

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

April 13, 2022 – 9:00 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: **873 8102 6238**. The password for this meeting is: **20220413**. 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 of the Monterey Peninsula Airport District Board of Directors was called to order at 9:04 AM. Director Cursio, Director Sawhney, and Executive Director La Pier were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

Any person may address the Monterey Peninsula Airport District Board at this time. Presentations should not exceed three (3) minutes, should be directed to an item **NOT** on today's agenda, and should be within the jurisdiction of the Monterey Peninsula Airport District Board. Though not required, the Monterey Peninsula Airport District Board appreciates your cooperation in completing a speaker request form available on the staff table. Please give the completed form to the Monterey Peninsula Airport District Secretary. Comments concerning matters set forth on this agenda will be heard at the time the matter is considered.)

None.

D. REGULAR AGENDA – ACTION ITEMS

Update 1. Motion Products, Inc.

Executive Director La Pier updated the committee on the sale of Forza Motors to Motion Products, Inc. He informed the committee that, some time ago, the Airport filed a suit against Forza for non-payment of rent and prevailed in Court. The judgement was for over \$100,000 in past due rent. That judgement was resolved, and back rent has been paid by Forza. Since the judgement is over 10 years old, it should have no impact on the credit of Forza. However, it still appears on the credit report and is holding up closing of the transaction. Forza has asked for a release of the claim since it has been satisfied. La Pier indicated that he had referred the matter to District Legal Counsel who was in the process of drafting a letter of release to provide to Forza.

Director Cursio asked if there were any other issues that might be impeding the transaction. La Pier replied that he was unaware of any at this time.

Review 2. Leasing Activity Review

La Pier reported on the closing of the sale transaction of Sky Park Self Storage to Maxi Sky Park, L.L.C. as approved by the Board, stating the transaction closed on April 8th. The new tenant has asked for a pro-rated rent for the first month, since the closing date is not consistent with the monthly cycle the lease is on. He also has asked for the exact total of the three-month security deposit the agreement calls for. All information will be provided to the new tenant by the end of the week.

La Pier also reported that the draft FY 2023 budget includes a capital project of \$175,000 per building for repair and rehabilitation of the two buildings located at 2801 Monterey Salinas Highway. Although the work contemplated is somewhat undefined, La Pier indicated his position that the airport needed to invest in the buildings to ensure they remain in good condition. Discussion ensued regarding the recently completed deck replacement project associated with building A. Director Sawhney asked if the project was complete and if the work being considered was in addition to the deck work. La Pier indicated it is in addition. He also indicated that the analysis on the disposition of building C, the vacant building at the front of the parcel, is being completed to determine whether it makes more financial sense to demolish the building instead of repairing it. There was additional discussion about current rental market conditions and the condition of the building itself.

E. ADJOURNMENT

The meeting was adjourned at 9:39 AM.

Approved at the
Meeting of April 20, 2022


Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE
District Secretary