

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

March 5, 2020 - 10:00 AM - Administration Office Conference Room

A. CALL TO ORDER

The meeting was called to order at 10:10am. Director Leffel, Director Miller and Executive Director La Pier were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Discussion 1. Leasing Activity Review

Executive Director La Pier reviewed current lease discussions with the Committee. The review included a discussion regarding the abandonment of Building 505 and its proposed demolition. La Pier indicated that the building had been vacated by the last remaining tenant and had been red-tagged by staff. Staff was in the process of requesting quotes from contractors for the demolition. He reported that to date there was only one contractor that had provided a quote, which was being reviewed.

There was also general discussion about the lease term with Monterey Jet Center / Monterey Fuel Company. The discussion centered around the need to re-negotiate a portion of the lease to remove the southeast hangar area from the lease. La Pier outlined the need to expand the discussions with the tenant to include a requested lease extension as well as additional changes to the lease boundaries near the Jet Center to remove a vacant lot from the leasehold and eliminate a requirement that the tenant build either an additional hangar or parking lot in exchange for a lease extension.

Director Leffel inquired about the status of the discussions with MJC. La Pier indicated the discussions were informal at this time however he believed it important to move those discussions to a more formal status in the future. He also discussed with the committee the idea of including in the discussions an extension of the agreement to allow MJC to partner with the airport on the construction of the new general aviation hangar complex if the Board chooses to move forward with that development.

Director Miller recalled previous discussions regarding the elimination of the construction requirement and the lease extension. He asked if the current discussions were related to the previous efforts. La Pier indicated the tenant concerns were similar however the removal of the southeast hangar area from the lease was a new dynamic. Miller asked if the tenant was willing to have those discussion. La Pier indicated that under the right circumstances he believed the tenant was willing to engage on all matters related to the lease.

Discussion 2. Schedule Next Meeting

Scheduling the next meeting was deferred.

E. ADJOURNMENT

The meeting adjourned at 11:15 AM.

Minutes Approved at the
Meeting of May 13, 2020



Mary Ann Leffel, Chair

ATTEST



Christine Morello
Acting District Secretary