



# Board of Directors Meeting Minutes

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*AV EDGE drives economic growth and retention across the Antelope Valley region through collaboration, advocacy, and business engagement.*

Date: Tuesday, May 19, 2026

Time: 8:30 a.m.

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|---|--|
| <input checked="" type="checkbox"/> Suzy Ghazarossian – President             | <input checked="" type="checkbox"/> Ryan Duke            |
| <input checked="" type="checkbox"/> Art Minasyan – Vice President (via phone) | <input checked="" type="checkbox"/> Rob Duchow           |
| <input checked="" type="checkbox"/> Dianne Knippel – Secretary                | <input checked="" type="checkbox"/> Matthew Gaines       |
| <input checked="" type="checkbox"/> Ben Gocke – Treasurer                     | <input checked="" type="checkbox"/> Mark Hemstreet       |
| <input checked="" type="checkbox"/> Martin Tompkins – Past President          | <input checked="" type="checkbox"/> Kathy MacLaren-Gomez |
| <input checked="" type="checkbox"/> Mark Bozigian – Director at Large         | <input checked="" type="checkbox"/> Regina Rossall       |
| <input checked="" type="checkbox"/> Theresa Howard – Director at Large        | <input checked="" type="checkbox"/> Michelle Royal       |
| <input type="checkbox"/> Zach Glynn– EC Member - Palm.                        | <input checked="" type="checkbox"/> Karen Sanders        |
| <input checked="" type="checkbox"/> Sydney Yeseta – EC Member - Lanc          | <input checked="" type="checkbox"/> David Smith          |
| <input type="checkbox"/> Bob Bowman   | <input checked="" type="checkbox"/> Seffi Toneman        |
| <input checked="" type="checkbox"/> Ashley Cortes                             | <input type="checkbox"/> Jennifer Zellet                 |
| <input checked="" type="checkbox"/> Steven Derryberry                         |  |

## Staff Roll Call

- Drew Mercy – Executive Director
- Eric Gamez
- Leidy Villarreal

**1. Call to Order** - 8:30 a.m. via zoom

**2. Approval of Minutes** - Art motioned and Karen seconded; approved as presented.

## **3. Presentations**

- a. California Business for Affordable Health Care - this coalition opposes all new health care mandates. Nate Haderlie from the coalition asked for AV EDGE's support to join the coalition. Dianne suggested and it was accepted to take the request for further review to the Healthcare committee for



consideration. Next committee meeting will be in July and Nate was invited to attend.

#### 4. Reports

- President’s Report - based on the two term of the officers, this year is the second term year and, to only have a member and community installation on the year the second term expires, and based on the executive committee’s recommendation, this year’s installation will occur on June 16, 2026 from 9:00 to 10:30, at Green House Cafe for board members only.
- Vice President’s Report - None
- Treasurer’s Report (including review of financials) - Year to Date is strong, revenue is higher and operating expenses are lower. All of our MISSION Bank accounts are under the FDIC limits. Ben will be looking into new banking options.
- Executive Director’s Report: Projects & MOU Deliverables for May. Drew reviewed the quarterly MOU report. Please reference the attachment. Updates below on the agenda **in red** reflect the MOU quarterly report.

Type	MOU Description	Status/Notes
Type	1. MOU Description	Status/Notes
MOU	2. Lead Generation <b>There were 6 leads.</b>	<p>We’re following up on a new and existing SNF leads, as well as a new textile manufacturer. We’ve requested letters from the cities outlining the types of assistance they can provide</p> <p>At the IAMC Forum and the LAEDC SelectLA Forum we made additional contacts that we’re following up with.</p> <p>Megajets, who had been considering a site at Plant 42 let us know that the site would not work for them.</p>
MOU	3. Commercial & Industrial Vacancy Listings	<ul style="list-style-type: none"> <li>• <b>AV EDGE Region</b> <ul style="list-style-type: none"> <li>• Active: 327 - <b>323</b></li> <li>• New: 26 - <b>12</b></li> <li>• Off Market: <b>26 - 72</b></li> </ul> </li> <li>• <b>Lancaster</b></li> </ul>



