

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

**April 7, 2017 - 10:30 AM - Board Room**

**A. CALL TO ORDER**

*Chair Nelson called to order the Committee Meeting of the Board of Directors at 11:00am. Director Leffel and Executive Director La Pier were present.*

**B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

*None.*

**C. PUBLIC COMMENTS**

*None.*

**D. REGULAR AGENDA – ACTION ITEMS**

Discussion 1. Northside Market Analysis Update

*Executive Director La Pier provided the committee members with a draft of the Northside Market Analysis completed by Kosmont Associates. The document was reviewed by the committee and the Executive Director. Director Leffel indicated she thought some of the data collected from the State was inaccurate and felt it should be changed to more accurately reflect the region. Executive Director La Pier indicated a representative of Kosmont would attend the Regular Board meeting to review the findings with the Board. He asked Director Leffel to provide the accurate data to Kosmont for inclusion in the final report.*

*Chair Nelson asked about the recommendation of the analysis and indicated he felt the recommendation could be strengthened. Executive Director La Pier attempted to clarify the recommendation and indicated he would have conversations with the consultant regarding strengthening the final report.*

Discussion 2. Harvest Construction Update

*Executive Director La Pier indicated that his discussions with Harvest Construction were continuing. It appeared from the discussions that Harvest would need a minimum of 1 acre of property to accommodate the footprint they contemplated. La Pier reported he had discussions with a local commercial real estate expert regarding land values. Discussion regarding values continued. It was determined the most effective negotiating position should involve hiring a local real estate expert to assist in the negotiations.*

**E. ADJOURNMENT**

*The next meeting of the Committee was scheduled for Friday May 5, 2017 at 10:00 am.*


*The meeting was adjourned at 11:52am.*

Minutes approved at the Regular  
Meeting of May 10, 2017



Matthew Nelson, Chair

ATTEST



Michael La Pier, AAE  
District Secretary