

**REGULAR MEETING OF THE
MONTEREY PENINSULA AIRPORT DISTRICT
BOARD OF DIRECTORS**

February 15, 2023 - 9:00 AM

**Monterey Regional Airport
200 Fred Kane Drive, Suite 200**

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.

Should the Board implement the measures outlined in AB 361, members of the public may participate in the Board meeting via Zoom video conference. Please visit www.zoom.us/join and enter the following Meeting ID: **831 7098 4092**. 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. Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board, as outlined below.

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/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Any person may address the Monterey Peninsula Airport District Board at this time on any item that is **NOT** on today's agenda and should be within the jurisdiction of the Monterey Peninsula Airport District Board. Comments concerning matters set forth on this agenda will be heard at the time the matter is considered.

E. APPOINTMENT OF COMMITTEES BY CHAIR

a. Standing Committees:

- i. Budget and Finance
- ii. Air Service, Marketing, Community Relations

- iii. Airport Property Development and Leases
- b. Ad-Hoc Committees:
 - i. Local Jurisdiction Liaison
- c. Liaison/Representatives:
 - i. Local Agency Formation Commission
 - ii. Regional Taxi Authority
 - iii. Transportation Agency for Monterey County
 - v. Special Districts Association Liaison
 - v. Association of Monterey Bay Area Governments

F. CHAIR COMMENTS

G. CONSENT AGENDA - ACTION ITEMS

The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.

- Approve 1. [Minutes of the Airport Property Development & Leases Committee Meeting of January 11, 2023](#)
- Approve 2. [Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of January 11, 2023](#)
- Approve 3. [Minutes of the Special Board Meeting of January 13, 2023](#)
- Approve 4. [Minutes of the Budget & Finance Committee Meeting of January 17, 2023](#)
- Approve 5. [Minutes of the Special Board Meeting of January 18, 2023](#)
- Approve 6. [Minutes of the Regular Board Meeting of January 18, 2023](#)
- Approve 7. [Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of February 6, 2023](#)
- Approve 8. [Minutes of the Budget & Finance Committee Meeting of February 7, 2023](#)
- Approve 9. [Minutes of the Airport Property Development & Leases Committee Meeting of February 8, 2023](#)
- Adopt 10. [Resolution No. 1816-13, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Making Findings and Determinations Pursuant to AB 361 or Virtual Meetings and Authorizing Virtual Board Member and Other District Meetings](#)

H. DEFERRED CONSENT AGENDA - ACTION ITEMS

I. REGULAR AGENDA - ACTION ITEMS

- Present 1. [Brown Act Updates Regarding Remote Attendance](#)

- Pass to Print 2. [Ordinance No. 930, An Ordinance of the Monterey Peninsula Airport District Repealing in its Entirety Ordinance 926 and Adopting by Reference the 2022 California Building Standards Code, Title 24, as Adopted by the California Building Standards Commission; and the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 1997 Uniform Housing Code, and the 2012 International Property Maintenance Code as Published by the International Conference of Building Officials, Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area, and Maintenance of All Buildings or Structures in the Monterey Peninsula Airport; Adopting by Reference Part 9, California Fire Code Including the Appendix Chapters of the California Code Of Regulations Title 24; and Providing for Penalties for the Violation Thereof.](#)

- Adopt 3. [Resolution No. 1840, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and R&S Erection of Monterey Bay, Inc.](#)

J. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense -

AB1234. [The board receives department reports which do not require any action by the board.](#)

Standing Committees:

- i. Budget and Finance Directors Sabo & Leffel
- ii. Air Service, Marketing, Community Relations Director Miller & Pick
- iii. Airport Property Development and Leases Directors Sawhney & Miller

b. Ad-Hoc Committees:

- i. Local Jurisdiction Liaison Director Leffel and Miller

c. Liaison/Representatives:

- i. Local Agency Formation Commission Director Leffel Alt: Sawhney
- ii. Regional Taxi Authority Director Leffel Alt: Sawhney
- iii. Transportation Agency for Monterey County Director Sabo Alt: Sawhney
- iv. Special Districts Association Liaison Director Leffel Alt: Miller
- v. Association of Monterey Bay Area Governments Director Sawhney Alt: Sabo

K. CLOSED SESSION

1. **QUARTERLY GOAL UPDATE** [Government Code Section 54957(b)]. The Board will meet with the Executive Director and District Counsel to consider the quarterly goal update related to the following position: Executive Director.

2. **POTENTIAL LITIGATION** [Government Code Section 54956.9(d)(4)] The Board will meet with the Executive Director and District Counsel to discuss potential initiation of litigation - two cases.

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

None.

M. DISCUSSION OF FUTURE AGENDAS

Any Board member may request the Board of Directors to instruct staff to report back to the Board at a future meeting concerning any matter or place a matter of business on a future agenda. Approval of such requests will be made by motion.

N. ADJOURNMENT

AGENDA DEADLINE

This is the final Agenda that has been posted on the bulletin board outside of the District Offices in the Terminal Building at the Monterey Regional Airport no less than 72 hours prior to the meeting.

All items submitted by the public for possible inclusion on the Board Agenda or in the Board packet must be received by 5:00 P.M. on the Friday before the first Wednesday of the month. This agenda is subject to revision and may be amended prior to the scheduled meeting.

Upon request and where feasible, the Monterey Peninsula Airport District will provide written agenda materials in appropriate alternate formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. To allow the District time within which to make appropriate arrangements, please submit a written request containing a brief description of the materials requested and preferred alternative format or auxiliary aid or service desired as far as possible in advance of the meeting. Requests should be sent to the District Secretary at 200 Fred Kane Drive, Suite 200, Monterey, California 93940.

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

January 11, 2023 – 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: **820 7544 6748**. The password for this meeting is: **20220111**. 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 Meeting was called to order at 10:08 AM. Director Miller, 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. Business License Update

Executive Director La Pier gave an update on the 2023 Airport Business License renewals to date. There was a discussion about the cost of inspections and other expenses the \$500 license fee covers. Chair Miller noted our costs are at least twice that much. Executive Director La Pier stated it is important for the District to know who is doing business on the Airport. However, it is up to the board to approve the fee amount during the budget process and could be reconsidered at that time.

Review 2. Copy of Letter to Southeast Hangar Tenants

Executive Director La Pier reported a letter was sent to the Southeast Hangar Tenants advising them the Board would be considering the relocation of the hangars to the north side of the Airport to be able to demolish the old hangars and reclaim the land for uses related to the General Plan and the Safety Enhancement Plan. An example of the letter was shared with the committee.

Executive Director La Pier reported on the terms that are being negotiated to release the ground to the Airport. He noted a restated lease agreement is being drafted which is clarifying and clearing up several old agreements with Monterey Fuel Company.

Executive Director La Pier reported we are investigating a supplemental AIP program for additional funding and will meet with the FAA in February. Staff has met with the terminal architect to begin to determine the scope and FAA does an eligibility review and determination against that scope.

Executive Director La Pier reported the Car Rental Agreement drafts have gone out and Hertz had some questions that he'll address with their contact.

E. ADJOURNMENT

The meeting adjourned at 10:47 PM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE AIR CARRIER SERVICE - MARKETING - COMMUNITY RELATIONS COMMITTEE MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

January 11, 2023 – 1:00 PM

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: **825 0222 6621**. The password for this meeting is: **20230111** 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 Air Carrier Service – Marketing – Community Relations Committee was called to order at 1:00 PM. Director Miller and Director Pick, 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. Air Carrier & Charter Service Update

Executive Director La Pier shared data our air service consultant provided that compares fares between MRY and different destinations and SJC and the same destinations. There are areas that are most likely affecting MRY enplanements, and this will be discussed with airline revenue management, particularly with one of our airline partners.

Executive Director La Pier reported Alaska Airlines reduced their Seattle and San Diego service to four days a week until April and reduced the San Diego service to one flight on those days.

Review 2. Air Carrier Service Development Update

Executive Director La Pier reviewed enplanements over the last ten years and reported the only year better than 2022 was 2019 and there were more seats available in 2019.

Executive Director La Pier reported the advance purchases on the new mainline DFW flight were already at a 40% load factor. There will be a celebration of the new service, but the first afternoon arrival is the week of the AT&T Pro Am so the event will likely be the following week.

Executive Director La Pier reported a new airline with affordable fares is considering a new route out of Monterey.

Discussion 3. Local Marketing and Outreach Update

Executive Director La Pier reviewed the media coverage on the FAA grant announcement and the DFW mainline service upgrade press release and social media exposure.

Director Pick asked for an update on the cell phone data purchase. Executive Director La Pier answered there was a delay from one of our local partners, but we'll go ahead with the purchase regardless, if necessary.

Discussion 4. Passenger Comments, Services and Amenities Update

Directors discussed the Terminal Feedback report.

Discussion 5. Community Noise Concerns Update

Directors discussed the Noise Complaint Log.

E. ADJOURNMENT

The meeting adjourned at 1:59 PM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE SPECIAL MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

January 13, 2023 – 9:00 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.

Should the Board implement the measures outlined in AB 361, members of the public may participate in the Board meeting via Zoom video conference. Please visit www.zoom.us/join and enter the following Meeting ID: **819 0256 5346**. 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. Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board, as outlined below.

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/ROLL CALL

Chair Miller called to order the special meeting of the Monterey Peninsula Airport District Board of Directors at 9:03 AM. Directors Pick and Sabo were present. The following staff were present: Executive Director La Pier, District Counsel Huber, Deputy Executive Director Morello, and Controller Wilson. District Counsel Huber attended by Zoom videoconference.

