

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

December 10, 2020 - 1:00 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: 833 4162 6750. The password for this meeting is: 20201210. 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 1:02 PM. Director Leffel, Director Miller, District Counsel Huber and Executive Director La Pier were in attendance. Matt Wright, VP and General Manager of Monterey Jet Center was also in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Review 1. Monterey Airpark Associates Lease Extension and Presentation by Matthew Wright, General Manager, Monterey Fuel Company

Matt Wright gave a presentation to the committee regarding the forthcoming remodeling of the lobby and first floor area of Monterey Jet Center. He indicated the remodeling included a complete re-work of the entire first floor of the facility including all public area spaces, operating areas and private offices and workspaces. He reviewed several design elevations with the committee and fielded several questions regarding the project.

Executive Director La Pier re-introduced the proposed 10th Amendment to the ground lease between the Airport District and Monterey Air Park Associates. The amendment as presented would extend the term of the lease to 2066 and would recognize and consider complete a development requirement contained in Amendment 9 which called for the construction of a parking area located on a storm water retention facility located on a vacant lot on the property. Director Miller asked about previous lease extensions and the length of those extensions. La Pier indicated amendment 9 did not contain an extension of the lease associated with the parking area work but did reflect an extension in recognition of other work that had been accomplished by the tenant. Director Leffel asked about the other amendments and the purpose of those extensions. Legal Counsel Huber indicated those extensions were in relation to lease rate adjustments to reflect new development as it occurred.

After discussion, the committee agreed to recommend to the full Board approval of the 10th Amendment to the Lease Agreement with Monterey Air Park Associates to the full Board at the next meeting.

- Review 2. Resolution No. 1788, A Resolution of the Monterey Peninsula Airport District Approving the Rules and Regulations

District Counsel Huber reviewed with the committee proposed changes to the Rules and Regulations document as presented by Director Sabo in response to direction given at the last Board meeting. Huber covered the proposed changes with the committee after which discussion ensued. Director Miller asked both Huber and La Pier about any concerns they might have regarding the proposed changes. Both agreed that some of the changes suggested were simply restating FAA regulations. La Pier expressed concern regarding the suggested elimination of a provision regarding disabled aircraft.

Director Leffel asked if there was any reason not to leave the suggested deletions in the document to provide additional clarity for those that are not fully familiar with airport and aircraft operations. La Pier and Huber agreed there would be no concerns leaving language in the document for clarity inasmuch as much of the language was embodied in law or in FAA regulation already.

After discussion, the committee determined that it would recommend to the full Board the inclusion of several of the provisions that were suggested for removal. Further the committee agreed to recommend the final document to the full Board for adoption after final revisions were completed by Legal Counsel.

- Review 3. Resolution No. 1789, A Resolution of the Monterey Peninsula Airport District Approving the Minimum Standards

There were no suggested changes to the Minimum Standards therefore there was no discussion regarding the document.

E. ADJOURNMENT

The meeting adjourned at 3:04 PM.

Minutes Approved at the
Meeting of December 16, 2020


Mary Ann Leffel, Chair

ATTEST



Michael La Pier, AAE
District Secretary