

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

March 20, 2026, at 12:00 Noon

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 of the Monterey Peninsula Airport District Board of Directors was called to order at 12:05 PM. Directors Pick & Ahmadi, Executive Director Morello, Controller Wilson, and Acting Board Secretary Adams were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. REGULAR AGENDA – ACTION ITEMS

Review 1. Woody's at the Airport Lease Extension

Executive Director Morello explained the need for a Lease Extension for Woody's at the Airport. The current lease has expired, and operations are continuing month to month by mutual agreement. This extension will revive the terms of the original lease and codify a first right of refusal for restaurant operations in the new terminal, while providing flexibility through a 120-day termination clause. She advised that a new lease will be necessary to incorporate the operations in the new terminal building when that is defined.

Executive Director Morello answered questions from Directors and advised that Staff are in the process of determining the base building construction that will be utilized for food service in the new terminal building, in conjunction with Tim Wood and his team.

There was a discussion about the financial terms of the lease extension.

The Lease Committee recommends approval.

Discuss 2. Leasing Activity Review

Controller Wilson recounted communications with a tenant whose last five-year option, if exercised, would begin May 1, 2026. He reported the option triggers a new Fair Market Value (FMV) rent with CPI escalators in years 2-5. Staff engaged a commercial real estate broker to provide an objective FMV under current market conditions. However, the tenant may be interested in a longer lease, and discussions are taking place regarding the terms of a new agreement.

Controller Wilson and Executive Director Morello answered questions from Directors and explained additional details regarding the current lease and how a new lease might differ in structure from the current one.

D. ADJOURNMENT

The meeting adjourned at 12:41 PM.

Approved at the
Meeting of April 23, 2026

A handwritten signature in blue ink, appearing to read "Mary Ann Leffel".

Mary Ann Leffel, Chair Pro Tem

ATTEST

A handwritten signature in blue ink, appearing to read "Christine Morello".

Christine Morello
District Secretary