B. PLEDGE OF ALLEGIANCE

Director Sabo led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Director Sabo expressed concern about the limited amount of time given to review the packet for today's meeting.

Director Leffel joined the meeting by Zoom videoconference at 9:07 AM.

There was no Public Comment.

Director Sabo made a motion to change the Regular Agenda Action Items D.1 and D.2 from Action Items to Presentations and to vote on these items at the next regularly scheduled board meeting. Executive Director La Pier reviewed the urgency related to the FAA grant schedule and other project dependencies. Director Sabo withdrew his motion.

D. REGULAR AGENDA - ACTION ITEMS

- Adopt 1. Resolution No. 1836, A Resolution Authorizing and Approving the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement Between Monterey Fuel Company, LLC And Monterey Peninsula Airport District

Executive Director La Pier introduced Items D.1 and D.2 as being inter-related, although each Resolution will be voted on separately.

Executive Director La Pier reviewed the history of the relationship with Monterey Fuel Company (MFC), and the multiple legacy agreements that are being consolidated into a Master Lease.

A break was taken at 9:20 AM.

The meeting resumed at 9:30 AM.

Executive Director La Pier reviewed the major points of negotiation leading up to the Consolidated Master Lease and the Commercial Real Property Purchase Agreement.

Director Sabo asked who would be responsible if there was any soil contamination once the old hangars are demolished. District Counsel Huber answered it is an ongoing responsibility of MFC and is covered in the agreement under Indemnifications.

District Counsel Huber reviewed the major points of the Consolidated and Restated Master Lease Agreement.

District Counsel Huber reviewed the surrender price and payment schedule for the compensation of MFC's vertical improvements at the current location and the "not to exceed" price and payment schedule for the purchase of the newly built hangars.

District Counsel Huber reviewed Exhibit B to the Purchase Agreement which is a Management Agreement that would become effective upon closing of the purchase of the hangars. Director Sabo asked questions about the management fee being paid to Monterey Fuel Company and expressed concern there could be a conflict of interest. Executive Director La Pier stated the hangars being built that will be owned by MFC are a different product than the ones that will be owned by the Airport.

Matt Wright, Monterey Fuel Company, spoke to how this agreement will help advance General Aviation development on the Airport while freeing up the land needed to relocate the terminal building. He explained that MFC wants all hangars to be full because hangar rent is only one part of the equation, with fuel and avionics also playing into the return on investment. Mr. Wright reviewed the contractor's qualifications and commitments for the build of the hangars.

Directors discussed the Agreements against the original proposed terms and asked questions of Mr. Wright and of District Counsel Huber.

No action was taken.

- Adopt 2. Resolution No. 1837, A Resolution Authorizing the Submittal of an Application and Execution of an Agreement with the California Department of Transportation

Controller Wilson reviewed the Airport's funding obligation for the surrender of the southeast vertical improvements and the purchase of the vertical improvements (hangars) on the north side. He reviewed the proposed plan to fund approximately \$10 million with a combination of unrestricted cash reserves, a CARES Act draw, and a Cal Trans Loan. He reviewed the capital costs of the proposed funding.

Directors discussed the presentation and asked questions of Controller Wilson. Controller Wilson reviewed the monthly cash flow analysis of three different scenarios. Executive Director La Pier reviewed the options with regards to building the proposed 100 x 100 “corporate” hangar.

Director Pick made a motion to defer the vote on both Item D.1 and D.2 until next Wednesday with the stipulation we eliminate the proposed term sheet. Director Leffel seconded the motion. Director Sabo asked Director Pick to amend the motion to also stipulate the Finance Committee will review the documents during their scheduled meeting next Tuesday. Director Pick accepted that amendment and Director Leffel seconded the amended motion.

The motion passed unanimously by a roll call vote of 4-0 with Sawhney absent.

Director Pick excused himself from the meeting.

E. ADJOURNMENT

The meeting adjourned at 11:52 AM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE BUDGET & FINANCE COMMITTEE MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

January 17, 2023 – 9:00 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: **830 0401 3033**. The password for this meeting is: **20230117**. 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 Budget & Finance Committee was called to order at 9:11 AM. Director Sabo and Director Leffel, Executive Director La Pier, Acting Board Secretary Adams, Deputy Executive Director Morello, Controller Wilson, and Matt Wright, Monterey Fuel Company, were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

- Review
1. Resolution No. 1836, A Resolution Authorizing and Approving the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement Between Monterey Fuel Company, LLC And Monterey Peninsula Airport District

Director Leffel asked that Controller Wilson present his loan analysis prior to reviewing Resolution No. 1836. Executive Director La Pier turned the floor over to Controller Wilson to review the proposed loan analysis prepared in relation to Resolution No. 1837.

Review 2. Resolution No. 1837, A Resolution Authorizing the Submittal of an Application and Execution of an Agreement with the California Department of Transportation

Controller Wilson reviewed a cash flow analysis related to three different scenarios: building the corporate hangar (in addition to the box hangars) and having a tenant in place, building the corporate hangar but not having a tenant, and not building the corporate hangar. In all instances the financing assumptions were the same and included a combination of CARES Act funds that are earmarked and already drawn, District reserve funds, and a Cal Trans loan.

Controller Wilson reviewed his conversations with Cal Trans about available funds, current interest rates, and loan timing needs.

District Counsel Huber joined the meeting at 9:27 AM.

Executive Director La Pier noted that a Board Resolution on this matter is only necessary because Cal Trans requires it; it is not required by our Enabling Act or Governance Manual. Both Director Leffel and Director Sabo expressed their support for Resolution No. 1837.

Review 1. Resolution No. 1836, A Resolution Authorizing and Approving the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement Between Monterey Fuel Company, LLC And Monterey Peninsula Airport District

Controller Wilson reviewed a 2021 Hangar Rent Market report that showed average local rent and how he came to his assumption of rent for the debt service analysis. Executive Director La Pier added this is just for the Pro Forma. The intent was to determine the breakeven number; it is not a recommendation of the actual rent.

Director Sabo asked why we were building box hangars instead of T-hangars. Executive Director La Pier answered it was in the Master Plan analysis that the future market would be for box hangars. Director Sabo asked Matt Wright if he got quotes for both box and T-hangars. Mr. Wright answered there are 28 nested T-hangars being built for Monterey Fuel Company and 24 small box hangars that are intended for purchase by the District. The cost of materials is similar for both. Executive Director La Pier added it was replacement in kind for the Southeast hangars.

Directors discussed the 100' x 100' "corporate" hangar and Controller Wilson stated if the corporate hangar were not built there would be a smaller deficit, but it would make it more expensive to build later. Executive Director La Pier added there is a very small time-window to be able to eliminate the corporate hangar from the project. Director Leffel expressed support for building it now.

Director Sabo expressed his concerns regarding building a corporate hangar and building box hangars instead of T-hangars. Executive Director La Pier stated there are two corporate hangars now; one is leased to Monterey Fuel Company, but they will build their own on the north side. The other is currently used by our maintenance, but we'll market the new hangar. Director Sabo was not in favor of building the corporate hangar on spec.

Director Leffel stated she is in support of Resolution 1836. Director Sabo was not and asked why we needed to move forward right now. Executive Director La Pier stated the terminal plan was approved and we need to keep up with the funding cycle. The District needs to be shovel ready for construction

of the ramp area to be eligible for the next round of funds and the District must own the land. Additional grants from other sources could be at risk also if we go out of funding sequence.

Review 3. Resolution No. 1838, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and Elite Painting Company

Deputy Executive Director Morello introduced Resolution No. 1838 and stated this was approved as a FY 2023 Capital Improvement Project (CIP). Director Leffel stated her support.

Director Sabo asked why, given that we are intent on building a new terminal building, did we need to paint the old one. Deputy Executive Director Morello stated this is necessary to maintain the stucco building in proper working order. It was last painted in 2009 and the project includes cleaning, patching, caulking, and otherwise repairing cracks and damaged areas. Executive Director La Pier added we have not yet determined if this building will be utilized for something else or demolished once the new terminal building is complete. Director Sabo agreed to support.

Director Sabo asked for Public Comment and Matt Wright stated he had no comment on painting the terminal but urged Director Sabo to reconsider his support of the Purchase Agreement saying a lot of time has gone into the negotiations and Monterey Fuel Company thinks the deal is fair to all sides.

Review 4. Resolution No. 1839, A Resolution Amending Resolution No. 1824 and Approving the Amended Capital Improvement Program (CIP) Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2023

Director Leffel and Director Sabo were both in favor of Resolution No. 1839.

No Public Comment.

Review 5. FYTD 2023 Statements

Director Leffel stated she appreciated the changes to the format and had no questions.

Director Sabo asked about landings being below budget. Executive Director La Pier answered budgeting was done with the best information at that time. The pilot shortage has reduced service and seats available. This is market wide but affects regional operators more.

Review 6. Variance Analysis - MTD and YTD

Director Sabo asked about Public Relations expense. Executive Director La Pier answered there would be a full report on current activity and expenditures distributed to Directors at the regular board meeting.

Review 7. Accounts Receivable Aged Invoice Report

Director Sabo asked if Controller Wilson was comfortable the late Accounts Receivable would pay. Controller Wilson answered he was.

Review 8. Grant Funds Balance

No questions.

Discuss 9. General Discussion

No further discussion.

No Public Comment.

E. ADJOURNMENT

The meeting adjourned at 11:29 AM.

*Approved at the
Meeting of February 15, 2023*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE SPECIAL MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

January 18, 2023 – 9:00 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.

