

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

February 12, 2025, at 10:30 AM Pacific Time

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 meeting of the Airport Property Development & Lease Committee was called to order at 10:30 AM. Directors Miller and Pick, Executive Director La Pier, Controller Wilson, and Acting Board Secretary Adams were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. REGULAR AGENDA – ACTION ITEMS

Discuss 1. Leasing Activity Review

Controller Wilson provided an update on airport property lease activity.

Controller Wilson gave an update on communication with a ground lease tenant interested in consolidating multiple ground leases. Committee members discussed the lease terms allowed by FAA, alternative structures for the lease agreement, and possible uses for the parcel in question.

Controller Wilson updated the committee on meetings with a tenant who may be interested in a long-term ground lease and our desire to understand the viability of their proposed financing before proceeding. There is a six-month exclusive right to negotiate agreement to enable due diligence on both sides.

Executive Director La Pier discussed possibilities for the ramp frontage which could become available for aviation development.

Controller Wilson gave an update on the storm damaged hangars. He stated two of the three have been demolished. The third damaged unit was left because it was needed for storage for airport maintenance equipment. He added there will be insurance claim money that would allow some rebuilding if that was desired. Executive Director La Pier stated he would not rebuild the hangars, but the maintenance department needs a facility to use for large equipment storage. There was a discussion about possible solutions.

Controller Wilson reported that the Plan of Finance team has suggested some changes to the airline agreements and a draft has been created that will be reviewed with the airlines. Executive Director La

Pier added that the lease agreement being considered is meant to give evidence of airline commitment and their intent to stay in this market. He reviewed some of the elements of the lease agreement that would change and those that would not. He and Controller Wilson answered questions from Directors.

D. ADJOURNMENT

The meeting adjourned at 11:14 AM.

Approved at the
Meeting of February 19, 2025


Carl Miller, Chair

ATTEST



Michael La Pier
District Secretary