increase the fees by no greater than a total of ten percent (10%) during the Initial Term of the Agreement. Any proposed price adjustments must be submitted by ProDIGIQ in writing to the Licensee at least thirty (30) days prior to the due date of the following annual fees. For each Renewal Term, any fee increase shall not exceed five percent (5%) of the fees applicable during the immediately preceding term and shall likewise be provided in writing at least thirty (30) days prior to the due date of the applicable annual fees.

- 3.03 LATE FEES: Any undisputed payment not received by ProDIGIQ within sixty (60) days after the applicable due date shall accrue interest at the lesser of one and one-half percent (1.5%) per month or the maximum rate permitted by applicable law, calculated from the date such payment was due until the date paid in full. In addition to interest, ProDIGIQ reserves the right to charge Licensee for any reasonable costs of collection, including attorneys' fees and expenses, incurred in recovering overdue amounts. The imposition of late fees shall be without prejudice to any other rights or remedies available to ProDIGIQ under this Agreement or at law.

4. RIGHTS AND OBLIGATIONS

- 4.01 PRODIGIQ'S OBLIGATIONS. The parties understand that ProDIGIQ shall be responsible for the following matters.

4.01.1 SERVICING OF SYSTEM. As outlined in Exhibit A and attached for reference, ProDIGIQ shall provide 24x7 remote monitoring of all systems necessary for the provision of the real-time System data, as contemplated in Exhibit A, to Licensee. ProDIGIQ shall provide all software updates and system maintenance as contemplated on Exhibit A. ProDIGIQ shall provide prompt maintenance and repair service to keep Services operating properly. Such service shall be provided as soon as possible, following notification to ProDIGIQ by Licensee that such service is required. In the event immediate repair is not possible, ProDIGIQ shall make repairs and restore any malfunctioning or inoperative System software to a satisfactory working condition within a brief period of time following notification by the Licensee unless an extended period is agreed upon prior to the service repair commencement.

4.01.2 SOFTWARE UPDATES. ProDIGIQ may provide System software updates, if any, during the life of this Agreement. All such updates will be provided to the Licensee's system within a reasonable amount of time after they become available.

- 4.02 LICENSEE'S OBLIGATIONS. The parties understand that the Licensee shall be responsible for the following matters:

4.02.1 ADDITIONAL PROFESSIONAL SERVICES: The Licensee shall be responsible for all additional costs incurred for professional services, including but not limited to configuration, customization, project management, data migration, integration, and training, to the extent such services exceed the number of hours initially allocated under Exhibit A. Any such additional services shall be provided in accordance with rates under the Services Rate Card and shall be subject to mutual agreement in writing prior to commencement.

4.02.2 SITE VISIT EXPENSES. Should Licensee request additional site visits by ProDIGIQ for any reason including, but not limited to, maintenance, additional training, or system update visits beyond the scope provided under Exhibit A, Licensee shall pay all reasonable travel expenses and costs of ProDIGIQ incurred in such site visits. Further, if upon termination of this Agreement ProDIGIQ is required to or requested to visit the site, Licensee shall pay all reasonable travel expenses and costs of ProDIGIQ incurred in such site visits.

5. MISCELLANEOUS

5.01 TERMINATION, SUSPENSION, AND DEFAULT. Termination of this Agreement shall occur either upon (i) the natural termination date of this Agreement pursuant to section 2 above, and (ii) upon receipt of written notice of an uncured material breach pursuant as described herein this section as described under section 5.06 below.

5.01.1 SUSPENSION:

- 5.01.1.1 Suspension for Non-Payment: ProDIGIQ reserves the right to suspend Licensee's access to the Services upon written notice if any portion of an undisputed invoice remains unpaid for more than sixty (60) days following the due date.
- 5.01.1.2 Voluntary Suspension: At Licensee's written request, the Term may be temporarily suspended subject to ProDIGIQ's written approval, whereby any approval of any such suspension shall be at ProDIGIQ's sole discretion.
- 5.01.1.3 Suspension Fees: Licensee shall be responsible for all costs related to the deactivation and reactivation of the services, including Deactivation Fees and Reactivation Fees (collectively referred to herein as "Suspension Fees"). "Deactivation Fee" shall mean the professional services and expenses provided and incurred by ProDIGIQ, including, but not limited to, deactivating the system access, deactivating the data backups. "Activation Fee" shall mean the professional services and expenses provided and incurred by ProDIGIQ, but not limited to, engineering hours, pursuant to reactivating system access, reactivating system backups, reconfiguration, and retraining for Licensee personnel. Deactivation Fees must be paid within fifteen (15) days of deactivation. Reactivation Fees must be paid within fifteen (15) days of reactivation.
- 5.01.1.4 Suspension Period; Tolling of Term: Any suspension described under this section 5.01.1 shall not exceed 6 months ("Suspension Period"). The Term shall be extended by a period of time equal to any Suspension Period.

5.01.2 ADDITIONAL SERVICES UPON TERMINATION. Following the expiration or termination of this Agreement for any reason, ProDIGIQ shall have no obligation to provide any further services to Licensee, including, but not limited to, the transferring of data to Licensee or any third party. However, if Licensee requests any additional services from ProDIGIQ after such expiration or termination—including but not limited to data extraction, transition assistance, or continued limited access to the Services—such services shall be provided only at Licensor's discretion and, if provided, shall be subject to Licensor's then-current rates and billing practices, unless otherwise agreed in writing by the parties.

5.02 REPRESENTATION AND WARRANTY.

5.02.1 **ProDIGIQ** represents and warrants that: (i) it has full right and power to enter into and perform this Agreement and that its performance under this Agreement will not violate any law and will not conflict with or violate any other obligation ProDIGIQ may have to any other party; (ii) it is a duly organized, validly existing, and in good standing under the laws of its jurisdiction of incorporation or

formation, and has all requisite power and authority to enter into this Agreement and to perform its obligations hereunder, (iii) it is the owner or licensee of any and all intellectual property or software that will be used in providing the Services to Licensee; and (iv) no provision of this Agreement nor the delivery of the Services to Licensee will infringe the intellectual property rights of any third party.