Should the Board implement the measures outlined in AB 361, members of the public may participate in the Board meeting via Zoom video conference. Please visit www.zoom.us/join and enter the following Meeting ID: **838 7257 0529**. 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. Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board, as outlined below.

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/ROLL CALL

Chair Miller called to order the special meeting of the Monterey Peninsula Airport District Board of Directors at 9:00 AM. Directors Pick, Leffel and Sabo were present. Director Leffel participated by Zoom videoconference. Director Sawhney was absent. The following staff were present: Executive Director La Pier, District Counsel Huber, Acting Board Secretary Adams, Deputy Executive Director Morello, and Controller Wilson.

B. PLEDGE OF ALLEGIANCE

Director Pick led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier reported the Airport fire alarm is being worked on this morning.

Marlana Brown, a member of the public, spoke as a community liaison for the U.S. Navy on behalf of all three of Monterey's local installations. She read a statement from their leadership expressing appreciation for the Holiday active-duty military lounge hosted by the Airport.

Executive Director La Pier thanked Ms. Brown and acknowledged we were pleased to have additional partners and sponsors donate to the event this year.

D. REGULAR AGENDA - ACTION ITEMS

- Adopt 1. Resolution No. 1836, A Resolution Authorizing and Approving the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement Between Monterey Fuel Company, LLC And Monterey Peninsula Airport District

Executive Director La Pier introduced Item D-1 stating the Finance Committee reviewed the materials. Director Leffel noted there were items in the Staff Report and the Resolution that District Counsel Huber was going to fix. District Counsel Huber displayed a redlined version of the Staff Report on screen noting in all instances where it referred to Monterey Fuel Partners that would be changed to Monterey Fuel Company. Other changes included a typographical error that will read 2023 instead of 2003, a clarification to the management fee to add that the monthly fee for management would be 15% (up to a maximum of \$2,500 per month), and the addition of the word "monthly" to the \$2,000 credit referenced under Impact on MPAD FBO Rental Income.

Directors discussed the economics of the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement. Chair Miller clarified the \$750 rent mentioned on the Pro Forma is not being approved today. Executive Director La Pier added that any changes to rates and charges would be approved during the budget process. The \$750 rent on the Pro Forma is simply an illustration of the point we would expect to break even, rather than having to subsidize the new hangars.

Director Leffel reported the Finance Committee was a split vote on whether to recommend Resolution No. 1836 with Director Sabo against and she in favor.

Public Comment:

Mr. David Dickens, a current Monterey Peninsula Airport District SE hangar tenant, referred to a letter emailed to Directors yesterday expressing concerns from him and other tenants about the anticipated sharp increase in rents for the proposed new hangars. He read the following statement:

"As an aircraft co-owner, MPAD hangar tenant (#22 SE), AOPA Airport Support Network Volunteer, and resident in the Airport District, I am very concerned about the immediate impact that the anticipated sharp increase in hangar rents will have on the General Aviation (GA) community at KMRY. Over the past few months, many other pilots have expressed the same fear of being faced with dramatic and sudden rent increases with little warning. Hangar tenants had these fears realized only in the last two weeks with a letter from the Airport outlining plans to move all of us to the new hangars by October this year. Rents will be established once the final project cost is known. Our concern is that the rates will increase dramatically overnight.

The GA community at MRY involves of a diverse group of businesses (aircraft maintenance, avionics, fuel providers, training school), students, instructors, pilots, and aircraft owners. Without access to hangar or commercial space at acceptable rates, owners may be forced to sell their aircraft and in the worst case drop out of flying. Airport businesses will lose a significant number of their clients and fuel sales will decline. Many of the new hangars could go unoccupied, resulting in reduced or flat revenues instead of the projected increase.

As a recipient of FAA grants, MAPD has an obligation to accommodate and support General Aviation activities along with airline and business aircraft operations. Building new hangars and facilities that are too costly for current owners or operations does not meet this obligation. It is not clear why MPAD is going to build expensive box hangars while the Monterey Fuel Company (MFC) is building more economical T-Hangars. The Resolution calls for MFC to manage all the new hangars and recommend rates for the MAPD hangars.

This is a very different arrangement from the existing one and could result in steep rent increases for all tenants.

We urge the board to ensure that Resolution No. 1836 incorporates provisions to ensure that the new hangars constructed by MPAD are made available at rates that the GA community can absorb without immediate negative impacts. Setting the new hangar rates with the sole objective of rapidly recovering construction costs will jeopardize the future of general aviation at Monterey. Encouraging higher hangar occupancies from Day 1 by offering them at acceptable, realistic rates will benefit everybody. A phased approach to cost recovery over time and/or delaying construction of the new hangars for at least a year would lessen the immediate hardships to the local pilot community. Let's work together to encourage a thriving and vital general aviation community at MRY rather than drive it away."

Mr. Matt Pasztalaniec, a current Monterey Peninsula Airport District SE hangar tenant, stated there is a wait list at this airport and in Salinas for T-hangars and building box hangars is not a one for one replacement. He referred to a letter submitted by the Aircraft Owners and Pilots Association (AOPA) and stated he echoed those concerns. The following is the full text of the letter from AOPA:

"The Aircraft Owners and Pilots Association (AOPA) is the largest general aviation membership organization in the United States, representing over 300,000 pilots and aircraft owners. We appreciate the opportunity to express our concerns over this proposed resolution that will negatively impact the users and tenants at the airport.

While we applaud the efforts of the Airport District to seek and obtain federal AIP grants, it would be more beneficial for those grants to support all aviation activities at the airport and not just those benefiting air carrier operations. For example, the FAA has indicated relocating the air traffic control tower would be an appropriate step due to blind spot occurrences at the airport. Undertaking that project would benefit all users of the airport and increase safety, especially since local general aviation operations comprise the largest share of airport operations according to recently available data.

Ultimately, our concern is the desire of the Airport District to place the entire financial burden of paying for the development of new GA hangars onto the GA pilots who reside and store their airplanes at KMRY. While a separate issue, the development of a new terminal is causing the relocation of the existing GA hangars – a decision made solely by the Airport District and not the pilots. The existing and future GA tenants should not be expected to bear the entire burden of this cost when no other entity of the airport is facing dramatic increases in rental rates or fees.

We respectfully request the authority take more time to determine the entire costs of this project and whether adequate funding exists. Additionally, a further study into alternative funding options should be considered to lessen the financial impacts on the GA community at KMRY. New rental rates for new hangars should be phased in over time to allow the District to offset its investment in building new hangars due to the new terminal project. It would not be prudent for the airport to construct new hangars at the airport to only have them sit unoccupied and not generate revenue."

Directors thanked the public for their comments, assured them new rental rates for the hangars had not yet been set, and that their comments would be taken into consideration.

Director Leffel made a motion to approve Resolution No. 1836, A Resolution Authorizing and Approving the 2023 Consolidated Master Lease and the Commercial Real Property Purchase Agreement Between Monterey Fuel Company, LLC And Monterey Peninsula Airport District. Director Pick seconded the

motion. The motion passed by a roll call vote of 3-1 with Director Sabo voting no and Director Sawhney absent.

RESOLUTION NO. 1836

A RESOLUTION AUTHORIZING AND APPROVING THE 2023 CONSOLIDATED MASTER LEASE AND THE COMMERCIAL REAL PROPERTY PURCHASE AGREEMENT BETWEEN MONTEREY FUEL COMPANY, LLC AND MONTEREY PENINSULA AIRPORT DISTRICT

WHEREAS, the Monterey Peninsula Airport District (“District”) currently has a lease with Monterey Fuel Company, LLC (“MFC”) which originated with Del Monte Aviation, L.P. for the operation of Fixed Base Operator services and the rental of hangars, among other things; and

WHEREAS, the Master Plan and Safety Enhancement Plan (SEP) requires that MPAD increase the separation of the runway and taxiway, which will require the relocation of various assets, including some of the property leased to Monterey Fuel Company which will need to be reclaimed by MPAD; and

WHEREAS, MPAD offers alternate property to MFC in exchange for the property MFC surrenders to MPAD; and

WHEREAS, MFC will construct new hangars and facilities on the alternate property offered by MPAD on the northside of the airport.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:

1. The Chair of the Board of Directors is hereby authorized and directed to execute the 2023 Consolidated Master Lease between the Monterey Peninsula Airport District and the Monterey Fuel Company, LLC. A copy is attached hereto as Exhibit “A”; and
2. The Chair of the Board of Directors is hereby authorized and directed to execute the Commercial Real Property Purchase Agreement between the Monterey Peninsula Airport District and the Monterey Fuel Company, LLC. A copy is attached hereto as Exhibit “B”.

ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 18th day of January, 2023 by the following roll call vote:

AYES:	DIRECTORS:	Pick, Leffel, Miller
NOES:	DIRECTORS:	Sabo
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

Adopt 2. Resolution No. 1837, A Resolution Authorizing the Submittal of an Application and Execution of an Agreement with the California Department of Transportation

Executive Director La Pier introduced Item D-2 stating a Resolution is not required by our rules, but is required by Cal Trans. Controller Wilson reviewed the details of the proposed Cal Trans loan application and agreement.

No public comment.

