

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

November 10, 2021 - 2:00 PM

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD MEETINGS

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Board of Directors of the Monterey Peninsula Airport District is required to limit in-person attendance at the upcoming Board Committee meeting. Members of the public may utilize alternative measures established by the Monterey Peninsula Airport District to listen to Board meeting and/or to communicate your opinions to the Board Members. To participate in the Board meeting via Zoom video conference, please visit www.zoom.us/join and enter the following Meeting ID: 829 1697 8794. The password for this meeting is: 20211110. 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.

Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board.

A. CALL TO ORDER

The meeting was called to order at 2:03 PM. Director Cursio, Director Miller, Executive Director La Pier, and Deputy Executive Director Bergholz were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Discussion 1. Water Wells Update

Executive Director La Pier reported the County had issued one of the two permits requested to begin the drilling of two emergency wells on airport property. The two wells are located near Tarpy's Restaurant and on the 2801 Monterey Salinas Highway property. The County has issued the permit for the well near Tarpy's but is waiting for the City of Monterey to provide comment on the well project at 2801 Monterey Salinas Highway. The City of Monterey was asked to provide comment nearly one month ago. Director Miller asked why the City of Monterey was taking so long to comment. La Pier responded he was unaware of the reason for the delay, but outreach was underway by the County to secure comments.

La Pier indicated that once the permits were both received, staff will secure bids for the well projects together and bring the contract to the full Board for approval.

Discussion 2. General Aviation Hangar Analysis Update

Executive Director La Pier reminded the Committee that as part of the Safety Enhancement Program, the southeast general aviation hangars would need to be razed to allow for the construction of the new terminal complex. The replacement of the hangars is currently not included in the overall Safety Enhancement Program financial program since no decision has been made regarding how best to proceed.

The GA area on the north side is nearing completion and will be ready soon for hangar construction and the construction of the new ARFF station. There are two options available for the airport to consider regarding the new GA facilities: building the hangars as an airport sponsored project or allowing private sector to build and operate the new hangars.

Deputy Executive Director Bergholz reviewed the initial construction and business analysis of an airport sponsored project with the Committee. The review included projected cost for construction, basic financial analysis, and a projected rent that would need to be charged by the airport. What was not included in the financial work is the cost of the lease buy back with Del Monte Aviation. La Pier indicated we now have the full valuation report from DMA and are in the process of review and analysis. Some discussion occurred regarding the valuation. La Pier further indicated discussions with DMA have begun and he was hopeful more information would be available soon.

Discussion 3. Leasing Activity Review

Executive Director La Pier reviewed with the Committee a request by Maxi, L.L.C., the self-storage tenant on the north side of the airport, for Board approval to refinance the self-storage operation. The lease terms were reviewed as well as the terms of the refinance and the financials of the business. It was agreed that all looked in order and the Committee would recommend the Board approve the refinancing request.

E. ADJOURNMENT

The meeting adjourned at 3:18 PM.

Minutes Approved at the
Meeting of December 15, 2021



Gary Cursio, Chair

ATTEST



Michael La Pier, AAE
District Secretary