5.02.2 **Licensee** represents and warrants that: (i) it has full right and power to enter into and perform this Agreement; (ii) it is a duly organized, validly existing, and in good standing under the laws of its jurisdiction of incorporation or formation, and has all requisite power and authority to enter into this Agreement and to perform its obligations hereunder; (iii) the execution, delivery, and performance of this Agreement by Licensee does not and will not violate or conflict with any agreement, instrument, or obligation to which Licensee is a party, nor any applicable law, regulation, or court order; (iv) it shall not use the Services in any manner that infringes, misappropriates, or otherwise violates any intellectual property or proprietary right of any third party or Licensor; (v) it shall use the Services as contemplated in Exhibit A; (vi) it shall not, or induce any third party to, decompile, disassemble, reverse engineer, or otherwise attempt to derive the source code of the Systems, or distribute ProDIGIQ Intellectual Property as described under paragraph 5.07 below; (vii) it shall not sublicense, lease, rent, sell, or otherwise transfer or distribute the ProDIGIQ Intellectual Property to any third party except as expressly permitted in this Agreement; (viii) Licensee shall make best efforts to prevent unauthorized access to or use of the ProDIGIQ Intellectual Property and shall promptly notify Licensor of any such unauthorized use or access that comes to its attention; and (ix) it shall only provide access to the Services to personnel trained and authorized by Licensee to use the Services. Further, Licensee acknowledges and agrees that the Services and all associated intellectual property rights are and shall remain the exclusive property of ProDIGIQ and its licensors. Licensee shall not remove, alter, or obscure any proprietary notices (including copyright and trademark notices) of ProDIGIQ or its licensors on or within the Services.

5.03 **DISCLAIMERS, LIMITATIONS OF LIABILITY.** ProDIGIQ will not be liable to licensee for indirect, consequential, special, punitive or exemplary damages or penalties arising from or related to this agreement except for willful misconduct by ProDIGIQ and its affiliates, subsidiaries, or parent. In any event, licensee's damages arising from any cause of action relating to this agreement or actions carried out in contemplation of this agreement shall be limited to the amount licensee has paid to ProDIGIQ under this agreement. Licensee shall not be entitled to any injunctive relief for any alleged breach of this agreement by ProDIGIQ.

5.04 **NOTICES.** All notices required or permitted by this Agreement shall be in writing and will be delivered in person or by the U.S. Postal Service via certified mail, return receipt requested, and shall be deemed sufficiently given if served in the manner specified herein. Any notice which is delivered in person shall be deemed to have been given on the date it is delivered in person. Any notice which is delivered by U.S. Postal Service via certified mail, return receipt requested, shall be deemed to have been given four (4) days after the date it was mailed. If such notice is intended for Licensee it shall be addressed to:

Ryan Goss, General Manager
Big Bear Airport District

And if intended for ProDIGIQ it shall be addressed to:

Anita Venkataraman
President
ProDIGIQ, Inc.
26500 West Agoura Road, Ste. 102-796
Calabasas, CA 91302

- 5.05 FORCE MAJEURE. Neither party will be liable for or be considered to be in breach of or default under this Agreement, other than monetary obligations, as a result of any cause or condition beyond such party's reasonable control.
- 5.06 NONPERFORMANCE. In the event that a party fails to perform as required by this Agreement and is in material breach of this Agreement, including, but not limited to failure to pay invoices when due, and such material breach is not related to actions solely attributable to the non-breaching or to matters totally beyond the reasonable control of the breaching party, i.e., by virtue of matters typically referred to as force majeure, the non-breaching shall provide to the breaching party a notice of material breach. Such notice shall be in writing and delivered to the address specified in Section 5.04 (Notices) of this Agreement. If the material breach identified in the notice of material breach is not cured by the breaching party within thirty (30) calendar days, the parties agree that the non-breaching shall be entitled to immediately terminate the Agreement with a notice of a failure to cure breach. In the event that such legal action is necessary, the prevailing party shall also be entitled to recover all reasonable and verifiable costs and expenses of such action, including without limitation its reasonable attorneys' fees, costs of court, and any fees or expenses of expert witnesses.
- 5.07 INTELLECTUAL PROPERTY.
- 5.07.1 ProDIGIQ and/or its licensors own and shall retain all proprietary rights, including all patents, copyrights, trade secrets, know-how, trademarks and other intellectual property rights now known or hereafter devised, in and to the Services and Systems including, but not limited to, software, code, hardware, technology, schematics, web and mobile applications, as well as any modification, enhancement, customization, configuration, update, version, or derivative work thereof provided to Licensee pursuant to this Agreement ("ProDIGIQ Intellectual Property") whether created prior to or during or after the Term of this Agreement. Licensee acknowledges that the license granted under this Agreement shall not assign or transfer to Licensee any title to or ownership interest in the ProDIGIQ Intellectual Property updates or derivative works thereof, including but not limited to, any modifications or configuration/customizations requested by Licensee, that are provided to Licensee pursuant to this Agreement, and shall only have a license to use the Services in accordance with the terms and conditions of this Agreement. ProDIGIQ retains all intellectual property rights not specifically granted herein.
- 5.07.2 Notwithstanding the foregoing, Licensee shall retain ownership of any maps, pictures, documents, as well as other copyrighted materials and trademarks it has supplied ProDIGIQ pursuant to the performance of this Agreement ("Licensee Intellectual Property"). Further, Licensee shall have all right and title to the data generated for the Licensee through its use of the Systems and Services. For avoidance of doubt, ProDIGIQ shall be entitled to maintain copies of all Licensee

Intellectual Property and data as described hereunder for its records and internal use.

- 5.08 CONFIDENTIALITY. To the extent provided by law, each party agrees to protect each other's Confidential Information of the other party from disclosure to anyone other than the directors, officers and employees of the receiving party who have a business related need to have access to such Confidential Information in conjunction with the purposes of this Agreement. Each party will use the same degree of care to protect such Confidential Information of the other party as it uses to protect its own information of like importance.

The term "Confidential Information," as used in this Agreement, shall mean any and all technical and business information, whether written or graphic, that is clearly marked as "Proprietary Business Information" that representatives of either party may disclose or reveal to the other party, including but not limited to: ProDIGIQ Intellectual Property, financial plans and records; marketing plans; business strategies and relationships with third parties; client lists; retailer lists; present and proposed products; trade secrets; computer software programs and descriptions of functions and features of software; source code; computer hardware designs; information regarding customers, suppliers, founders, employees and affiliates, and the terms of this Agreement.