Director Pick made a motion to approve Resolution No. 1837, A Resolution Authorizing the Submittal of an Application and Execution of an Agreement with the California Department of Transportation. Director Leffel seconded the motion. The motion passed by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1837

A RESOLUTION OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS AUTHORIZING THE SUBMITTAL OF AN APPLICATION AND EXECUTION OF AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Monterey Peninsula Airport District (MPAD) owns and operates the Monterey Regional Airport; and

WHEREAS, the Airport Board of Directors hereby authorizes the submittal of an application and execution of an agreement with the California Department of Transportation, for a state airport loan; and

WHEREAS, the California Department of Transportation, pursuant to the Public Utilities Code section 21602, provides loans for the improvement and operation of airports; and

WHEREAS, the California Department of Transportation requires the Board of Directors to adopt a resolution authorizing the submission of an application for a state airport loan.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: that the Board of Directors of the Monterey Peninsula Airport District, Monterey in the State of California:

1. Authorizes filing an application for a state airport loan for this project.
2. Authorizes execution of a Loan Agreement for the project.
3. Certifies the District's ability to repay the state loan for this project; and

BE IT FURTHER RESOLVED: that the Board of Directors of the Monterey Peninsula Airport District does hereby authorize Michael La Pier, Executive Director, or his designee, to sign any documents required to apply for and accept these loan funds on behalf of the Monterey Peninsula Airport District.

I hereby certify the foregoing resolution was introduced and read at the regular meeting of the Board of Directors of the Monterey Peninsula Airport District on the 18th day of January 2023, and the resolution was duly adopted at said meeting by the following vote:

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 18th day of January 2023 by the following roll call vote:

AYES:	DIRECTORS:	Pick, Leffel, Sabo, Miller
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

E. ADJOURNMENT

The meeting adjourned at 10:40 AM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

January 18, 2023 - Immediately Following the Special Meeting (approximately 10:00am)

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.

Should the Board implement the measures outlined in AB 361, members of the public may participate in the Board meeting via Zoom video conference. Please visit www.zoom.us/join and enter the following Meeting ID: **831 7098 4092**. 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. Members of the public who wish to provide comment on an item on the agenda may do so during the meeting prior to the item being considered by the Board, as outlined below.

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/ROLL CALL

Chair Miller called to order the regular meeting of the Monterey Peninsula Airport District Board of Directors at 10:51 AM. Directors Pick, Leffel and Sabo were present. Director Leffel participated by Zoom videoconference. Director Sawhney was absent. The following staff were present: Executive Director La Pier, District Counsel Huber, Acting Board Secretary Adams, Deputy Executive Director Morello, and Controller Wilson.

B. PLEDGE OF ALLEGIANCE

Controller Wilson led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. SEATING OF CHAIR

Chair Miller stated Director Sawhney, Chair Pro Tem, was absent due to illness. Nevertheless, District Counsel Huber has advised the Seating of the Chair must be done at our first regular meeting in January. Director Sabo made a motion to seat Chair Sawhney. Director Leffel seconded the motion. The motion passed unanimously by a 4-0 roll call vote with Director Sawhney absent.

F. SELECTION OF CHAIR PRO TEM

District Counsel Huber stated the rotation order of the Chair and Chair Pro Tem (sometimes referred to as the Vice Chair) is by Division number. Therefore, Director Sabo, representing Division 2, would be in line to be Chair Pro Tem. Director Leffel made a motion to approve Director Sabo as Chair Pro Tem. Director Pick seconded the motion. The motion passed unanimously by a 4-0 roll call vote with Director Sawhney absent.

Chair Miller thanked staff and fellow board members and officially stepped down as Chair. In Chair Sawhney's absence, Chair Pro Tem Sabo was tasked with chairing the remainder of the meeting, beginning at 11:03 AM.

G. APPOINTMENT OF COMMITTEES BY CHAIR

- a. Standing Committees:
 - i. Budget and Finance
 - ii. Air Service, Marketing, Community Relations
 - iii. Airport Property Development and Leases
- b. Ad-Hoc Committees:
 - i. Local Jurisdiction Liaison
- c. Liaison/Representatives:
 - i. Local Agency Formation Commission
 - ii. Regional Taxi Authority
 - iii. Transportation Agency for Monterey County
 - v. Special Districts Association Liaison
 - v. Association of Monterey Bay Area Governments

Chair Pro Tem Sabo asked Directors for consent to table Item G. to a future meeting when the Chair could be here. There were no objections.

H. CONSENT AGENDA - ACTION ITEMS

- Approve 1. Minutes of the Budget & Finance Committee Meeting of December 9, 2022
- Approve 2. Minutes of the Regular Board Meeting of December 14, 2022
- Approve 3. Minutes of the Airport Property Development & Leases Committee Meeting of January 11, 2023
- Approve 4. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of January 11, 2023

- Adopt 5. Resolution No. 1816-12, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Making Findings and Determinations Pursuant to AB 361 or Virtual Meetings and Authorizing Virtual Board Member and Other District Meetings

Chair Pro Tem Sabo removed Items H.3 and H.4 because they were not able to be sent to Directors prior to the meeting. Director Pick made a motion to approve Consent Agenda Action Items H.1, H.2, and H.5. Director Leffel seconded the motion. The motion passed unanimously by a 4-0 roll call vote with Director Sawhney absent.

I. REGULAR AGENDA - ACTION ITEMS

- Adopt 1. Resolution No. 1838, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and Elite Painting Company

Executive Director La Pier introduced Regular Agenda Action Item I-1. He turned the floor over to Deputy Executive Director Morello who stated this project was approved in the FY '23 Capital Improvement Budget (CIP) and is necessary. She further advised there were two responses to the request for proposal and both were well under the project budget. Director Pick made a motion to approve Resolution No. 1838, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and Elite Painting Company. Director Leffel seconded the motion.

No Public Comment.

Director Sabo asked if there was a warranty obligation for repair work. District Counsel Huber answered the Airport's standard contract has a warranty of good workmanship.

The motion passed unanimously by a 4-0 roll call vote with Director Sawhney absent.

RESOLUTION NO. 1838

A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND ELITE PAINTING COMPANY

WHEREAS, the Monterey Peninsula Airport District (MPAD) owns and operates the Monterey Regional Airport; and

WHEREAS, The Terminal building was last painted in 2009 and regular exterior painting is a critical component of preventative maintenance to protect the exterior of the building from elements such as water penetration, wind, UV rays, stains, and mold which can all cause degradation of the stucco, and

WHEREAS, the adoption of the Fiscal Year 2023 Capital Improvement Program (CIP) budget includes a project for Terminal Building Outside Painting; and

WHEREAS, Elite Painting Co. is qualified to provide the services needed to complete the Airport terminal painting project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That the Monterey Peninsula Airport District contract with Elite Painting Co. for a total amount not-to-exceed \$160,000.00 and directs the Executive Director of the District, or his designee, to execute the purchase order.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 18th day of January 2023 by the following roll call vote:

AYES:	DIRECTORS:	Pick, Leffel, Miller, Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

Adopt 2. Resolution No. 1839, A Resolution Amending Resolution No. 1824 and Approving the Amended Capital Improvement Program (CIP) Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2023

Executive Director La Pier introduced Regular Agenda Action Item I-2 saying the amendments were to add the Southeast Hangar Relocation Project under Project #2023-08 and to enhance the description of Project #2307 to include the West Hold Room upgrades.

Director Sabo asked if an approval to amend the CIP Budget was an approval of the West Hold Room upgrades. Executive Director La Pier answered no; it is approval to budget for it.

Director Leffel made a motion to approve Resolution No. 1839, A Resolution Amending Resolution No. 1824 and Approving the Amended Capital Improvement Program (CIP) Budget of the Monterey Peninsula Airport District for Fiscal Year Ending June 30, 2023. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Sawhney absent.

RESOLUTION NO. 1839

A RESOLUTION AMENDING RESOLUTION NO. 1824 AND APPROVING THE AMENDED CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR ENDING JUNE 30, 2023

WHEREAS, Executive Staff recommends the Fiscal Year 2023 Capital Budget be amended to reflect proposed changes in District Capital Projects; and

WHEREAS, it is the desire of the Board of Directors to amend the "Fiscal Year 2023 Capital Budget" to reflect the inclusion of changes impacting the Capital Budget; and

WHEREAS, it is the desire of the Board of Directors to amend the "Fiscal Year 2023 Capital Budget" to include changes in capital expenditures identified since the approval of Resolution No. 1824; and

WHEREAS, the revenues and expenditures of the District for the Fiscal Year 2023 are hereby appropriated as set forth and segregated in the amended Capital Budget; and

WHEREAS, all amended capital expenditures for the Fiscal Year 2023 as set forth in the District Amended Capital Budget shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, that the Fiscal Year 2023 District Capital Budget is amended for a total amount of \$24,407,705.00 effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 18th day of January 2023 by the following roll call vote:

AYES:	DIRECTORS:	Pick, Leffel, Miller, Sabo
NOES:	DIRECTORS:	None
ABSTAIN:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Sawhney

J. BOARD COMMITTEE REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

Standing Committees:

- | | |
|---|----------------------------|
| i. Budget and Finance | Directors Sabo & Leffel |
| ii. Air Service, Marketing, Community Relations | Director Miller & Pick |
| iii. Airport Property Development and Leases | Directors Sawhney & Miller |

b. Ad-Hoc Committees:

- | | |
|-------------------------------|----------------------------|
| i. Local Jurisdiction Liaison | Director Leffel and Miller |
|-------------------------------|----------------------------|

c. Liaison/Representatives:

- | | | |
|---|------------------|--------------|
| i. Local Agency Formation Commission | Director Leffel | Alt: Sawhney |
| ii. Regional Taxi Authority | Director Leffel | Alt: Sawhney |
| iii. Transportation Agency for Monterey County | Director Sabo | Alt: Sawhney |
| iv. Special Districts Association Liaison | Director Leffel | Alt: Miller |
| v. Association of Monterey Bay Area Governments | Director Sawhney | Alt: Sabo |

Director Pick reported for the Air Service Committee.