		<ul style="list-style-type: none"> <li>• Active: 103 - 102</li> <li>• New: 16 - 26</li> <li>• Off Market: 14 - 29</li> <li>• <b>Palmdale</b> <ul style="list-style-type: none"> <li>• Active: 85 - 83</li> <li>• New: 3 - 12</li> <li>• Off Market: 8 - 14</li> </ul> </li> </ul>
MOU	<b>4.</b> Economic Development Forums	<p>Spring Business Summit 26: Developing final report. <b>Event Planning committee will meet to review future improvements.</b></p> <p>Spring Business Summit 27: Upcoming planning meeting to discuss major changes, shortening the program, increasing networking time.</p> <p>Fall Forum 26: Financing &amp; Aerospace Discussions set. 10/29/2026 at Palmdale Playhouse.</p>
MOU	<b>5.</b> Broker Site Events  <b>July tour planned with a local business mixer.</b>	Held planning meeting with city staff. I've reached out to LAEDC and they will be participating as well. Goal is 10-12 participants from out of the area.
MOU	<b>6.</b> Annual Economic Roundtable Report	Published 3/19.  <b>On time and under budget.</b>
MOU	<b>7.</b> Broker Newsletter	Issued 1/30/2026 on schedule. Next issue is July 2026.
MOU	<b>8.</b> Business Attraction Task Force (BATF)	4-23-2026: Meeting held. Discussed marketing opportunities, Skilled Nursing Facilities, and business recruitment event opportunities.



MOU	<b>9. Conferences (Industrial/Real Estate)</b>	Attended IAMC and SelectLA this month. Made several new contacts in goods movement, manufacturing and foreign direct investment.
MOU	<b>10. Marketing &amp; Publications</b>	We developed a new <b>retail</b> marketing flyer focused on attracting retailers. First distribution will be at May ICSC conference through Team Cal.
MOU	<b>11. Governance Representation</b>	Lancaster: Sydney Yeseta Palmdale: Zach Glynn - <b>did not attend the May board meeting.</b>
MOU	<b>12. Labor Market Study</b>	Publication Date: Spring 2027 Next Action: Seek economics firm, October 2026
MOU	<b>13. City Meeting Participation</b>	April 6, 2026 Palmdale Council Presentation cancelled at the City's request. <b>Palmdale cancelled on April 2, 2026</b>
MOU	<b>14. Industry Deep Dives</b>	Healthcare Deep Dive held on 4/2. Report published and tasks assigned to committees.  Aerospace Deep Dive scheduled for 7/8/2026
MOU	<b>15. Regional Film Industry Engagement</b>	Scheduling in process, looking at June.
MOU	<b>16. Startup &amp; Small Business Support</b>	Updated our website with current programs available through various sources.
MOU	<b>17. Workforce Development</b>	We've assigned specific workforce development tasks from the Healthcare Deep Dive to the Workforce Development and Education Committee.



		<p>We are coordinating needs assessments with AVC and AVUHSD.</p> <p>We are co-hosting the AI Taskforce with AVC and AVUHSD on 5/22/2026</p> <p>Participated in Griffiss Institute’s convening of their aerospace and defense cluster talent to industry committee.</p> <p>Participated in panel at the International Test and Evaluation Association conference with Dr. David Smith from MASP and Justin Salters from Griffis.</p>
MOU	18. Transportation Advocacy	Transportation committee did not meet this month.
MOU	19. Summary / Key Wins This Month	Progress made on upcoming MOU deliverables
MOU	20. Challenges / Needs from MOU Partners	MOU renewal discussions are beginning.
MOU	21. Community Calendar	Reaching out to connect additional organizations. <b>Lancaster and Palmdale are live.</b>
Project	22. Infrastructure Fund	Awaiting more information
Project	23. MARRC Fund	Awaiting more information
Project	24. Chamber Coordination	Meeting on 5/12/2026 with Chamber representatives. Developed three programs to focus on. Workforce Development, pro-Antelope Valley Marketing,
Event	25. Installation	June 18, 2026.