- 5.09 HOLD HARMLESS. Parties agrees that it shall indemnify and hold the other and all its elected officials, officers, employees, volunteers and agents harmless from and against any and all claims for injury, loss of life, or damage to or loss of use of property and all forms of damage, including special, punitive, and consequential, caused or alleged to be caused, by acts or omissions of indemnifying party, its employees, and invitees on or about the premises and which arise out of indemnifying party's performance or failure to perform as specified in the Agreement. Indemnifying party shall be responsible for any reasonable and verifiable associated costs, including, but not limited to, all expenses, costs of court, reasonable attorneys' fees, and fees and costs of any expert witnesses.
- 5.10 RELATION OF THE PARTIES. The performance by ProDIGIQ of its duties and obligations under this Agreement will be that of an independent contractor, and nothing in this Agreement will create or imply an agency relationship between ProDIGIQ and Licensee, nor will this Agreement be deemed to constitute a joint venture or partnership between the parties.
- 5.11 ASSIGNMENT. ProDIGIQ may assign its rights or delegate its obligations under this Agreement to any parent, subsidiary, or as part of a merger or acquisition of its business or its assets.
- 5.12 SEVERABILITY: The parties agree that if any provision of this Agreement is held by a court to be unenforceable, then the court shall have the power to reform the unenforceable provision to be in compliance and reflect the reasonable intentions of the parties, if possible. In any event, the parties agree that the invalidity of any provision shall not prejudice or affect the enforceability of this Agreement or any other provision in it.
- 5.13 CONTROLLING LAW. The laws of the state of California shall govern this Agreement, without reference to any of its conflict of laws provisions.
- 5.14 ARBITRATION. Any controversy, dispute, or claim arising out of or relating to this Agreement, or the breach, termination, enforcement, interpretation, or validity thereof, including the determination of the scope or applicability of this arbitration clause, with the consent of both

parties may be resolved by final and binding arbitration administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures (or, if applicable, its Streamlined Arbitration Rules and Procedures), in effect at the time the arbitration is initiated. The arbitration shall be conducted by a single arbitrator selected in accordance with said rules. Licensee may withhold consent to arbitration.

Any arbitration agreed to by Licensee shall take place in Riverside or San Bernardino County California, or via zoom or a similar platform. and shall be conducted in the English language. Judgment on the arbitrator's award may be entered in any court having jurisdiction thereof. The parties agree that the arbitration shall be kept confidential, and the existence of the arbitration proceeding, any disclosures made during the proceeding, and the outcome of the arbitration shall not be disclosed to any third party, except as required by law.

The prevailing party shall be awarded all of its reasonable attorneys' fees and costs, including the costs of arbitration, expert witnesses, and other expenses incurred in connection with the arbitration.

Nothing in this clause shall prevent either party from seeking interim or provisional relief in a court of competent jurisdiction, including without limitation a temporary restraining order or preliminary injunction, to protect its rights or property pending the outcome of the arbitration.

- 5.15 SURVIVAL. The following sections shall survive the termination of this Agreement: 3.03, 5.01.1, 5.01.2, 5.01.3, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, and 5.17.
- 5.16 MODIFICATION AND WAIVER. This Agreement may not be cancelled, altered, modified, amended or waived, in whole or in part, in any way, except by an instrument in writing signed by both parties. The waiver by either party of any breach of this Agreement in any one or more instances shall in no way be construed as a waiver of any subsequent breach of this Agreement (whether or not of a similar nature).
- 5.17 ENTIRE AGREEMENT. This Agreement constitutes the entire understanding and agreement between the parties hereto and supersedes all prior and contemporaneous written and oral agreements between the parties regarding the subject matter of this Agreement. This Agreement and all exhibits and schedules attached hereto shall be binding and shall inure to the benefit of the respective parties hereto, their respective successors in interest, legal representatives and assigns, and represents the entire understanding between the parties. Section headings are for convenience only and shall not affect the interpretation of the terms of this Agreement. This Agreement may be executed in counterparts, which together constitute a single agreement and each of which will serve as evidence of the parties' binding agreement. By signing below, the signatories accept this Agreement on behalf of the entities listed below and hereby represent and warrant that they (i) have full legal authority to bind the entity to this Agreement, (ii) have read and understand this Agreement, (iii) have reviewed this Agreement with an attorney of its choice or have waived its right to do so; and (iii) agree to all terms and conditions of this Agreement.

IN WITNESS WHEREOF, Licensee and ProDIGIQ have executed this Agreement the day and year first written above.

[LICENSEE]

Signature

Name

Title

ProDIGIQ, Inc.

Arpit Malaviya

Signature

Arpit Malaviya

Name

CEO

Title

EXHIBIT A

(INCLUDE THE PROPOSAL WITH THE TERMS)



PRODIGIQ, INC. QUOTE

FOR

BIG BEAR AIRPORT

FOR

LEASE MANAGEMENT SYSTEM





Quote for L35

SOFTWARE-AS-A-SERVICE (SAAS) MAINTENANCE AND SUPPORT COST BASED ON A 5-YEAR AGREEMENT

Description	Annual Cost
MYKONOS	
Lease Management System	\$5,000
U.S.-Based Ongoing Software Maintenance and Support	Included
24x7x365 Remote Software Monitoring and Alerts	Included
24x7x365 Remote Software Maintenance and Support	Included
Ongoing Software Updates	Included
Ongoing Quality Control and Quality Assurance	Included
U.S.-Based Ongoing Server Hosting, Maintenance, and Support	Included
Unlimited Users, Unlimited Concurrent Users, and Unlimited Data Storage	Included
24x7x365 Remote Server Monitoring and Alerts	Included
24x7x365 Remote Server Maintenance and Support	Included
Ongoing Server Updates	Included
Ongoing Quality Control and Quality Assurance	Included
Daily and Hourly Data Backups	Included
U.S.-Based Technical Support	Included
Unlimited 24x7x365 Tier 1 Support: Basic Help Desk Support	Included
Unlimited 24x7x365 Tier 2 Support: In-depth Technical Support	Included
Unlimited 24x7x365 Tier 3 Support: Expert Product/Service Support	Included
Total Ongoing Cost	\$5,000

SCHEDULE A

Payment Terms

The payment terms of the Service Period shall be made in advance and shall be billed on an annual basis and payable within thirty (30) days of the date Licensee receives invoices from ProDIGIQ. For clarification, the amount due on each statement shall be for Services to be provided during the following year.

Services Rate Card

Professional Service	Rates
Configuration	\$190/hr
Customization	\$225/hr
Integration	\$190/hr
Data Migration	\$190/hr
Project Management	\$150/hr
Training	\$210/hr



Date: February 11, 2026
To: Board of Directors
From: Ryan Goss, General Manager
Subject: **Discussion and Possible Approval of a 5-year Lease Agreement Extension with South Coast Air Quality Management District**

Background/Discussion:

The South Coast Air Quality Management District (SCAQMD) has leased space at the airport for air quality monitoring equipment under successive lease agreements. The current lease expired on December 31, 2025. SCAQMD's presence supports regional air quality monitoring and regulatory compliance efforts that benefit both the airport and the surrounding community.

SCAQMD has requested a five-year extension to continue its operations without interruption.