Director Miller reported for the Lease Committee.

Director Leffel reported for the Finance Committee.

There was no Local Jurisdiction meeting.

Director Leffel reported the January LAFCO meeting will be January 23rd.

Chair Pro Tem Sabo had nothing to report from the TAMC meeting.

Director Miller reported the Special District meeting was cancelled. The next one is scheduled in April.

Director Miller stated Director Sawhney is absent, but the AMBAG meeting was cancelled.

There were no Public Comments.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

None.

L. DISCUSSION OF FUTURE AGENDAS

None.

M. ADJOURNMENT

The meeting adjourned at 11:51 AM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE AIR CARRIER SERVICE - MARKETING - COMMUNITY RELATIONS COMMITTEE MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

February 6, 2023 – 2:00 PM

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: **868 5296 8755**. The password for this meeting is: **20230111** 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 Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District was called to order at 2:06 PM. Director Miller and Director Pick, 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. Air Carrier & Charter Service Update

Executive Director La Pier reported on recent conversations with one of our air carriers about fare discrepancies between local markets.

Review 2. Air Carrier Service Development Update

Executive Director La Pier reported he will be meeting with a new carrier in about 10 days, and they will discuss possible seasonal service that could serve a new inbound audience.

Executive Director La Pier reported he and the Monterey Jet Center are re-engaging with U.S. Customs regarding applying to become a port of entry for general aviation customers. Directors discussed the idea including the possible operations, cost, and if there would be an eventual return on investment.

Discussion 3. Local Marketing and Outreach Update

Director Pick asked about fire service proposals and the cell phone data project. Executive Director La Pier gave an overview of the possibilities for fire service. He then related that we just signed a contract for the cell phone data, along with one of the hospitality associations, with each of us paying for half. The dashboard will need to be constructed and it is expected it will be mid-summer before we have meaningful data.

Executive Director La Pier reported we are going to refresh the website to make it more user attractive and are in search of a firm to manage the phone app. The company that produced the app is no longer able to support it.

Executive Director La Pier gave a report on public relations activities. He stated he and Chris Chidlaw, the PR consultant, gave a talk at the MCCVB meeting and will be giving the same presentation at the MCHA luncheon on February 22nd. They are also in the process of visiting local Chambers of Commerce.

Directors discussed the plans for the gate event planned for the inaugural mainline Dallas service. Executive Director La Pier noted the first landing was on Friday, February 3rd, and KSBW covered it, although it was AT&T weekend. He reviewed the guest and press invites that went out by email for this week's event and reported we are limited in the number of guests we can escort because this is a post security event. He noted Chair Sawhney plans to speak on behalf of MPAD.

Discussion 4. Passenger Comments, Services and Amenities Update

There were no questions about Passenger Comments.

Discussion 5. Community Noise Concerns Update

Executive Director La Pier reported the Airport hired engineers to analyze approaches. There will be a report to the board in March, but the response was that there is not much more that can be done to minimize noise. In addition, most of the noise complaints are about military aircraft.

E. ADJOURNMENT

The meeting adjourned at 3:14 PM.

*Approved at the
Meeting of February 15, 2022*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

MINUTES OF THE BUDGET & FINANCE COMMITTEE MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

February 7, 2023 – 9:00 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: **862 5585 1868**. The password for this meeting is: **20230207**. 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 Budget & Finance Committee of the Monterey Peninsula Airport District was called to order at 9:02 AM. Directors Sabo and Leffel, Executive Director La Pier, Deputy Executive Director Morello, Controller Wilson, and Acting Board Secretary Adams were present.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Director Sabo announced he intended for the topics he emailed, to Executive Director La Pier, to be placed on the Agenda. Executive Director La Pier stated that we are prepared to address those items during General Discussion, which is on the Agenda.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

- Review
1. Resolution No. 18XX, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and R&S Erection of Monterey Bay, Inc.

Deputy Executive Director Morello stated this project was on the FY23 CIP Budget when it was approved. She noted some of the security gates are very old and have components that are beyond repair. The Airport has an annual solicitation for those interested in being on our vendor list and we used that list to invite proposals. R&S Erection is in Castroville and has maintained the gates for the last 10 years. They provided a proposal of \$45,236.45 but it excludes tax and possible shipping charges, so we are asking for approval of a not to exceed of \$50,000. This is a PFC funded project and was budgeted at \$100,000.

Director Leffel suggested we change the not to exceed to \$55,000 to give ourselves some cushion. Executive Director La Pier stated we would make sure that \$50,000 is enough or we will change it prior to bringing to the Board.

Director Sabo asked if the work included a warranty. Deputy Executive Director Morello answered yes, a one-year warranty. Director Sabo asked the age of the existing gates. Deputy Executive Director Morello answered mostly 40 years; some are original. Director Sabo asked if this type of project could be AIP eligible. Executive Director La Pier answered yes but we don't have a grant that allows for this type of enhancement right now.

Review 2. FYTD 2023 Statements

Director Sabo asked that we review his questions prior to reviewing the FYTD 2023 Financial Statements.

Director Sabo asked if we knew the Cal Trans Loan covenants yet. Executive Director La Pier stated that the covenants will come out of their loan committee. The Board can vote no on the actual loan if they are not happy with the covenants. The application is non-binding. Controller Wilson added we are on their Loan Committee agenda tomorrow.

Director Sabo asked to discuss the short-term cash strategy. He believes short term treasury bills would be preferable to what we are investing in now. Controller Wilson stated he is analyzing options. There are other avenues we can explore, and we are still working through the mechanics. There was a discussion about CD placement. Controller Wilson stated ideally you want to lock in for a higher yield, so we need to evaluate that. There was a discussion about cash needs and commitments going forward. Controller Wilson stated he and Executive Director La Pier have done a broad review of cash needs in addition to reviewing a daily cash flow report.

Director Sabo stated he is getting questions from aircraft owners about the reason for building box hangars vs. T-hangars. He asked Executive Director La Pier if he had responded to the Public Comment during last month's special board meeting. Executive Director La Pier stated he has exchanged emails with Mr. Dickins and spoken to AOPA, who was happy to hear that the Airport is underwriting \$3 million of the cost of construction. He stated the buy down to the debt service can be considered subsidizing the new hangars. Deputy Executive Director Morello reviewed the cost of the box and T-hangars per square foot and in total. Controller Wilson reviewed the terms of finance. Executive Director La Pier stated there could be reductions in construction costs based on scope of work. Directors discussed possible changes to the scope of work and what might be eliminated.

Director Sabo stated he didn't understand why we would build the planned 100' x 100' "corporate" hangar. Executive Director La Pier reviewed the reasoning and what we have now. He stated the current "corporate" hangar is not marketable. We've had board approval to move forward, and we've already engaged a commercial real estate agent to begin to market it.

Controller Wilson then reviewed Item D.2 - FYTD 2023 Statements, saying there is nothing remarkable to report and the statements are favorable to budget. He noted there is no need for a budget amendment this year.

Director Sabo stated the cost per enplanement chart shows those costs are up. He asked why. Controller Wilson answered the driver is enplanements being down.

Director Sabo asked what would drive a budget amendment. Executive Director La Pier stated overall we are better than budget. Individual forecasted activities were budgeted with the best information available at the time. If there were a catastrophic event that required a reforecast of revenue and severe cost cutting we would amend the budget.

Review 3. Variance Analysis - MTD and YTD

Director Sabo questioned the variance on PR expenses. Executive Director La Pier stated it was the addition of the monthly fee for our PR consultant agreement which was not budgeted for that line item. The budget was for a salaried position.

Review 4. Accounts Receivable Aged Invoice Report

Director Sabo asked for explanations on two of the items. Executive Director La Pier answered that we have sent a notice of abandonment to the RV tenant. Controller Wilson answered the other has already been paid.

Review 5. Grant Funds Balance

There were no questions or discussion.

Discuss 6. General Discussion

Director Sabo asked if there was a calendar plan for the budgeting process. Controller Wilson stated he would start to develop departmental budgets with the departments and he and Executive Director La Pier would determine the top line assumptions. Executive Director La Pier stated the goal is a first draft budget ready for the April or May Finance Committee meeting. If necessary, we will schedule a special meeting.

E. ADJOURNMENT

The meeting adjourned at 11:07 AM.

*Approved at the
Meeting of February 15, 2023*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

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

February 8, 2023 – 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: **870 5456 8141**. The password for this meeting is: **20220208**. 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 meeting of the Monterey Peninsula Airport District was called to order at 10:05 AM. Directors Miller and Sawhney, Executive Director La Pier, 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. Ordinance No. XXXX, An Ordinance of the Monterey Peninsula Airport District Repealing in its Entirety Ordinance 926 and Adopting by Reference the 2022 California Building Standards Code, Title 24, as Adopted by the California Building Standards Commission; and the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 1997 Uniform Housing Code, and the 2012 International Property Maintenance Code as Published by the International Conference of Building Officials, Regulating the Erection, Construction, Enlargement, Alteration, Repair,

Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area, and Maintenance of All Buildings or Structures in the Monterey Peninsula Airport; Adopting by Reference Part 9, California Fire Code Including the Appendix Chapters of the California Code Of Regulations Title 24; and Providing for Penalties for the Violation Thereof.

