



AIRPORT COMMISSION
AD HOC DESIGN REVIEW COMMITTEE
3400 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Thursday, December 22, 2022 – 10:00 A.M.

ACTION SUMMARY MINUTES

1. CALL TO ORDER:

Chairman Corcoran called the Committee meeting to order at 10:13 A.M.

2. POSTING OF AGENDA: Agenda posted on December 19, 2022

3. ROLL CALL:

Committee Members Present: Burke, Corcoran, Feltman, Payne, and Wiseman

Staff Present:

Jeremy Keating, Assistant Airport Director
Victoria Carpenter, Airport Administration Manager
Christina Brown, Airport Executive Administrative Assistant

Others Present:

Pam Brown, Paradies Lagardère Vice President of Business Development
Steven Menefee, Paradies Lagardère Joint Venture Partner
Bill Bolin, Paradies Lagardère Regional Director of Operations, Dining Division
Celena Vandegrift, Paradies Lagardère Senior Project Manager
Jill Danis, Paradies Lagardère Senior Interior Designer

4. ACCEPTANCE OF AGENDA:

ACTION: Accept the agenda as presented. **Moved by Committee Member Burke and seconded by Committee Member Feltman and unanimously approved.**

5. PUBLIC COMMENTS: None

6. ACTION AND DISCUSSION ITEMS:

6.A Discussion of Facility Design and Food and Beverage Offerings

Airport Administration Manager Carpenter noted that the intent of the meeting was to get the Committee's feedback on the overall design aesthetics, materials, signage, graphics, and menus. Committee Member Payne inquired about the plan design deadline. Ms. Carpenter said that the Airport staff was planning on meeting with

Paradies Lagardère (Paradies), The Marshall Retail Group, and City staff to discuss the project planning timelines, phasing, and sequencing. Commissioner Payne asked when staff would have the master schedule. Ms. Carpenter said that staff would have the master schedule in January or early February, and she said that the transition plans were in the current proposals, and staff would be making sure that the Airport staff or the concessionaires weren't missing anything. Committee Member Payne voiced his concern with the possibility of the City staff prioritizing other projects over the concession projects, and he recommended that the Airport staff get the master schedule assigned as soon as possible. Chairman Corcoran noted that from his experience, the City staff has gotten much better at prioritizing projects, and he said that this project was a priority for the City, and he said he would be shocked if the projects were to be stalled. Ms. Carpenter said that she has spoken to the different City departments about their process so that she could advise the concessionaires accordingly, and she said that she had advised the different City departments to be prepared to attend several meetings to discuss the planning process.

Ms. Carpenter provided a program overview. Committee Member Feltman asked if the Grab App was available on both sides of security and if it included the automated food vending machines. Ms. Brown with Paradies explained that the Grab App pertains to the restaurants that are serving food and that the Grab App facilitates the preordering of food, and she said that Paradies was working on making their internet infrastructure in the back house more reliable. Committee Member Feltman voiced his concern in regard to the Airport internet infrastructure not being reliable. Assistant Airport Director Keating said that staff would work with IT to make sure the Airport gets ahead of those issues. Committee Member Wiseman inquired about the effect that the Airport's internet infrastructure has on the concessionaire's internet infrastructure. Ms. Brown with Paradies explained that their T1 internet lines go directly to the internet carrier. Committee Member Payne inquired about the demarc location. Chairman Corcoran suggested that the demarc discussion should be put on a list for a future discussion.

Chairman Corcoran inquired about Half Moon Empanadas (Half Moon). Ms. Brown with Paradies said that Half Moon Empanadas is out of Miami and that their product is a preprepared quality quick serve option. Chairman Corcoran inquired about the location. Ms. Brown explained that currently Half Moon is located to the left as you walk out of security, and she said that it would be moving up to the upper floor of the Bono Concourse for their new program as a freestanding location. Committee Member

Feltman inquired about Grab-N-Go options. Ms. Brown with Paradies said that Grab-N-Go food would be available with the retail program, and it would be available at all of their locations except for El Mirasol. Committee Member Feltman asked for a list of the Grab-N-Go food options and pricing.