Staff have reviewed the proposed lease extension and can confirm that the terms and conditions remain the same as previous lease agreements, ensuring continuity and consistency. The only modifications included in the extension are:

- Updates to reflect current and applicable federal, state, and local laws and regulations.
- An annual rental rate adjustment based on a 5% Consumer Price Index (CPI) increase.

The lease extension maintains compliance with applicable regulations and federal assurances by ensuring that the terms are fair, reasonable, and non-discriminatory.

Financial Impact:

The lease will continue to generate revenue for the Airport District with an annual 5% CPI adjustment over the proposed five-year term. There are no additional costs associated with approving the lease extension. Revenue generated will support ongoing airport operations and maintenance.

Recommendation:

Approve a five-year lease extension with the South Coast Air Quality Management District (SCAQMD) for continued use of airport facilities, effective January 1, 2026, through December 30, 2030, with no changes to the existing lease terms except for updates to applicable laws and an annual 5% Consumer Price Index (CPI) adjustment.

BIG BEAR AIRPORT DISTRICT
COMMERCIAL LEASE AGREEMENT

1. PARTIES. It is hereby understood and agreed by the BIG BEAR AIRPORT DISTRICT, hereinafter referred to as Lessor, and SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, hereinafter referred to as Lessee, that the terms of the 2026-2030 lease are as set out as follows:

2. PROPERTY LEASED. Lessor, in consideration of covenants and conditions herein set forth, hereby leases to Lessee an area approximately ten foot by ten foot inside Gate 9 at Mountain View Boulevard West near what is known as the Pump Station Building located at the Big Bear City Airport, 501 Valley Boulevard, Big Bear City, California (hereinafter referred to as the "premises").

3. TERM. This Lease shall be for a period of five years beginning on January 01, 2026 and terminating at midnight on December 31, 2030, unless sooner terminated pursuant to any provision hereof.

4. RENT. Lessee shall pay to Lessor as rent the sum of Five Hundred Eighty-one dollars (\$581) payable in advance on the first day of 2026, Six Hundred-nine dollars (\$609) payable in advance on the first day of 2027, Six Hundred forty dollars (\$640) payable in advance on the first day of 2028, Six Hundred Seventy-two dollars (\$672) payable in advance on the first day of 2029, and Seven Hundred-six dollars (\$706) payable in advance on the first day of 2030. Rent will be considered delinquent the tenth (10th) day of the month and a bookkeeping charge of ten percent (10%) of the amount becoming delinquent will be assessed. Checks shall be made payable to: Big Bear Airport District; and mailed or delivered to 501 Valley Boulevard, P.O. Box 755, Big Bear City, California 92314.

5. RENTAL ADJUSTMENT. The basic lease rental fee may be reappraised by the Lessor on an annual basis; and the rent to be paid by Lessee hereunder may be increased with 40 days' notice.

6. UTILITIES. Lessee shall pay for electricity, gas, water, sewage, trash, and telephone, if applicable.

7. ATTORNEY'S FEES-COLLECTION AGENCY FEES. In the event suit is instituted to collect any rents due and collection is placed with an attorney, the Lessee shall pay all attorney fees, including necessary court costs and costs for all appeals. If the rents due are placed with a collection agency instead of an attorney, Lessee shall pay the additional collection agency fee according to the collection agency's fee schedule. Any referral will be made only after ten (10) days written notice by Lessor to Lessee.

8. PURPOSE OF LEASE. Lessee shall use the premises for the purpose of operating air-sampling monitors and for other purposes incidental to such use. Lessee shall not use or permit the premises to be used for any other purpose unless Lessee first obtains written permission from Lessor for such use.

9. SECURITY DEPOSIT. Waived

10. INSURANCE REQUIREMENTS. As a condition of this Lease, and in partial performance of the Lessee's obligations hereunder, Lessee, at his own expense, shall deliver to the Lessor for approval, certificates or policies of insurance as evidence that the following types and amounts of insurance are in effect during the entire term of this Agreement.

(a) Bodily Injury: \$300,000.00

(b) Property Damage: \$300,000.00

(c) Fire Insurance: Adequate to cover full cash value of Lessee's personal property located on leased premises.

(d) Workmen's Compensation Insurance: Lessee shall provide a suitable policy of insurance in accordance with the provisions of the California Labor Code in relation to Workmen's Compensation Insurance.

The Big Bear Airport District shall be named as additional insured under each said policy or policies of insurance. Lessee shall inform Lessor in writing of any change, expiration or renewal of any insurance policy or policies within thirty (30) days of the effective date of such change, expiration or renewal. Further, each policy shall provide that same shall not be cancelled until a thirty (30) day written notice of cancellation has been mailed to the Big Bear Airport District, P.O. Box 755, Big Bear City, California 92314.

11. HOLD HARMLESS. Lessee shall indemnify and hold harmless the Lessor, its officers, agents, and employees from and against any and all claims, demands, or loss or liability of any kind or nature which the Lessor, its officers, agents and employees, or any of them may sustain or incur or which may be imposed upon them or any of them, for injury to or death of persons or damage to property caused by or contributed to by the negligence of the Lessee, its officers, agents or employees, in the use of the premises described in said Lease, including the use of the Lessor's airport and its facilities.

12. CONSTRUCTION OR IMPROVEMENT. Lessee may improve or modify the leased premises, but said improvement or modification shall be done as approved in writing by the Lessor, and must be done in conformity with all County, State, and Fire Regulations applicable to said construction program in such a manner that no mechanic's lien or materialmen's lien shall be assessed or asserted, or purportedly assessed or asserted, against the premises or any improvements thereon.

The parties hereto agree that any improvements constructed or installed by Lessee hereunder shall be considered to be real property belonging to Lessor.

13. MAINTENANCE OF PREMISES. At all times during the term of this Lease, Lessee shall, at Lessee's own cost and expense, keep and maintain the premises and all

improvements now or hereafter constructed or installed in good order and repair and in a safe and clean condition in accordance with such standards as Lessor may establish from time to time.

14. ASSIGNMENT AND SUBLETTING. No assignment, sublease or other transfer of this Lease whether voluntary or involuntary shall be binding upon the Lessor unless previously approved in writing by the Lessor. Any changes in management and control of Lessee arising out of the sale, assignment or other transfer of stock whether voluntary or involuntary shall be previously approved in writing by the Lessor. Any attempt to assign, sublease, transfer this Lease or to change the management control of the Lessee without the prior approval of the Lessor shall empower the Lessor to give the Lessee thirty (30) days notice in writing of termination of this Lease and to terminate the Lease upon expiration of such period. Lessor shall also be notified in writing thirty (30) days in advance of any change in Lessee's name.

