

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

June 2, 2017 - 10:00 AM - Administration Office Conference Room

A. CALL TO ORDER

The meeting was called to order at 10:00 am. Chairman Nelson and Executive Director La Pier were present. Director Leffel was unable to attend.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Discussion 1. Update on ground lease opportunities with Harvest Construction and Mid-City Manufacturing

Executive Director La Pier updated the committee on the prospect of Harvest Construction and Mid-City Manufacturing ground lease discussions. La Pier indicated he had retained the services of Lostrom and Associates to assist in the negotiations. Ernie Lostrom had been in contact with both interested parties and initial meetings were scheduled.

Discussion 2. New Space Lease Opportunity for Gift Shop space

Executive Director La Pier reported that the previous gift shop concession operator, Ditas Asignacion, had expressed interest in leasing the space again and re-establishing her gift shop operation at the airport. La Pier reported he had initial negotiations with Ms. Asignacion. The base lease presented is a lease drafted by District Counsel as part of the solicitation for operators undertaken last year.

La Pier reported he had referred Ms. Asignacion to Monterey County Business Council for assistance in locating and making arrangements for locally produced goods that could be sold in the new gift shop. Ms. Asignacion had made initial contact with MCBC representatives and was scheduled to meet with them in the near future.

La Pier indicated it was his hope to have the lease ready for Board approval at the July Board meeting.

Discussion 3. Restaurant and Lounge Air Conditioning

Executive Director La Pier indicated he had discussions with the current restaurant operator of the Golden Tee Restaurant regarding their continued desire to have air conditioning installed for both the dining room and the lounge area. La Pier reported the last remodeling of the space had provided for the distribution system for conditioned air but did not include the installation of the two chiller units. The tenant proposed to pay for the installation of the two units in return for a

lease extension. La Pier proposed to move forward with the installation of the two units at District expense at this time rather than offer a lease extension.

Chair Nelson asked about the budget for this work. La Pier indicated the estimate for this work was between \$35,000 and \$40,000 and would be part of a proposed Capital Budget amendment presented to the full Board.

Discussion 4. North Side Development Plan

Executive Director La Pier reported that the next phase of the North Side Development Plan, a baseline development layout, was needed by the Safety Enhancement Environmental effort in order to more accurately forecast vehicle traffic. La Pier indicated the baseline plan was simply an effort to get a better handle on potential traffic impacts and was not the final development plan for the area. As such, it would not be brought before the Board for discussion or adoption.

Chair Nelson asked if this was work done as part of the Kosmont Market Analysis effort presented to the Board previously. La Pier indicated it was not part of that effort but was related inasmuch as the market analysis was designed to look at what type development the area might support. The information from the market analysis would be used to inform the development plan regarding potential uses.

E. ADJOURNMENT

The meeting was adjourned at 11:09am.

Minutes Approved at the Regular
Meeting of July 12, 2017



Matthew Nelson, Chair

ATTEST

Michael La Pier, AAE
District Secretary