

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

November 9, 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: **890 4686 9731**. The password for this meeting is: **20221109**. 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 Meeting was called to order at 9:09 AM. Director Miller, Director Sawhney, Executive Director La Pier, Acting Board Secretary Adams, Deputy Director of Strategy & Development Morello, and Controller Wilson were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

No Announcements.

C. PUBLIC COMMENTS

No Public Comments.

D. REGULAR AGENDA – ACTION ITEMS

Review 1. Proposed Term Sheet for Real Estate Matter

Executive Director La Pier introduced Item D.1 saying to be able to be ready to begin construction on the ramp for the new terminal building next Fall, several things need to be accomplished. There are currently hangars in that location that need to be removed and rebuilt in a new location. We have approximately nine (9) months to do that.

Controller Wilson showed a slide that represented the current location of the hangars on the southeast side and stated all hangars, and a fuel farm need to be demolished. There is currently a ground lease that we need to be released from, and the options are to buy out the remainder of the lease and the improvements or offer "like for like" land. Controller Wilson showed a slide that depicted land near the new AARF facility, that is being offered as like kind property on the north side.

Director Sawhney asked questions about the proposed location and stated she is concerned that we not constrain future Boards from future development. Executive Director La Pier answered it does not constrain future development; there is room to the west, but it would require an EIR. Deputy Director Morello added this proposal we're discussing now is in Phase I of the Master Plan and EIR.

Directors discussed the specifics of the costs to rebuild the hangars and the importance of supporting our general aviation community.

Controller Wilson reviewed the analysis of cash flow and debt financing which presented three hypothetical options. There was a discussion about the assumptions on that analysis. Executive Director La Pier stated we hope to be able to cut some construction costs.

There was a question about the hangar management agreement on the Term Sheet. Executive Director La Pier stated we have more work to do on the particulars; the item on the Board agenda is to get consensus that this is the direction we want to move forward. He introduced Matthew Wright, General Manager of the Jet Center, from Monterey Fuel Company.

Mr. Wright shared his vision of the future for general aviation at MRY and ways Monterey Fuel Company and the Airport could help each other grow and expand aeronautical use of Airport land. He talked about the need for larger hangars and the secondary benefits of having a strong general aviation program. Mr. Wright answered several questions from Directors.

Director Miller stated he is supportive of the approach and looks forward to the Board of Directors discussing the particulars during closed session next week. Director Sawhney is also supportive overall but wants to understand the particulars before committing completely.

Discuss 2. Leasing Activity Review

There was no other Leasing Activity Reviewed.

E. ADJOURNMENT

The meeting adjourned at 11:09 AM.

Approved at the
Meeting of November 16, 2022


Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE
District Secretary