Regardless of Lessor's consent, no subletting or assignment shall release Lessee of Lessee's obligation to pay the rent and to perform all other obligations to be performed by Lessee hereunder.

15. INSPECTION OF PROPERTY. Lessor, or a duly authorized representative of the Lessor, reserves the right to enter upon the leased property at any reasonable time for the purpose of inspecting the leased property for conformance to lease provisions.

16. BUILDING DAMAGE PROVISIONS. During the term of this Lease, any damage to or destruction of the property caused by Lessee's occupancy shall be repaired and restored to the original condition prior to said damage or destruction, without cost to or claim against the Lessor.

17. ERECTION OF SIGNS. Lessee may erect signs on the leased premises but only with the written permission of the Lessor, and provided any and all such signs conform with applicable local laws, Ordinances or Regulations.

18. DEFAULT AND RIGHT TO TERMINATE:

(a) If there should be any default in payment by Lessee of the rental provided herein, Lessor may give Lessee written notice to pay within ten (10) days all sums due, owing and unpaid, and if such payment is then not made by Lessee within said ten (10) day period, this Lease and the Lessee's rights hereunder shall at the option of the Lessor forthwith terminate.

(b) If Lessee shall fail to perform, keep or observe any terms, conditions or covenants as set forth in this Lease, other than payments of rental as provided hereinabove, Lessor may give written notice to correct such condition or cure such default; if such condition or default shall continue for thirty (30) days after written notice of default, Lessor shall at its option elect to terminate this Lease. Such election to terminate shall not be construed as a waiver of any claim the Lessor may have against Lessee, consistent with such termination.

If, however, any default is of such nature that it cannot be physically remedied within thirty (30) days, or if Lessee shall have commenced the elimination of such default promptly after the receipt of such notice, and shall continuously and diligently proceed in good faith to eliminate such

default, then the period for correction shall be extended for such length of time as is reasonably necessary to complete such correction.

(c) Upon any termination of this Lease, Lessee covenants and agrees to surrender and deliver up the leased premises peaceably to the Lessor immediately upon any such termination. If said Lessee shall remain in possession of said leased premises ten (10) days after any termination of this Lease, said Lessee shall be deemed guilty of an unlawful detention of the premises and shall be subject to eviction and removal, forcibly or otherwise, at any time thereafter, with or without process of law. In the event of the failure of Lessee to remove personal property, machinery or fixtures belonging to it from the leased premises within ten (10) days after any termination of this Lease, Lessor may remove such personal property and place the same in storage at the expense of Lessee and without liability to Lessor for loss thereof. Lessee agrees to pay Lessor on demand all expenses incurred in such removal, including court costs and attorney's fees and storage charges; or Lessor may at its option and without notice sell all or any part of said personal property at public or private sale for such prices as Lessor may obtain, and apply the proceeds of such sale upon any amounts due under this lease from Lessee and to any expense incidental to the removal and sale of said personal property, with the surplus, if any, being refunded to Lessee.

(d) The receipt by the Lessor of any rent or of any other sum of money paid by Lessee after the termination in any manner of this Lease, or after the giving by Lessor of any notice to effect such termination, shall not reinstate, continue or extend the term of this Lease, or destroy, or in any manner impair the efficacy of any such notice of termination as may have been given hereunder by Lessor to the Lessee prior to the receipt of any such sum of money or other consideration, unless so agreed to in writing and signed by the Lessor. Neither acceptance of the keys nor any other act of the Lessor or its agents or employees during the term of this Lease shall be deemed to be an acceptance of a surrender of said leased premises, excepting an agreement in writing signed by the Lessor agreeing to accept such surrender. Lessee may terminate this contract by written notice 30 days in advance.

19. HOLDING OVER. If the Lessee continues in possession of the leased property after the expiration of the term or after any termination of this Lease prior to the expiration of the term, and if said occupancy is with the consent of the Lessor, then Lessee shall be deemed to be holding the leased property on a month-to-month tenancy subject to all the provisions of this Lease, and the rent payable during such period of holding over shall be One-Hundred-Ten Percent (110%) the rental most recently payable prior to the date such holding over was commenced.

20. CONTINUANCE AND TERMINATION. This agreement shall remain in effect until terminated in one of the following ways: a) one of the parties hereto shall serve a thirty (30) day written notice on the other indicating intent to terminated without cause; b) where Lessee is in default of any provision of this agreement, the Lessor may serve a notice of termination; c) or as provided in this agreement.

21. DATE. Dated this 1st day of January, 2026.

“LESSOR”
BIG BEAR AIRPORT DISTRICT

Ryan Goss
General Manager
Big Bear Airport District

“LESSEE”
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

Signature: _____

Printed Name: _____ Title: _____

Work phone: _____

Mailing Address: _____



Date: February 11, 2026
To: Board of Directors
From: Ryan Goss, General Manager
Subject: Authorization to Purchase a Utility Truck (2026 Ram 3500 Chassis Cab)

Background/Discussion:

District maintenance staff currently operate many utility vehicles to support daily operational and maintenance duties.

One of the existing utility vehicles, a Chevrolet Express van, has exceeded the District's established vehicle depreciation schedule of ten (10) years and has begun experiencing ongoing mechanical issues. Continued operation of the vehicle presents increased maintenance costs, reduced reliability, and potential operational disruptions.

To ensure maintenance staff have safe and reliable equipment to perform their duties efficiently, staff evaluated replacement options for a utility vehicle better suited to operational needs.

Maintenance staff solicited three (3) bids from qualified vendors. A summary of the bids received is as follows:

Vendor #1: Jeep Chrysler Dodge Ram FIAT of Ontario
2026 Ram 2500 Crew Cab
Total Cost: \$73,992.29

Vendor #2: Moss Bros. Riverside
2025 Ram 3500 Regular Cab
Total Cost: \$79,405.30

Vendor #3: Fontana CDJR
2026 Ram 3500 Chassis Cab
Total Cost: \$74,459.78

Staff reviewed each proposal for cost, vehicle specifications, equipment compatibility, and overall ability to meet operational needs. Based on this evaluation, staff recommends Vendor #3 as the best overall option and value for the District.

The recommended vehicle includes the following service upgrades to meet maintenance operational requirements: Scelzi 9-foot service body, ladder rack, hitch and receiver plug. These additions will provide secure equipment storage, improved job site functionality, and expanded towing capability.

Financial Impact:

The total purchase price of the vehicle from the selected vendor is \$74,459.78, inclusive of all applicable taxes, DMV fees, and required equipment add-ons. Funding for this purchase was included and approved in the FY 2025-26 budget.

