

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

October 13, 2023 10:00 AM

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](mailto: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 & Leases Committee Meeting of the Monterey Peninsula Airport District Board of Directors was called to order at 10:05 AM. Directors Miller & Sawhney, Executive Director La Pier, Controller Wilson, and Acting Board Secretary Adams were in attendance.*

## **B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

*None.*

## **C. PUBLIC COMMENTS**

*None.*

## **D. REGULAR AGENDA – ACTION ITEMS**

Review            1. Leasing Activity Review

*Executive Director La Pier turned the floor over to Controller Wilson to review recent leasing activity.*

*Controller Wilson updated the committee on the TSA Lease that starts October 2024 saying it is a five-year lease with a fixed 10% rate increase.*

*Controller Wilson reviewed the lease terms being negotiated with Kimley Horn for a vacated space at 2801 Monterey Salinas Highway. He reported the lease is being reviewed by legal counsel for both parties and there is a target move in by the end of 2023. Executive Director La Pier added the space will be used by their project team of 6-8 people for all of their regional projects.*

*Controller Wilson reported Graniterock will lease Suite F at 2801 Monterey Salinas Highway starting in November 2023.*

*There was a discussion about the environmental concerns in one of the empty buildings on the property at 2801 Monterey Salinas Highway.*

*Controller Wilson reported the outside storage tenants on the north side were asked to vacate and most have moved out at this point. Executive Director La Pier added this is where the dirt from the ramp area will be deposited. The upper RV lot will relocate adjacent to the lower RV lot so the upper RV lot can be filled in. Director Miller asked what the revenue loss is from the outside storage. Controller Wilson answered \$45K per month, and it was budgeted to account for that reduction of revenue.*

Controller Wilson reported the old hangars on the south side are also being asked to vacate. During ramp construction we will lose some overflow parking for the rental cars and the rental agencies have been notified. Executive Director La Pier explained that we are investigating leasing some parking space on Garden Road but there are events that we normally support with parking spaces, like the AT&T, that we will not have the room to do this year.

Director Miller asked if there was any interest in the recently constructed Corporate hangar. Controller Wilson answered there were a few parties. Executive Director La Pier stated the interest is from word of mouth; the real estate broker has not started to market the property yet.

Director Sawhney asked about the hangar relocation with regards to the fuel island not being complete. Executive Director La Pier stated there will be a fuel truck in the meantime. There was a discussion about the types of fuel that would be available on the fuel island and at the Jet Center. Director Sawhney asked when we would purchase the hangars from the Jet Center. Controller Wilson stated there is a true up once construction is completed and he expects that to take 30-45 days.

**E. ADJOURNMENT**

The meeting adjourned at 11:10 AM.

Approved at the  
Meeting of October 24, 2023



Mary Ann Leffel, Chair Pro Tem

ATTEST



Michael La Pier, AAE  
District Secretary