Executive Director La Pier introduced the subject saying if we fail to consider and adopt the 2022 California Building Standards then they are adopted in their entirety by default. The 2022 California Fire Code is incorporated and it requires fire suppression in all new hangar construction. The Airport has the ability to grant themselves exemptions to these codes and it is suggested Section 412.3.6 of the 2022 California Fire Code be adopted with the condition that all new hangar construction with door height less than 28 feet, which are located within 1000 feet of an Aircraft Rescue and Fire Fighting facility, and which are replacing hangars that do not have fire suppression sprinklers, such hangars shall be exempt from the fire suppression sprinkler requirement of Chapters 8, 9, 10 and 11 of NFPA 409.

Executive Director La Pier further explained that fire suppression is either water or foam and water is not safe to use on a fuel fire. There are foam systems, but they contain PFAS, a chemical that is corrosive, and hazardous to health and the environment. These systems are highly unreliable, going off inadvertently and creating an expensive cleanup.

Directors discussed the idea of not requiring fire suppression in the new hangars being built. It was noted they are right next to the new AARF building, which has foam fire suppression equipment, and the hangars will have fire alarms.

It was determined that Executive Director La Pier would ask for the Fire Chief's opinion as well as Matt Wright at the Jet Center.

Discuss 2. Leasing Activity Review

Executive Director La Pier reviewed the possibilities for tenants of the new "corporate" hangar. Two interested parties have fallen through, so we've engaged a commercial real estate agent to market the new hangar. There was a discussion about the idea of selling the hangar and requiring a ground lease vs. leasing the hangar itself.

Executive Director La Pier gave an update on the new car rental lease agreement negotiations. He stated that Hertz had a request for a minor change, but now Enterprise is asking for some significant changes. All car rental lease agreements need to have the same terms per FAA grant rules. Directors discussed the requests from Enterprise and came to agreement on a recommendation for one of the requests. Executive Director La Pier stated the agreement will come back to the Board for approval once negotiations have been completed.

Executive Director La Pier gave an update on a current tenant that is interested in a 1.2 acre parcel adjacent to their current property lease.

Executive Director La Pier gave an update on the AARF services contract proposal process.

Directors discussed land use ideas for the future.

Directors discussed where maintenance might store equipment in the future.

E. ADJOURNMENT

The meeting adjourned at 11:20 AM.

*Approved at the
Meeting of February 15, 2023*

LisAnne Sawhney, Chair

A T T E S T

*Michael La Pier, AAE
District Secretary*

AGENDA ITEM: G-10
DATE: February 15, 2023

TO: Monterey Peninsula Airport District Board of Directors
FROM: Scott E. Huber, District Counsel
SUBJ: Resolution No. 1816-13, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Making Findings and Determinations Pursuant to AB 361 or Virtual Meetings and Authorizing Virtual Board Member and Other District Meetings

BACKGROUND. It is recommended that the Board adopt Resolution No. 1816-13 making findings and determinations under AB 361 for the continuation of virtual meetings and authorizing virtual Board Meetings, and other committee and legislative body meetings pursuant to AB 361.

STAFF ANALYSIS. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. As the Board is aware, this allowed Board Member meetings to be conducted by Zoom with Board Members and staff all joining from remote locations.

The suspension of certain provisions of the Brown Act was further extended by the Governor on June 11, 2021, by the issuance of Executive Order N-08-21 which continued to allow for complete virtual Board (and other legislative body) meetings until September 30, 2021.

With the looming expiration of the Governor's Executive Order, along with the uncertainty that surrounded the Governor's potential recall, the Governor signed into law Assembly Bill 361. Effective October 1, 2021, AB 361 allows local government to continue to conduct remote virtual meetings so long as there is a state-proclaimed state of emergency and the legislative body makes mandatory findings.

AB 361 allows legislative bodies to meet virtually, provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2) the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees.

AB 361 preserves many of the provisions of the earlier executive orders, while also adding new requirements to the management of remote and teleconference public meetings in order to better achieve the levels of transparency that the Brown Act demands. Specifically, AB 361 imposes two new rules on remote public meetings:

1. Local governments and agencies hosting teleconference meetings in lieu of traditional in-person public meetings must permit direct public comment during the teleconference and must leave open the opportunity for public comment until the comment period for a given item is closed during the ordinary course of the meeting. The opportunity to

make public comment must be of a sufficient duration so as to allow actual public participation; and

2. Any action by the governing body during a public teleconference meeting must occur while the agency is actively and successfully broadcasting to members of the public through a call-in option or an internet-based service option. If a technical disruption within the agency's control prevents members of the public from either viewing the meeting of the public agency or prevents members of the public from offering public comment, the agency must cease all action on the meeting agenda until the disruption ends and the broadcast is restored. Action taken during an agency-caused disruption may be challenged as a violation of the Brown Act.

The Board previously implemented the above stated requirements for conducting public meetings and, going forward, the meetings would be in full compliance with AB 361, thus the prior procedures would be utilized again. Teleconference accessibility via an internet-based service option (via the Zoom Webinars platform) is listed on the published agenda for each meeting as well as on the Airport's website and the Board provides access for public comment opportunities in real time.

In order to continue to qualify for AB 361's waiver of in-person meeting requirements, the Board must, within thirty (30) days of its first meeting under AB 361, and every thirty (30) days thereafter, make findings that (a) state or local officials continue to recommend measures to promote social distancing, or that (b) an in-person meeting would constitute an imminent risk to the safety of attendees. The findings need not be in the form of a resolution, but a resolution is helpful in formalizing these findings.

The attached Resolution makes the required findings under AB 361, and if adopted, it will allow the Board to continue to offer teleconference accessibility for public meetings after September 30, 2021, to help mitigate the spread of COVID-19, as well as during other state-proclaimed emergencies where physical attendance may present a risk.

Lastly, it is important to note that having virtual meetings under the provisions of AB 361 is optional. If the Board desires, it may meet in person. In addition, hybrid meetings are permissible. Given the recent uptick in transmission of the Omicron variant of the Coronavirus, it seems prudent to have this resolution in place as a stopgap measure to ensure flexibility for holding legislative meetings remotely, if needed.

FISCAL IMPACT. None.

RECOMMENDATION. Adopt Resolution No. 1816-13, A Resolution of The Board of Directors of The Monterey Peninsula Airport District Making Findings and Determinations Under AB 361 for Virtual Meetings and Authorizing Virtual Board Member and Other District Meetings Pursuant to AB 361.

RESOLUTION NO. 1816-13

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR VIRTUAL MEETINGS AND AUTHORIZING VIRTUAL BOARD MEMBER AND OTHER DISTRICT MEETINGS PURSUANT TO AB 361

The Board of Directors of the Monterey Peninsula Airport District does hereby find, order, and resolve as follows:

SECTION 1. Recitals.

A. The Ralph M. Brown Act (Gov. Code § 54950 et seq.) generally requires local agencies meeting via teleconference, including through other virtual or electronic means, to provide public access at each location in which members of the legislative body are teleconferencing;

B. On September 16, 2021, the Governor signed AB 361 (in effect as of October 1, 2021 – Government Code Section 54953(e)), which allows legislative bodies to meet virtually provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2) the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees;

C. The Governor issued a proclamation declaring a state of emergency on March 4, 2020, due to the COVID-19 pandemic, pursuant to section 8625 of the California Emergency Services Act, and this proclaimed state of emergency currently remains in effect;

D. State or local officials continue to impose and recommend measures to promote social distancing and because of the ongoing threat of COVID-19, meeting in person would present imminent risks to the health and safety of attendees;

E. The Board has considered the circumstances of the state of emergency and finds that the continuation of virtual meetings will allow for full participation by members of the public until social distancing recommendations are lifted; and

F. The Board of Directors of the Monterey Peninsula Airport District desires to hold virtual meetings pursuant to AB 361 and Government Code section 54953(e).

SECTION 2. Teleconference Meetings.

Consistent with the provisions of Government Code Section 54953(e), the Board of Directors finds and determines that the Board and all other legislative bodies of the Monterey Peninsula Airport District created by the Board of Directors shall be authorized to meet virtually in accordance with Government Code section 54953(e) and without compliance with section 54953(b)(3) based upon the findings and determinations hereby made by the Board of Directors.

SECTION 3. Effective Date.

This Resolution shall take effect immediately upon its adoption and remain in effect for 30 days or until such time as the Board of Directors reaffirms this resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Directors and all other legislative bodies of the Monterey Peninsula Airport District may continue to teleconference without compliance with Government Code §54953(b)(3).

SECTION 4. Severability.

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Board hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of February, 2023 by the following roll call vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 15th day of February 2023

LisAnne Sawhney, Chair

A T T E S T

Michael La Pier, A.A.E.
District Secretary

AGENDA ITEM: I-1
DATE: February 15, 2023

TO: Monterey Peninsula Airport District Board of Directors
FROM: Scott Huber, District Counsel
SUBJ: Brown Act Updates

BACKGROUND: The Legislature enacted several modifications to the Brown Act in the last year, most of which relate to remote attendance. The Board will receive a presentation related to the modifications and updates to the Brown Act.

STAFF ANALYSIS: From time to time, the legislature enacts modifications to the Brown Act. Recently, the most significant changes to the Brown Act relate to remote attendance and public participation.

Staff will present the changes impacting remote attendance pursuant to AB 361 and AB 2449. In addition, SB 1100 provides for the removal of disorderly members of the public.

Following the presentation, the Board may provide direction to staff.

SOURCE OF FUNDS. Not Applicable.

IMPACT ON REVENUES. Not Applicable

SCHEDULE. Not Applicable

IMPACT ON OPERATIONS. Not Applicable

CONTINGENCY. Not Applicable

RECOMMENDATION. Provide Direction to Staff

ATTACHMENT.