Recommendation:

Authorize the purchase of one (1) 2026 Ram 3500 Chassis Cab utility truck for the total purchase price of \$74,459.78.



Jeep Chrysler Dodge Ram FIAT of Ontario
 1202 Auto Center Drive
 Ontario
 CA, 91761
<https://www.jcofontario.com/>

Deal # 1038807 Contact Sales: (909) 390 - 9898
 Joe Cuberos sales@jcofontario.com 



2026 Ram 2500
 Tradesman

VIN : 3C7WR5HJ6TG262358 |
 Stock # : 26D999
 Mileage : 20 mi
 Color : BRIGHT WHITE
 fca | Tradesman | 4WD | Naturally Aspirated | 6.4L V8 | 6.4L | 8 | GAS | Crew Cab Pickup - Long Bed | Truck/Van | 4

Big Bear Airport
 +1-(909) 585 - 3219 | jmelissa@flybigbear.com
 501 Valley Blvd, Big Bear, CA 92314

Cash

\$0.00 Customer Cash	\$73,992.29
--------------------------------	--------------------

Payment Detail

MSRP	\$59,295.00
Discount	\$6,500.00
Your Price	\$68,551.00
Total Savings	\$6,500.00
SERVICE BODY	\$15,756.00
Fees	\$122.00
Taxes (7.75%)	\$5,319.29
Unpaid Cash Balance	\$73,992.29

X

Customer Signature & Date

Payments offered here are all subject to final credit approval from the lending institution. Vehicle Price does not include accessories and is before Taxes and/or applicable fees. Leases in some cases require additional cash for Security Deposit, and at Lease's End, Lessee is responsible for \$0.25 per Mile over 10000 Miles per year. Wear and tear guidelines apply. All prices, specifications, and availability subject to change without notice.

X

Joe Cuberos | Manager Signature & Date

Retail Worksheet

Send To F&I

Deal		Sales Price		Down Payment		Payment	
Deal #		MSRP	0.00	Cash Down	0.00	Term	1
Deal Date	02/05/2026	Discount	-56,155.00	Deposit	0.00	Sell Rate	0
Deal Type	Retail	Selling Price	56,155.00	Total Rebates	3,500.00	AOR	
Financial Inst.	CASH	Aftermarkets	19,880.00	Total Trade All	0.00	# Days 1st Payment	45
Program	Normal	Doc Fee	85.00	Total Trade Payoff	0.00	Payments Per Year	12
Deal Status	Status	VSI Premium	0.00	Total Net Trade	0.00	1st Payment Date	03/22/2026
		ESC Premium	0.00	Total Def Down	0.00	Prepaid Fin Charge	0.00
		Maintenance	0.00	Total Down Payment	3,500.00	APR	
		GAP Premium	0.00			Amount Financed	79,405.30
		LAH/TUI	0.00			Finance Charge	0.00
		Prior Lease Bal	0.00			Total of Payments	79,405.30
		License Fee	849.00			Total Sales Price	82,905.30
		Dealer Fees	0.00				
		Total Fees	886.00			Payment	79,405.30
		Total Taxes	5,899.30				
		Total Price	82,905.30				
		Trade Difference	76,035.00				

Vehicle

Vehicle DLT Status Days in Stock Factory Invoice #

New
 Used
 Demo
 Certified Used Vehicle
 Off-site Delivery

VIN: 3C7WR9AJ1SG566195	Car or Truck: Truck	Vehicle Use: Personal
Year: 2025	Body Size: L-COMMERCIAL	License Plate #:
Make: RAM	Fuel Type: GAS	License Exp Date:
Model: 3500 REG CAB CHASSIS	Ignition Key #:	Transfer Plate #:
Model #: DD8L63	Trunk Key #:	Sticker #:
Style: 4WD REG 143"	Curb Weight: GVW	Title #:
Drive Type: 4WD	Battery Cap:	Title State:
# Cylinders: 8	# Passengers:	Deal Category: Retail
# New Tires:	# Axles: 2	Fleet Category:
Transmission:	MSRP:	Lot Location:
Color:	Internet Price:	Memo 1:
Trim:	Published Price:	Memo 2:
Odometer:	Cost:	F&I State Basis:

Mike Klein
Sales Manager

PHONE: (951) 688-6200
mklein@MossSavings.com
MossSavings.com

Retail	Cost	VMS
Quote for Big Bear Airport District.		

- User Defined Fields
- Factory Accessories
- Dealer Accessories

2026 Ram 3500 Crew Cab Service Body

From Kevin Hudak <khudak@fontanacdjr.com>
 Date Wed 2/4/2026 10:22 AM
 To John Melissa <jmelissa@flybigbear.com>

Caution: This is an external email from OUTSIDE of your organization. Please take care when actioning anything within this email. If you are in doubt please contact the IT Department.

Hey John,

Below is the quote for the 2026 Ram 3500 Crew Cab Gas 4x4 with Scelzi 9ft Service Body.

[New 2026 RAM 3500 Chassis Cab Tradesman Crew Cab in Fontana #26T4623 | Fontana Chrysler Dodge Jeep RAM](#)



Fontana CDJR
 16263 S Highland Avenue
 Fontana
 CA, 92336
www.fontanacdjr.com

Deal # 115438 **Customer #** 12753319
 Contact Sales: (840) 788 - 4900
info@fontanacdjr.com

Kevin Hudak

<p>Big Bear Airport District +1-(909) 904 - 7700 +1-(909) 585 - 3219 jmelissa@flybigbear.com</p>	<p>2026 Ram 3500 Chassis Cab Tradesman</p> <p>VIN : 3C7WR9CJ2TG155743 Stock # : 26T4623 Mileage : 15 mi Color : BRIGHT WHITE fca Tradesman Four Wheel Drive Naturally Aspirated 6.4L 8 GAS Crew Cab Chassis-Cab Truck/Van 4</p>
--	---

	Cash
\$0.00 Customer Cash	\$74,459.78
Rebates	\$3,500.00

Payment Detail	
MSRP	\$60,705.00
Discount	\$4,130.00
Rebates	\$3,500.00
Sales Price	\$68,725.00
Scelzi 9ft Service Body with Ladder Rack, Hitch Receiver and Plug	\$15,650.00
Fees	\$130.75
Taxes (7.75%)	\$5,604.03
Balance	\$74,459.78

