

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

July 10, 2024 at 10:30 AM

Due to the expiration of the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Committee Meeting in person and request to speak to the Committee Members when the Chair calls for public comment.

Alternatively, members of the public who desire to provide input as to any item can send an email to [info@montereyairport.com](mailto:info@montereyairport.com) and 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 Committee Members for consideration and will be compiled as part of the record.

## **A. CALL TO ORDER**

*The meeting of the Airport Property Development & Leases Committee of the Monterey Peninsula Airport District was called to order at 10:39 AM. Direct Miller, Director Pick, Executive Director La Pier, Controller Wilson, and Acting Board Secretary Adams were in attendance.*

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

*None.*

## **C. REGULAR AGENDA – ACTION ITEMS**

Review            1. Resolution No. 18XX, A Resolution Authorizing the Service Agreement between the Monterey Peninsula Airport District and Monterey Environmental Solutions and Services

*Executive Director La Pier explained the Service Agreement with Monterey Environmental Solutions and Services is for additional abatement at Building C at 2801 Monterey Salinas Highway. He answered questions from Directors regarding the cost and the fact that the work would be required even if the building were to be demolished.*

*There was a discussion about possible uses of the building and limitations that would still need to be considered when analyzing the return on investment of any contemplated building improvements. There was a discussion about the status of the de-annexation of the property from the City of Monterey.*

*The Lease Committee supported authorizing the Service Agreement with Monterey Environmental Solutions and Services.*

Review            2. Leasing Activity Review

- MPI Update
- Corporate Hangar Update

*Controller Wilson stated the current tenant has partially fulfilled their obligations to the airport and has committed to working towards a closing date of September 1, 2024.*

*Controller Wilson reported a one-year listing agreement has been negotiated to market the corporate hangar for lease or for sale with the broker he identified last month. There is already one party showing some interest. Executive Director La Pier noted a sale of the building would be the improvements only; there would still be a ground lease associated with the sale.*


*There was a discussion about proposed list pricing, lease pricing, and what the hangar cost to build.*

*There was a discussion about the possibility of renting the hangar month-to-month while it is being marketed for sale or long-term lease.*

**D. ADJOURNMENT**

*The meeting was adjourned at 11:28 AM.*

Approved at the  
Meeting of July 17, 2024



Mary Ann Leffel, Chair

ATTEST



Michael La Pier  
District Secretary