

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

February 12, 2024 1:30 PM

NOTICE REGARDING A RETURN TO IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD AND COMMITTEE MEETINGS

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 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 Airport Property Development & Leases Committee Meeting of the Monterey Peninsula Airport District Board of Directors was called to order at 1:40 PM. Director Pick, Director Miller, Executive Director La Pier, Controller Wilson, and Acting Board Secretary Adams were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. REGULAR AGENDA – ACTION ITEMS

Review 1. Leasing Activity Review

Executive Director La Pier explained to Director Pick, a new committee member, that the Airport Property Development & Leases Committee reviews any new leases prior to them being brought to the full board.

There was a discussion about the Motion Products, Inc. (MPI) lease that has been approved but not yet executed. Controller Wilson gave an overview of the reasons for the most recent delays in the lease being executed. He reported that the current estimated commencement of the new lease is April 1st but is contingent on a clean environmental inspection and payment of all current rent owed, since MPI is purchasing the current tenant.

Executive Director La Pier reported remediation is being done on the front building at 2801 Monterey Salinas Highway and he recently had an inquiry about the space. Executive Director La Pier gave an overview of the property that included buildings, leases, and tenants at this location, as well as the terms of the main lease.

Controller Wilson reported that the area used for outside storage was cleared and the airport is relocating the RV tenants to that location March 1, 2024. Executive Director La Pier added this relocation is part of the process of dirt movement from excavation of the construction site for the relocated terminal ramp; we are filling in areas to make more developable land. He noted there is a resolution on the board agenda to approve fencing so that the RV tenants have a secure lot.

Director Miller advised Director Pick that this committee will also occasionally review land development proposals. He gave an overview of some of the items this committee has discussed in the past.

Executive Director La Pier excused himself from the meeting at 2:27 PM due to a prior commitment. He asked Controller Wilson to report to the committee on the status of the hangars on the north side.

Controller Wilson remarked that the newly constructed corporate hangar that we are purchasing from Monterey Fuel Company has not yet been rented. There have been some new ideas for use and a recent inquiry, but nothing concrete to report. He noted that we don't yet own the box hangars or the corporate hangar because they are not complete. There is a holdup with permanent power and this project is in the que for early April. Once that is complete, we'll be able to complete the purchase.

Controller Wilson gave the committee an overview of possible development opportunities that have been contemplated by a current tenant.

Director Pick asked if there are any leases expiring in the next year. Controller Wilson answered no, and that most tenants are month to month. The ground leases typically are for 40 years or more, but they are not the majority.

D. ADJOURNMENT

The meeting adjourned at 2:52 PM.

Approved at the
Meeting of February 21, 2024



Mary Ann Leffel, Chair

A T T E S T



Michael La Pier
District Secretary