Please let me know if you have any questions

Thank you

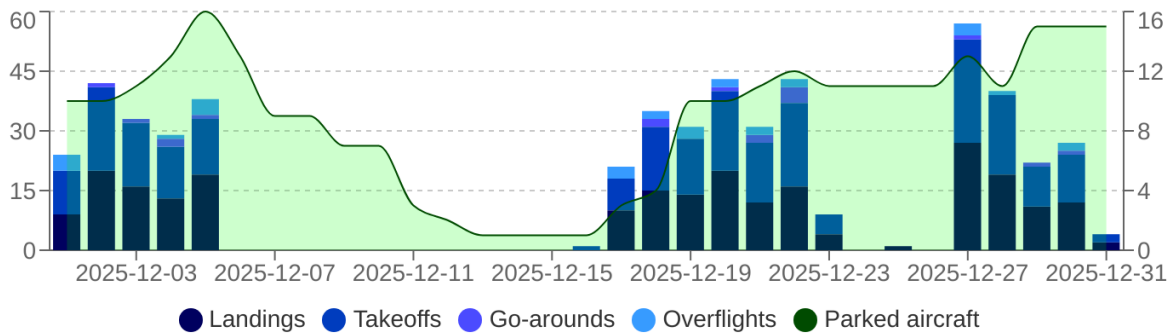
Kevin Hudak - Commercial Sales Director
 Fontana - Chrysler Dodge Jeep Ram

Big Bear City | Runway Operations Report

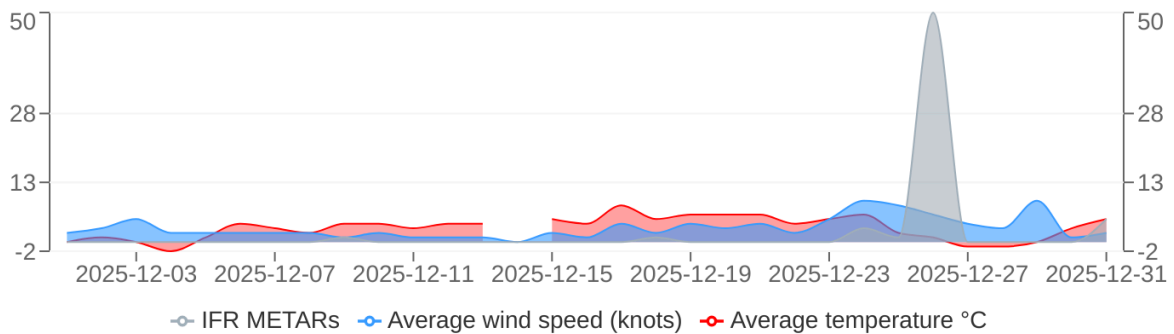
Report Date Range: 12/2025

Total Operations	Landings	Takeoffs	Go-Arounds	Overflights
531	240	245	17	29

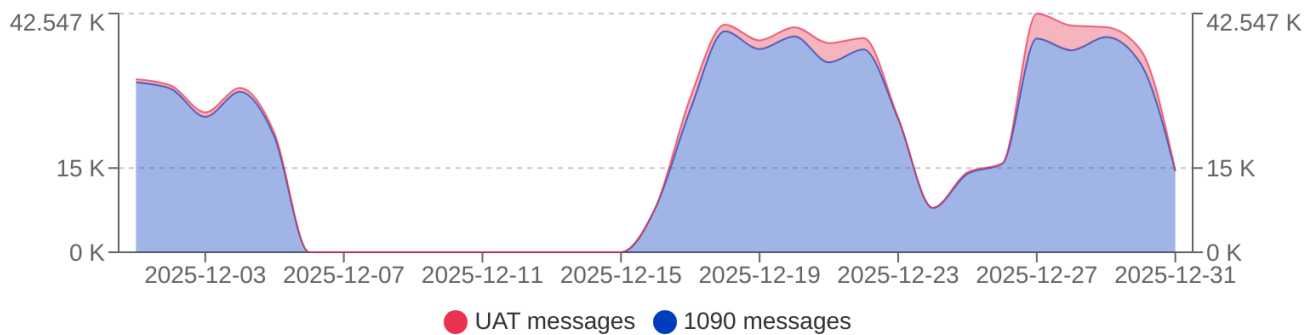
Operations by Day



Weather Conditions



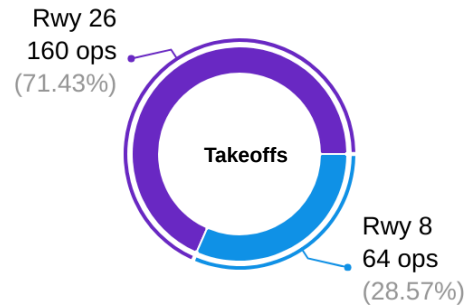
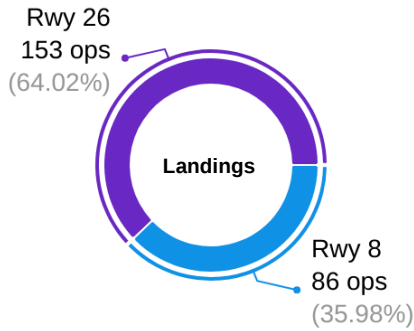
Receiver health



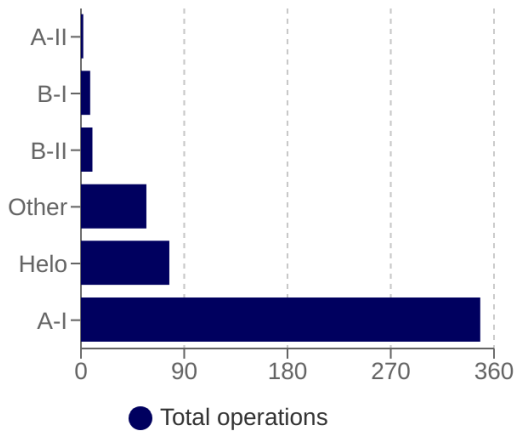
Big Bear City | Runway Operations Report

