

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

October 12, 2022 – 10:00 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: **829 3108 6243**. The password for this meeting is: **20221012**. 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 was called to order at 10:07 AM. Chair Miller, Director Sawhney, Executive Director La Pier, and Acting Board Secretary Adams were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Review 1. Draft Rental Car Agreement

Executive Director La Pier stated the proposed new agreement is a one-year agreement with an auto renew and 180-day notice to terminate. He reviewed the two main differences between this agreement and the agreement the car rental companies currently operate under, one of which is a very outdated minimum fee. He stated all rental companies pay the minimum fee at the first of the month and then true up to a 10% commission on actual rentals. Currently every rental car company does pay over the new minimum, so the change is primarily to bring the agreement into current circumstances. Executive

Director La Pier noted the other significant change is to add liquidated damages for failing to live up to tenant's responsibilities as it relates to operating the counter with personnel during the business hours outlined in the agreement.

Executive Director La Pier advised this agreement had already been reviewed by Finance Committee and Director Sabo brought up some circumstances in the past with rental car companies trying to avoid commissions by having other pick-up locations. He noted this was before his time, but he's asked District Counsel to enhance the language that refers to the Percentage Fee to make it clear that any transaction at the airport is subject to the 10% payment.

Both Director Sawhney and Chair Miller expressed their support for the new agreement.

Discuss 2. Leasing Activity Review

Executive Director La Pier gave a review of leasing activities and Directors discussed a real estate matter.

E. ADJOURNMENT

The meeting was adjourned at 11:03 AM.

Approved at the
Meeting of October 19, 2022



Carl M. Miller, Chair

A T T E S T



Michael La Pier, AAE
District Secretary