Presentation Slides – Brown Act Updates Regarding Remote Attendance

**MONTEREY PENINSULA
AIRPORT DISTRICT -
BROWN ACT UPDATES REGARDING
REMOTE ATTENDANCE**

FEBRUARY 15, 2023

Scott E. Huber
Cole Huber LLP
Roseville Office: (916) 780-9009
Cell: (916) 223-3434



1

**Current Options for Remote
Attendance**

- Teleconferencing allowed
- Agenda must contain address where Board Member will be during the meeting
- Requires posting of agenda at that location in compliance with posting of agenda
- Option for public to attend in-person at that location

2

Current Options for Remote Attendance

- Emergency Teleconferencing Options (AB 361)
 - Resolution must be passed by Board which declares remote attendance necessary; gives 30-day window for remote attendance
 - Members of the public attending remotely must have the ability to make a comment from their remote location
 - The statute sunsets on January 1, 2024, however, it requires a state of emergency to utilize its provisions. The COVID-19 Emergency Declaration is rumored to end on February 28, 2023.

3

Current Options for Remote Attendance

- AB 2449
 - Effective January 1, 2023
 - Will allow relaxed, although very complex teleconference options on an individual basis for Board Members

4

Current Options for Remote Attendance

- **AB 2449**
 - To take advantage of this option, the following conditions must exist:
 - A quorum of Board Members must be participating in person;
 - From a single location identified on the agenda; and
 - That location is open for public attendance and situated within the District's boundaries

5

Current Options for Remote Attendance

- **AB 2449**
 - If the above conditions are present, then a Board Member may participate remotely if "just cause" or "emergency circumstances" exist, as defined by the statute.
 - **Just Cause:**
 - Childcare or caregiving need of a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner
 - A contagious illness that prevents member from attending in person
 - A need related to a physical or mental disability
 - Travel while on official business of the legislative body or another state or local agency
 - **Emergency Circumstances:**
 - A physical or family medical emergency that prevents a member from attending in person

6

Current Options for Remote Attendance

- **AB 2449**

- Procedures to implement “Just Cause”:
 - The Board must be notified at earliest opportunity of the need to participate remotely (including at start of a regular meeting), and be provided a general description of why the Board member needs to participate remotely
 - Just Cause exception may not be used by a Board Member more than two meetings per calendar year
- Procedures to implement “Emergency Circumstance”:
 - Board member must request approval from Board to participate remotely, with request made as early as possible (including beginning of meeting). Board must take action to approve the request at beginning of meeting.
 - Board member must provide general description of why the remote participation is necessary
 - need not exceed 20 words
 - shall not require the disclosure of any medical diagnosis or disability, or any personal information that is already exempt from disclosure under existing law.

7

Current Options for Remote Attendance

- **AB 2449**

- Limitations on Use:
 - A Board Member cannot participate remotely due to "just cause" or "emergency circumstances" for more than 3 consecutive months or 20% of the regular meetings within a calendar year.
 - The Board Member must:
 - Make a request to participate remotely as soon as possible, and Board must take action on request at earliest opportunity (i.e., beginning of a meeting). Item may be added to agenda for "emergency circumstance" if not sufficient time to add to agenda; and
 - participate using both audio and visual technology; and
 - Disclose at the meeting before any action is taken whether any other individual 18 years of age or older is present in the room at the remote location with the member, and the general nature of the member's relationship with such individuals

8

Current Options for Remote Attendance

- **AB 2449**
 - Additional Requirements:
 - Provide either a two-way audio-visual system or a two-way phone service in addition to live webcasting;
 - Identify a call-in or internet-based access option on the agenda, in addition to the in-person meeting location;
 - Ensure that if a disruption to the online meeting occurs, the body takes no further action on agenda items until public access is restored; and
 - Avoid requiring public comments to be submitted in advance, and provide a real-time option for the public to address the Board at the meeting.

9

Removal of Disruptive Member of the Public (in person and online)

- **SB 1100**
 - Removal of Individuals:
 - The Chair of the Board may have an individual removed for disrupting a meeting.
 - Before removing any person, the person must be warned that their behavior is disruptive, and that continued disruption may result in the person's removal
 - However, no prior warning is required if the person is engaging in use of force or threatening to use force against anyone.
 - The bill defines "disruptive" as engaging in behavior during a meeting that actually disrupts, disturbs, impedes or renders infeasible the orderly conduct of the meeting. This disruptive behavior can include failing to comply with reasonable and lawful regulations of the legislative body.
 - Removal of Groups (i.e. Clearing the Room)
 - A legislative body may order the room cleared and continue in session if a group or groups willfully interrupts the orderly conduct of the meeting, provided certain requirements are met.

10

Questions?



AGENDA ITEM: I-2
DATE: February 15, 2023

TO: Monterey Peninsula Airport District Board of Directors
FROM: Michael La Pier, Executive Director
Chris Morello, Deputy Executive Director
Scott Huber, District Counsel
SUBJ: Ordinance No. 930, An Ordinance of the Monterey Peninsula Airport District Repealing in its Entirety Ordinance 926 and Adopting by Reference the 2022 California Building Standards Code, Title 24, as Adopted by the California Building Standards Commission; and the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 1997 Uniform Housing Code, and the 2012 International Property Maintenance Code as Published by the International Conference of Building Officials, Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area, and Maintenance of All Buildings or Structures in the Monterey Peninsula Airport; Adopting by Reference Part 9, California Fire Code Including the Appendix Chapters of the California Code Of Regulations Title 24; and Providing for Penalties for the Violation Thereof. (1st Reading)

BACKGROUND: The Board of Directors may consider adopting the most recent editions of the California Code of Regulations Title 24, 2022 edition of the California Building Standards Code for the Monterey Peninsula Airport District. Further, the Board of Directors may consider adopting the most recent edition of the 2022 California Fire Code for the Monterey Peninsula Airport District.

STAFF ANALYSIS: The California Health and Safety Code, Section 17958, mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations) every three (3) years. The State recently adopted the 2022 Edition of the California Building Standards Code, which includes the 2022 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building, Fire, Energy, Administrative, Historical, Existing Building, and Reference Standard Codes. The 2022 Edition of the California Code of Regulations Title 24 becomes effective statewide on January 1, 2023.

The California Health and Safety Code requires that the Monterey Peninsula Airport District adopt ordinances that impose the same building standards as are contained in the 2022 California Building Standards Code, with the exception that the Monterey Peninsula Airport District may make amendments to these building standards that are reasonably necessary because of local climatic, geological, topographical and/or local environmental conditions as established by the Monterey Peninsula Airport District.

With the adoption of the attached ordinance, the Monterey Peninsula Airport District will comply with state requirements to adopt the 2022 Building Standards Codes. If approved, Ordinance No. 930 would adopt the California Building Standards Code, which includes the Fire Code, with certain modifications.

SOURCE OF FUNDS. Costs are minimal (purchase of a set of the codes and staff training).

IMPACT ON REVENUES. Not Applicable

SCHEDULE. Not Applicable

IMPACT ON OPERATIONS. Not Applicable

CONTINGENCY. Not Applicable

RECOMMENDATION. Pass to Print Ordinance No. 930 - AN ORDINANCE OF THE MONTEREY PENINSULA AIRPORT DISTRICT REPEALING IN ITS ENTIRETY ORDINANCE 926 AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; AND THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 UNIFORM HOUSING CODE, AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AS PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE MONTEREY PENINSULA AIRPORT; ADOPTING BY REFERENCE PART 9, CALIFORNIA FIRE CODE INCLUDING THE APPENDIX CHAPTERS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF.

ATTACHMENT.

Ordinance No. 930

**MONTEREY PENINSULA AIRPORT DISTRICT
ORDINANCE NO. 930**

AN ORDINANCE OF THE MONTEREY PENINSULA AIRPORT DISTRICT REPEALING IN ITS ENTIRETY ORDINANCE 926 AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; AND THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 UNIFORM HOUSING CODE, AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AS PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE MONTEREY PENINSULA AIRPORT; ADOPTING BY REFERENCE PART 9, CALIFORNIA FIRE CODE INCLUDING THE APPENDIX CHAPTERS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF.

NOW, THEREFORE, the Board of Directors of the Monterey Peninsula Airport District DO ORDAIN as follows:

SECTION 1: Repeal. That Ordinance No. 926 entitled “AN ORDINANCE OF THE MONTEREY PENINSULA AIRPORT DISTRICT REPEALING IN ITS ENTIRETY ORDINANCE 921 AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; AND THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 UNIFORM HOUSING CODE, AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AS PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE MONTEREY PENINSULA AIRPORT; ADOPTING BY REFERENCE PART 9, CALIFORNIA FIRE CODE INCLUDING THE APPENDIX CHAPTERS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF” and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 2: Adoption. The Monterey Peninsula Airport District hereby adopts by reference the 2022 California Building Standards Code, Title 24, as adopted by the California Building Standards Commission, which includes the 2022 California Administrative Code, the 2022 California Building Code, the 2022 California Residential Code, the 2022 California Electrical Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, the 2022 California Energy Code, the 2022 California Historical Building Code, the 2022 California Fire Code, the 2022 California Existing Building Code, the 2022 California Green Building

Standards Code, the 2022 California Referenced Standards Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, and the 2012 International Property Maintenance Code. A true and correct copy of the 2022 California Building Standards Code as adopted by this section shall be on file in the office of the Secretary of the Monterey Peninsula Airport District for examination and use by the Public.