Committee Member Wiseman inquired about the owner of El Mirasol not being listed in the project information that was provided. Ms. Brown with Paradies explained that the owners were at the City Council meeting and that they prefer to be focused on their restaurants, and she explained that Paradies' grand partners would be badged and that they could inspect the restaurants at any time announced or not announced, she said that the Paradies staff would be trained in the restaurants owners kitchens weeks before the Airport locations open, and she said that there would be a general manager assigned to each location.

Committee Member Payne inquired about the commissary kitchen and storage, and he asked if the food for the restaurants would be cooked in the commissary kitchen or if the food would be cooked in the restaurant kitchens. Mr. Bolin said that the food would be cooked in the restaurant kitchens and food preparation would take place in the commissary kitchen, and he explained that having a separate location for food preparation allows for more seating in the restaurant.

Ms. Brown with Paradies said that Paradies wanted to better use the patio areas which would require misting systems and creating an outdoor dining experience, adding color, and making the planters look good. Committee Feltman inquired about food order substitutions. Mr. Bolin said that food modifications would be allowed except for the Grab-N-Go food. Committee Member Payne inquired about requirements for kosher, gluten free, and vegan options. Ms. Brown said that Paradies would be offering vegan, vegetarian, and gluten free food options. Committee Member Wiseman requested that the menus clearly identify the different food options.

Chairman Corcoran inquired about Paradies decision to bring on Vino Volo. Ms. Brown with Paradies said that Vino Volo was a popular concept that people are familiar with, she said that it allows Paradies to regionalize wine and to curate the wines to what people like, and she said that they believed that it was a good use of space. Chairman Corcoran said that he was interested in learning about the national brands that Paradies had considered adding to the Airport. Ms. Brown said that Paradies had close to 100 different partner brands that they work with, and she said that half of those brands were local brands. Ms. Carpenter noted that Vino Vollo would be offering gourmet coffee and food. Mr. Bolin said that he believed that having the indoor and outdoor option would be a benefit for the location.

Committee Member Feltman reviewed the food options for each of the restaurants, he said that it was important to have food diversity and healthy food options, and he

requested that for the restaurants that a turkey or chicken sausage option be made available at the restaurants that offer pork sausage. Committee Member Feltman urged Paradies to have more vegetarian options. Committee Member Burke asked Committee Member Feltman if he felt it was appropriate to request two vegetarian options at each location. Ms. Brown said that she felt that they could do better, and she said that she appreciated the feedback.

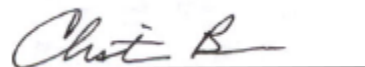
Committee Member Payne requested a kid's menu be added to each of the menus, and he asked if kids could dine at Vino Volo. Mr. Bolin said that kids could dine at Vino Volo, but they could not sit at the bar. Committee Member Payne also requested a hot

chocolate option for those that don't drink coffee. Committee Member Wiseman said that he assumed that decaffeinated coffee would be available, and he inquired about decaffeinated espresso. Mr. Bolin confirmed that there would be both available. Committee Member Payne inquired about the size of the Half Moon Empanadas. Ms. Brown with Paradies said that the empanadas were comparable to the size of a half sandwich. Committee Payne asked if Paradies considers the dollar and size of the product to meet the needs of the typical traveler. Mr. Bolin said that the margin drives the pricing and that Paradies is sensitive to trying to meet a certain price point. Committee Payne inquired about business hours. Mr. Bolin said that he anticipated the businesses being open one hour before the first flight and until 30 minutes before the last flight. Committee Member Burke asked if Vino Volo would be offering zero proof wines. Mr. Bolin confirmed that Vino Volo would be offering zero proof wines. Ms. Carpenter noted that there would be in season and off-season hours to help with costs.

7. ADJOURNMENT:

ACTION: Motion to adjourn. **Moved by Committee Member Feltman and seconded by Committee Member Burke and unanimously approved.**

The Airport Ad Hoc Design Review Committee Meeting adjourned at 10:58 A.M.



Christina Brown
Executive Administrative Assistant

APPROVED BY AD HOC DESIGN REVIEW COMMITTEE: 02/15/2023