## 5. Committee Reports

- Healthcare – Chair Ben Gocke. EC Liaison: Mark Bozigian, BoD liaison: Sydney Yeseta - *Tracking 6 or 7 issues from the Industry Deep Dive.*



- Aerospace – Chair Dr. David Smith. EC Liaison Dianne Knippel, BoD liaison: Michelle Royal. *On plan for deep dive. Northrop Grumman will be expanding at Plant 42 into Site 1 for the B-21 program - the prior Boeing facility. Boeing is still at EAFB but will not be at Plant 42.*
- Workforce Development & Education – Co-Chairs Teresa Howard, Van Rider, EC: Liaison Suzy Ghazarossian, BoD liaison: Kathy MacLaren Gomez, Gina Rossall - *Van led a discussion on the gap analysis for highs schools and AVC.*
- Legislative – Chair Mark Hemstreet. EC Liaison: Ben Gocke, BoD liaison: Ashley Cortes, Steven Derryberry - *Following multiple bills.*
- Infrastructure/Transportation – Chair Matt Gaines. EC Liaison Martin Tompkins
- Developer-Agency Working Group (Drew Mercy)
- Spring Business Summit / Fall Forum (Drew Mercy)
- Nominating Committee (Drew Mercy)
- Nominees for 2026-2029 Term
  - Ben Gocke (Palmdale Regional Medical Center) – Inc.
  - Martin Tompkins (AV Transit Authority) – Inc.
  - Mark Bozigian (Bayshore Consulting) – Inc.
  - Regina Rossall (Westside Union School District) – Inc.
  - Bob Bowman (Lockheed-Martin) – Inc.
  - Steven Derryberry (Derryberry Law) – Inc.
  - Ricky Jeffords (Mission Bank) – New
  - Jared Yoshiki (Northrop Grumman) – New

**Action: Dianne motioned; Michelle seconded; approved a presented.**

## 6. Old Business

- A. SWOT Review - changed to next month.

## 7. New Business - none

## 8. Action Items & Deadlines Tracking

- Review of Open Action Items:

Action Item Description	Person Assigned	Due Date	Status/Notes



Chamber Discussions  <b>Ideas: Joint legislative meetings and workforce/education meetings.</b>  <b>Develop positive branding for AV.</b>  <b>Explore collocation.</b>	Drew	Ongoing	Held first meeting, developed two main ideas for projects.
Nominations for 2026-2029 BOD Terms	Drew	Reporting today	<b>Complete</b>
Aerospace Deep Dive	Drew/Aerospace Committee	7/8/2026 10:00 a.m. to 12:00 p.m.	Planning agenda and seeking participants
Film Industry Roundtable	Drew		Set Date, Agenda, Participants

## 9. Announcements

- Open floor for announcements. Please provide a new board member photo if needed for the web site. David reminded everyone about the August 9, AFA Commanders' event.

## 10. Closed Session

- No closed session scheduled for today

## 11. Adjournment - adjourned at 10:00 a.m.

- Adjourn the meeting if there are no objections



## Dates to Remember

- Executive Committee Meeting: Second Tuesday, monthly, 8:30 a.m.
- Board of Directors Meeting: Third Tuesday, monthly, 8:30 a.m.
- Joint Legislative Committee Meeting: Second Monday, monthly, 3:00 p.m.
- Transportation & Infrastructure Committee: Fourth Thursday, monthly, 7:30 a.m.
- Healthcare Committee: First Thursday, every other month, 8:30 a.m. (Next: May 7, 2026)
- Aerospace Meeting: Second Thursday, every other month, even months, 10:00 a.m.
- Workforce Development & Education Committee: Second Thursday, every other month, odd months, 10:00 a.m. (Next: May 14<sup>th</sup>, 2026)
- Installation Dinner – Tuesday, June 16, 2026, 9:00 a.m. - 10:30 a.m., Greenhouse Cafe - board members only.