

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



PUBLIC COMMENT:

15-2

During the oral communication section of the agenda for Tuesday, November 14, 2017, Tim Goulet, Steve Main, Chris Little, Jeff Irvine and Rafael Luna representing Desert Jet Center spoke regarding issues with EDA.

**ATTACHMENTS FILED WITH
CLERK OF THE BOARD**

**AGENDA NO.
15-2**

OLIPHANT AVIATION

HEADING 1

RICHARD R. OLIPHANT AND ASSOCIATES, LLC

77-900 Avenue of the States

November 13, 2017

Palm Desert, CA 92211

(760) 345-2551 Office

(760) 578-0984 Cell

Dick@oliphantenterprises.com

V. Manuel Perez, 4th District Supervisor

Via: pcooper@Rivco.org

RE: Desert Jet Aviation

Dear Supervisor Perez:

Our company constructed a 25,560 Sf Hanger at the Jacqueline Cochran Airport. Our plan was to have Ross Aviation manage the hanger until we sold it. We planned on holding it for a year before offering it for sale, so we could establish the highest value. As we started construction, Ross Aviation FBO sold to Landmark Aviation based in Houston. We negotiated a management deal with Landmark. They failed to complete the negotiations as they sold their portfolio of FBOs to Signature Aviation. We tried to put a deal together with Signature, but they had no interest in managing a hanger our size at Thermal Airport.

Desert Jet had just received its FBO rating, so we negotiated a deal with Desert Jet. In addition to management, we signed a lease for 14,000 SF of hanger space to store their Charter Service aircraft. Since they have taken over, it has become a financial nightmare for us. The Charter Service is very busy and there are only two or three aircraft stored in the 14,000 SF at a time. The remaining 12,000 SF was to be kept rented, but for many months there was no revenue from the 12,000 SF area. Desert Jet starting moving tools, into the Hanger, of all sorts to

11-14-2017

Public Comment
Rec'd by Supervisor Perez

DESERT JET

work on aircraft. The hanger was County approved to house aircraft, not to work on them. The hanger became quite busy with mechanical work going on jet aircraft. We put Desert Jet on Notice they had to terminate their Lease as they are in violation of the Lease. They refused to pay attention and all work continued. We had our attorneys serve them with a 30 day notice that has triggered her lawyers speaking with my lawyers to resolve the issues. We have had several discussions with the Owner, but nothing is ever resolved. Desert Jet does have the Management Agreement that is good for one more year. It has been costing our company nearly \$30,000/month to own the hanger. Our way out of the Management Agreement is to sell the hanger. That automatically terminates the Agreement. The rent for the 14,000 SF is paid the first day of every month. If they rent any of the 12,000 SF, that check comes later in the month. The Hanger is providing a fraction of its potential revenue. Desert Jet also allows cars to park in the 12,000 SF with no charge. We have hounded them about the cars, but again we get no result.

The Owner came to us and said she would buy our hanger. She sent a consultant to see us and we negotiated the deal. She agreed to it and said her private source of funds would put up the down payment. We agreed to finance the balance for 5 years. That negotiation has been going on for a couple of months. She called us this past Friday and told us the deal is off. She said the County is determined to get her out of Thermal, so she is moving to San Bernardino.

Our recommendation would be to terminate her Lease and move her off the airport. We believe she creates a very unhealthy business atmosphere and creates chaos on the field. We have learned our lesson in trying to work with her and we hope the County has also.

Yours truly,



Richard R. Oliphant

Richard R Oliphant
OLIPHANT AVIATION
Partner

Public Comment
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tim Goulet

Address: 41125 Rochester Court
(only if follow-up mail response requested)

City: Indio CA **Zip:** 92203

Phone #: 760-799-8646

Date: 11-14 **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

Public Comment

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 11/14/17 Agenda #: _____

SPEAKER'S NAME: STEVE MAZIN
(Print Name)

Address: 5660 INDIAN
(Only required if follow-up mail response is requested)

City: TULARE Zip: CA 92274

Phone #: _____ Email: _____

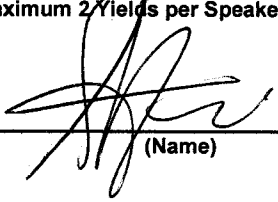
I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)


(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

BOARD RULES

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Power Point Presentations/Printed Material:

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***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

Public Comment

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 11/14/17 Agenda #: _____

SPEAKER'S NAME: Chris Little
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:**
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Chris Little
(Name)

- Position on Agenda Item:**
- In Favor
 - Neutral
 - Opposed

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Public Comment

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
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Date: 11/14/17 Agenda #: Public Comment

SPEAKER'S NAME: Jeff Irvine
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: Indio Zip: 92203

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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Public Comment

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Date: 11/14/12 Agenda #: _____

SPEAKER'S NAME: Rafael Luna
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:**
- The Applicant A Neighbor
 - Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Rafael Luna
(Name)

- Position on Agenda Item:**
- In Favor Neutral Opposed

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