

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

January 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. Public comments may be made either in person or via email. 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. In the alternative, written comments can be emailed to [info@montereyairport.com](mailto:info@montereyairport.com), and should include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)."

The Board meetings will continue to be broadcast via Zoom video conference, however, remote public comment via Zoom will not be accepted. To view the Board meeting via Zoom video conference, please visit [www.zoom.us/join](http://www.zoom.us/join) and enter the following Meeting ID: **853 8731 5163**. The password for this meeting is: **20220112**. 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.

### A. CALL TO ORDER

*The meeting was called to order at 10:02 AM. Director Cursio, Director Miller, Deputy Director of Strategy and Planning Morello and Executive Director La Pier were in attendance.*

### B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

*None*

### C. PUBLIC COMMENTS

*None*

### D. REGULAR AGENDA – ACTION ITEMS

Review            1. Resolution No. 1812, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and Granite Drilling Company, Inc.

*Deputy Director of Strategy and Development Morello presented Resolution No. 1812 to approve a service agreement for the destruction and replacement of two non-potable water wells, located on the 2801 Monterey Salinas Highway and 2999 Monterey Salinas Highway -Tarpy's properties, by Granite Drilling Company.*

*Director Cursio indicated this information had been shared with the full Board at a previous meeting. He asked if this resolution represented any significant changes to what was presented. Morello indicated it did not, other than the cost of the work was significantly less than the original estimates.*

*The Committee indicated they would recommend adoption of this resolution by the full Board.*

Review            2. Resolution No. 1813, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and Bierman Hydrogeologic

*Deputy Director of Strategy and Development Morello presented Resolution No. 1813 which requests approval to contract with Bierman Hydrogeologic for the oversight services of the destruction and*

replacement of two non-potable water wells, located on the 2801 Monterey Salinas Highway and 2999 Monterey Salinas Highway -Tarpy's properties.

Director Miller indicated he was supportive of moving forward. He asked where the water from the new wells would be used. Executive Director La Pier indicated the water would be used to, hopefully, remove the rental car quick turn facility from public water, which would save the airport nearly 1 acre foot of water annually, as estimated by Berman Hydrogeologic. Discussion ensued regarding potential water volumes. Morello indicated the two wells would be in different aquifers and it is thought that the potential flows from the Tarpy's well would generate quite a bit more volume than the well at 2801 Monterey Salinas Highway.

After discussion, the Committee agreed to recommend adoption of this resolution by the full Board.

Discussion 3. Lease Assignment – Sky Park Self Storage

Executive Director La Pier indicated to the Committee that there appears to be an agreement, in principle, between the current owners of Sky Park Self Storage and Mr. Clayton Gentry for the sale of the Sky Park facilities to Mr. Gentry. La Pier indicated this was informational for the committee and that to date no financial information has been received from Mr. Gentry. That financial information will be needed to complete a due diligence review before any recommendation to the committee could be formulated.

General Discussion occurred regarding the Sky Park lease and the process for transferring the lease to a new entity. Director Miller indicated Mr. Gentry has been a good operator of the self-storage facility on the north side of the airport. He speculated that Gentry may also be interested in expanding the Sky Park operation to adjacent property that is currently controlled by the airport, which would generate new revenues for the airport.

Discussion 4. Leasing Activity Review

La Pier briefed the Committee on confidential discussions with representatives from Forsa Motors regarding the potential sale of the business to a new entity. Due diligence has yet to be performed on the new entity and the requested financial information had just been received in the office the morning of the committee meeting.

**E. ADJOURNMENT**

The meeting adjourned at 10:46 AM.

Minutes Approved at the  
Meeting of January 19, 2022



Carl M. Miller, Chair

ATTEST



Michael La Pier, AAE  
District Secretary