Report Date Range: 12/2025

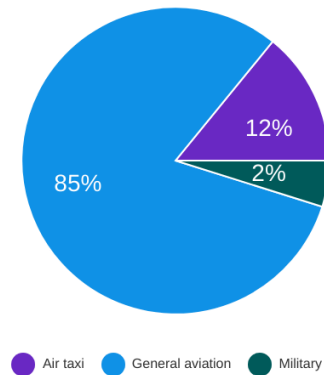
Operations by Runway



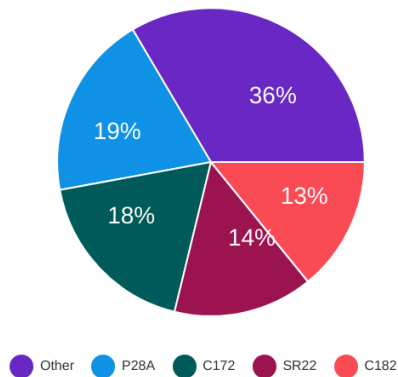
Operations by Category



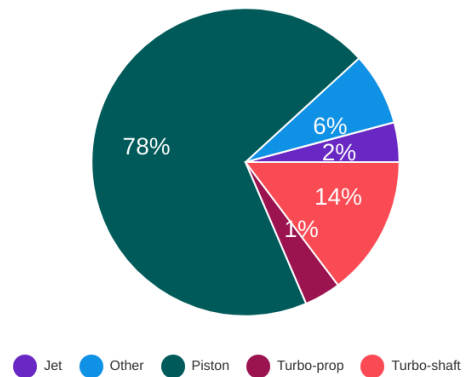
Operations by Type



Top Aircraft Types



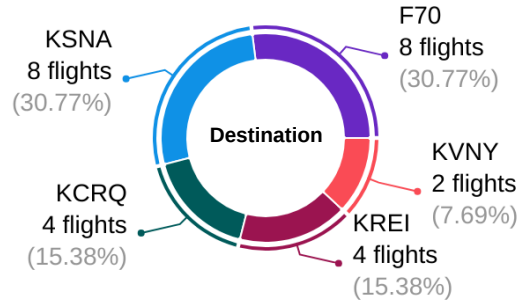
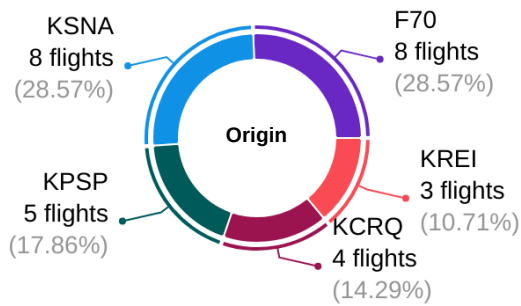
Operations by Engine Type



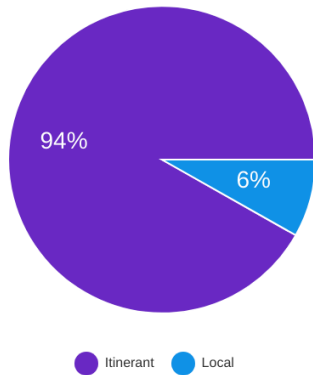
Big Bear City | Runway Operations Report

Report Date Range: 12/2025

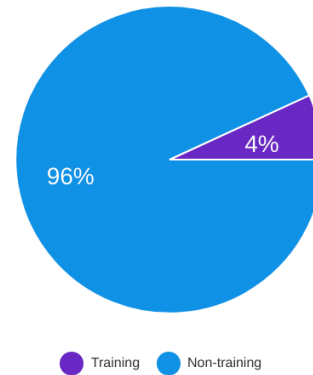
Top Airports



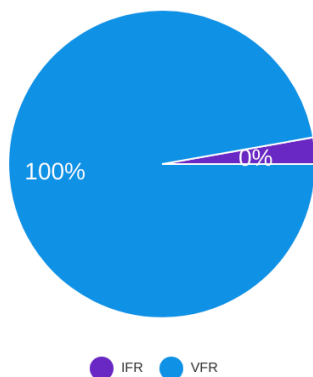
Local vs Itinerant Flights



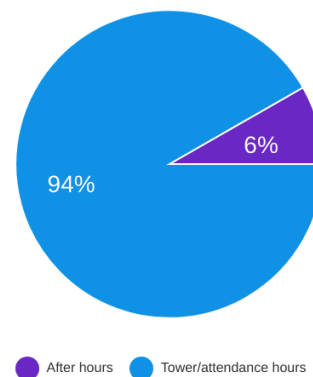
Training Operations



IFR vs VFR Flights



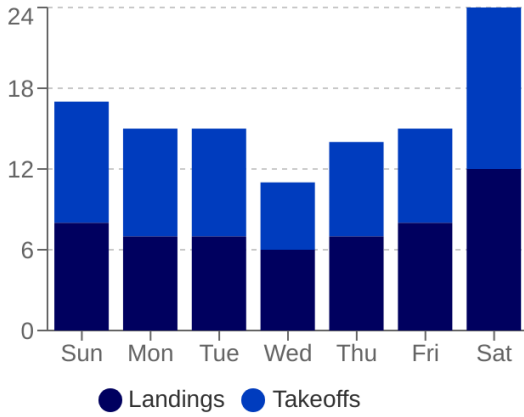
After Hours Operations



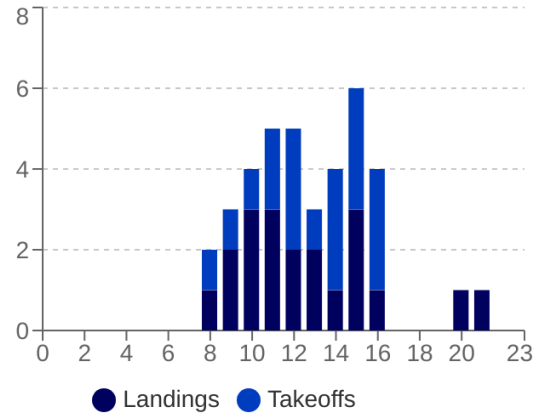
Big Bear City | Runway Operations Report

Report Date Range: 12/2025

Operations by Day of Week

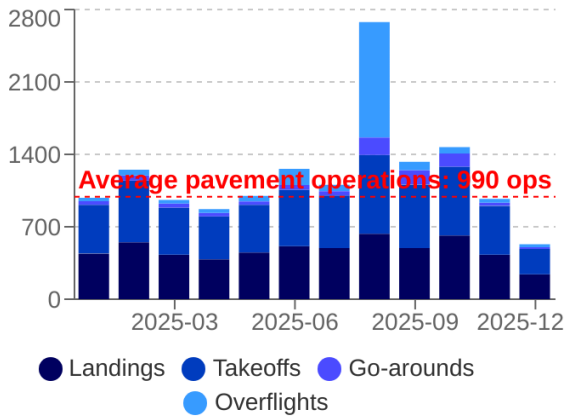


Operations by Hour



Historical Data

Landings and Takeoff By Month



Busiest Days on Record

Rank	Date	Pavement ops	Aircraft
1	2022-09-07 (W)	235	9
2	2022-09-06 (Ti)	150	15
3	2023-03-03 (Fi)	139	64
4	2023-01-28 (S)	137	49
5	2023-01-21 (S)	130	52
6	2022-09-05 (M)	121	23
6	2022-12-26 (M)	121	52
7	2024-02-11 (S)	115	55
7	2023-04-01 (S)	115	53
8	2023-10-21 (S)	110	38