

MINUTES OF THE AIRPORT PROPERTY DEVELOPMENT & LEASES COMMITTEE MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

April 9, 2024 at 9:00 AM

NOTICE REGARDING A RETURN TO IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD AND COMMITTEE MEETINGS

Due to the expiration of the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Committee Meeting in person and request to speak to the Committee Members when the Chair calls for public comment.

Alternatively, members of the public who desire to provide input as to any item can send an email to info@montereyairport.com and include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments should be received by 8:00 AM on the day of the meeting. All submitted comments will be provided to the Committee Members for consideration and will be compiled as part of the record.

A. CALL TO ORDER

The meeting of the Airport Property Development & Leases Committee of the Monterey Peninsula Airport District was called to order at 9:03 AM. Directors Miller and Pick, Controller Wilson, Deputy Executive Director Morello, and Acting Board Secretary Adams were present. Director Pick attended via videoconference from the alternate address noticed on the agenda.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. REGULAR AGENDA – ACTION ITEMS

Review 1. Leasing Activity Review

There was no Public Comment.

Controller Wilson gave an update on the Motion Products, Inc. (MPI) lease that has not yet been executed. The current tenant has had the environmental inspection done by M3 Environmental and is waiting for the environmental report certifying the property is free of any contamination.

Controller Wilson reported on communications with a ground lease tenant regarding a new percentage rent structure in any amended lease agreement going forward.

Controller Wilson remarked on recent communications with the tenants at 2801. Deputy Executive Director Morello answered questions about remediation work being done on the vacant building.

Controller Wilson reported the space at 2801 that has been leased to Kimley-Horn has been waiting on tenant improvements to be done prior to their lease commitment. Their leasehold improvements have not started due to delays. However, they advised they are going to start paying rent as of April 1, 2024.

Controller Wilson gave updates on a potential new lease to a home staging business, the as yet unrented corporate hangar space, the box hangar permanent power which PG&E advised is scheduled for April, and a meeting with Monterey Fuel Company and Avila Construction regarding true-up of costs for the hangar construction.

Controller Wilson answered questions from Directors.

Deputy Executive Director Morello answered questions from Directors regarding construction bids for the replacement terminal, the ARFF communication systems, and terminal parking during construction. She reported all but 30 RV tenants have moved, and all will be relocated by April 15th.

D. ADJOURNMENT

The meeting adjourned at 9:39 AM.

Approved at the
Meeting of April 24, 2024



Mary Ann Leffel, Chair

ATTEST



Michael La Pier
District Secretary