

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

September 14, 2022 – 10:00 AM

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

Due to the expiration of certain directives contained in the Governor's Declaration of Emergency for the State of California (Executive Order N-29-20), the Board of Directors of the Monterey Peninsula Airport District will return to hold meetings at the Airport Board Room, with in-person attendance.

Due to recent increase in the transmission of the Omicron variant of the Coronavirus, and, as a result of the directives issued by the State of California and the Monterey County Public Health Officer intended to prevent the transmission of the coronavirus, the Airport may utilize the procedures outlined in AB361 to utilize alternative measures related to the conduct of remote meetings and remote comments by members of the public.

Members of the public may participate in the Board meeting via Zoom video conference. To view the Board meeting via Zoom video conference, please visit www.zoom.us/join and enter the following Meeting ID: **886 2165 2597**. The password for this meeting is: **20220914**. If you do not have access to the internet, you may also participate telephonically by calling (253) 215-8782 and entering the same Meeting ID and password.

REMOTE PUBLIC COMMENTS

To make a public comment, the following options are available:

1. Before the Meeting via Email: Written comments can be emailed to info@montereyairport.com. 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 Board for consideration and will be compiled as part of the record.
2. During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your oral comments, pursuant to Board policy.

Public comments may also be made in person. Members of the public may attend the Board Meeting in person and request to speak to the Board when the Chair calls for public comment.

A. CALL TO ORDER

The meeting of the Airport Property Development & Leases Committee Meeting was called to order at 10:06 AM. Director Miller, Director Sawhney, District Counsel Huber, and Executive Director La Pier were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Review 1. Operating Agreement for Peer-to-Peer Vehicle Sharing Concession

District Counsel Huber reviewed a new operating agreement negotiated with Turo covering their peer-to-peer vehicle sharing operations at Monterey Regional Airport. Huber indicated that the agreement was drafted using similar agreements at other airports and included negotiations with Turo to reach the

proposed final agreement being presented to the committee. Turo offered a 10% commission for all activities if vehicles were allowed to park at the curb front of the terminal. If vehicles were required to use short term parking, commissions would be set at 6.5%. Based on the limited curb front at the terminal and the existing congestion already being experienced, it is staff's recommendation that Turo activities be confined to the upper short term parking lot and that a 6.5% commission be established. Director Miller asked if the vehicles would still be required to pay parking charges. Huber replied that the agreement specifically states that all parking charges will be paid for in addition to the commission. Director Sawhney asked how frequently Turo activities were occurring at the airport. Executive Director La Pier indicated that over the past two weeks there had been four instances that were determined to be active Turo activities. Discussion was had regarding how Turo activities were being monitored and how the reporting process would be established.

Huber indicated that the proposed agreement is for a one-year period. After discussion, the committee indicated they would recommend to the Board that the agreement be approved.

Discussion 2. Leasing Activity Review

Executive Director La Pier reported that to date 65 business licenses have been executed and an additional 4 that were in process. He reminded the committee that the initial forecast was for 24 business licenses. He complimented the activities of the Property Specialist to uncover additional business enterprises on airport, most of which are sub-tenant activities.

E. ADJOURNMENT

The meeting was adjourned at 11:03 AM.

Approved at the
Meeting of September 27, 2022


Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE
District Secretary