SECTION 3: The California Fire Code, 2022 edition, including Appendix Chapters, is hereby adopted as the Fire Code of the Monterey Peninsula Airport District, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of building and premises as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, penalties, condition and terms of said Fire Code on file in the office of the Monterey Peninsula Airport District are hereby referred to, adopted, and made a part thereof, as if fully set out in this Chapter. Further, the Board of Directors finds that, based on local climatic, geological, topographical and/or local environmental conditions, it is reasonably necessary to amend Section 412.3.6 of the 2022 California Fire Code to include the following condition: “For all new hangar construction with door height less than 28 feet, which are located within 1000 feet of an Aircraft Rescue and Fire Fighting facility, and which are replacing hangars that do not have fire suppression sprinklers, such hangars shall be exempt from the fire suppression sprinkler requirements of Chapters 8, 9, 10, and 11 of NFPA 409.”

SECTION 4: That any person, firm or corporation violating any provision of the code adopted hereby or failing to comply therewith, or violating or failing to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder shall be deemed guilty of a misdemeanor or infraction, whichever may be charged, and, upon conviction thereof, shall be punishable by a fine not to exceed One Thousand Dollars (\$1,000) or by imprisonment in the county jail for not to exceed six (6) months, or both fine and imprisonment. Each separate day or portion thereof, during which any violation occurs or continues, shall be deemed to constitute a separate offense. The imposition of any one penalty for any violation shall not excuse the violation or permit it to continue and all such violations shall be corrected or remedied by the person, firm, or corporation responsible for the violation within a reasonable time. The application of any penalties provided for above shall not be held to prevent the enforced removal of any violation of the code hereby adopted.

SECTION 5: Compliance with the California Environmental Quality Act: The Board of Directors finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 6: Severability: If any section provision, of this Ordinance or the application thereof to any person or circumstances is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or phrase hereof not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

This ordinance shall take effect on the 30th day after its adoption.

PASSED TO PRINT by the Board of Directors of the Monterey Peninsula Airport District at a meeting of February 15, 2023 by the following vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 15th day of February 2023

LisAnne Sawhney, Chair

A T T E S T

Michael La Pier, A.A.E.
District Secretary

AGENDA ITEM: I-3
DATE: February 15, 2023

TO: Monterey Peninsula Airport District Board of Directors
FROM: Michael La Pier, Executive Director
SUBJ: Resolution No. 1840, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and R&S Erection of Monterey Bay, Inc.

BACKGROUND. Following the adoption of the Fiscal Year (FY) 2023 Capital Improvement Program (CIP) Budget, staff issued a Request for Qualifications and Proposal (RFQ/P) for Airfield Vehicle Gate Upgrades.

As provided in the staff report for the adopted CIP budget, the airfield security gates are routinely inspected and repaired. Some of the gate system motors, chains and gear boxes have reached the end of life and repairs are no longer effective. The gate system is over 25-years old and new gate systems are necessary to maintain our security requirements.

DISCUSSION. Annually, staff provide notice of solicitation for contractors to register for inclusion on a List of Qualified Contractors per Section 22034 of the Public Contract Code. Using that List, staff invited contractors to submit response proposals to the RFQ/P.

R&S Erection of Monterey Bay, Inc. was the only response proposal that was received. R&S Erection has been assisting the maintenance team in maintaining the existing gates at the Airport for many years and is knowledgeable and experienced working in the Airport environment. R&S Erection specializes in the custom design and installation of high-quality automatic gates and access control systems.

The project proposal includes the following: Remove and dispose of existing pad mount operator, furnish and install 3 gate operators, battery backup systems, install ground loops and detector modules, wireless transmitter/receivers, guide rollers, pipe wheels, and anti-tip posts.

Staff recommendation is that the Board approve the expenditure as provided in the Proposal from R&S Erection of Monterey Bay, Inc. in an amount not-to-exceed \$50,000.00 (including sales tax and shipping charges) and authorize the Executive Director to execute the purchase order.

SOURCE OF FUNDS. The project is included in the FY2023 CIP Budget as a Passenger Facility Charge (PFC) only funded project: 2023-06 Airfield Vehicle Gate Upgrades – Total Project Budget \$100,000.

FISCAL IMPACT. There is adequate PFC revenue available to support this project. An initial deposit at the time of approval will be made and the balance will be paid upon completion.

SCHEDULE. There is a three-to-five-week lead time for the materials. Once the materials arrive the installation is expected to take approximately two weeks and maintenance will oversee the installation.

IMPACT ON OPERATIONS. The project team will work with the tenants to minimize the interruptions to the extent possible.

RECOMMENDATION. Adopt Resolution No. 1840, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and R&S Erection of Monterey Bay, Inc. and authorize the Executive Director to execute the associated purchase order.

ATTACHMENTS.

Resolution No. 1840
R&S Erection of Monterey Bay, Inc. Proposal

RESOLUTION NO. 1840

A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN THE MONTEREY PENINSULA AIRPORT DISTRICT AND R&S ERECTION OF MONTEREY BAY, INC.

WHEREAS, the Monterey Peninsula Airport District (MPAD) owns and operates the Monterey Regional Airport; and

WHEREAS, Some of the Airfield Vehicle Gate system motors, chains and gear boxes have reached the end of life and repairs are no longer effective. The gate system is over 25-years old and new gate systems are necessary to maintain our security requirements; and

WHEREAS, the adoption of the Fiscal Year 2023 Capital Improvement Program (CIP) budget includes a project for Airfield Vehicle Gate Upgrades; and

WHEREAS, R&S Erection of Monterey Bay, Inc. specializes in the custom design and installation of high-quality automatic gates with access control systems.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That the Monterey Peninsula Airport District contract with R&S Erection of Monterey Bay, Inc. for a total amount not-to-exceed \$50,000.00 and directs the Executive Director of the District, or his designee, to execute the purchase order.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 15th day of February 2023 by the following roll call vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 15th day of February 2023

LisAnne Sawhney, Chair

A T T E S T

Michael La Pier, AAE
District Secretary



R & S ERECTION OF MONTEREY BAY, INC.
 11185 Commercial Pkwy, Suite E
 Castroville, California 95012
 Ph: (831) 632-0343
 Cont. Lic. No. 767119

OFFER

367708

Customer Info	Job Info
---------------	----------

Monterey Airport

200 Fred Kane Drive #200
 Monterey, CA 93940

update operator on 3 slide gates

200 Fred Kane Drive #200
 Monterey, CA 93940

Attn: **Robert Cato**

Date	Offer No	Submitted By	Reference
1/10/2023	367708	Felipe Padilla	New operators

Description	Amounts
<p>R&S Of Monterey bay proposes to perform the fallowing</p> <p>1- Remove and dispose of existing Doreen pad mount operator. 2- Furnish and install (3) new HDSL Liftmaster Slide gate operators 24 V UL , With built-in radio receiver and automatic timer to close, And battery back up system . 3- Saw Cut old Loops ,Furnish and install (6) in ground ground loops , patch with crack filler . 4- Furnish and install (3) loop detector modules 5-Furnish and install (6) sets of UL 325 compliant photo reflective entrapment device 6- Furnish and install (3) Safety edged with wireless transmitter and receiver. 7- Install (3) sets of guide rollers to existing gates . 8- Furnish and install (9) maintenance free pipe wheels 9 - Install (3) Anti tip posts On Exiting stacking area</p> <p>Leadtime 3-5 weeks 35 5 custom material payment due upon approval , Balance on completion. Material and labor warranty 1 Year</p>	\$45,236.45

Date	Payment Terms	Acceptance Terms	Valid Thru	Total Amount
1/10/2023	Due on Receipt	60 Days	3/10/2023	\$45,236.45

Submitted By	Phone No	Email
Felipe Padilla, GM - Commercial	(831) 901-0014	fpadilla@rsdoorsmontereybay.com

Terms & Conditions

Work is to be performed during normal business hours, excludes permits , bolt inspection , electrical , any abnormal working conditions , finished painting anything not mention in our proposal.

Signature

ACCEPTED BY	PRINT NAME	EMAIL ADDRESS	DATE
-------------	------------	---------------	------

NOTICE: IT IS UNDERSTOOD AND AGREED BY EACH PARTY HERETO IF SUIT IS BROUGHT TO ENFORCE ANY TERM, CONDITION OR COVENANT OF THIS SALES AND SERVICE AGREEMENT, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ALL COSTS OF SUCH ACTIONS, INCLUDING REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT. I REPRESENT TO R&S SAN LEANDRO THAT I AM AUTHORIZED TO BIND THE PURCHASER TO THE TERMS SET FORTH HEREIN. BY EXECUTING THIS WORK ORDER, I ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

"NOTICE TO OWNER" (Section 7019 - Contractor's License Law) Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in

such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

IN THE STATE OF CALIFORNIA: Contractors are required to be licensed and required and regulated by the Contractors State License Board. Any questions concerning a contractor may be referred to the Registrar of the board whose address is: Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826

AGENDA ITEM: J
DATE: February 15, 2022

TO: Michael La Pier, Executive Director, Monterey Regional Airport
FROM: Department Heads
SUBJECT: Monthly Department Reports

FINANCE AND ADMINISTRATION.

[Terminal Comment Card Log by Administration](#)
[Financial Summary by Mark Wilson, Controller](#)

FIRE.

[Monthly Fire Report by Monterey Fire Department](#)

OPERATIONS.

[Operations Report by Mark Curtis, Superintendent of Field Operations](#)

PLANNING AND DEVELOPMENT.

[Planning, Environmental and Maintenance Monthly Project Report by Chris Morello, Deputy Executive Director](#)

POLICE.

[Police Activity Report by Del Rey Oaks Police Department](#)

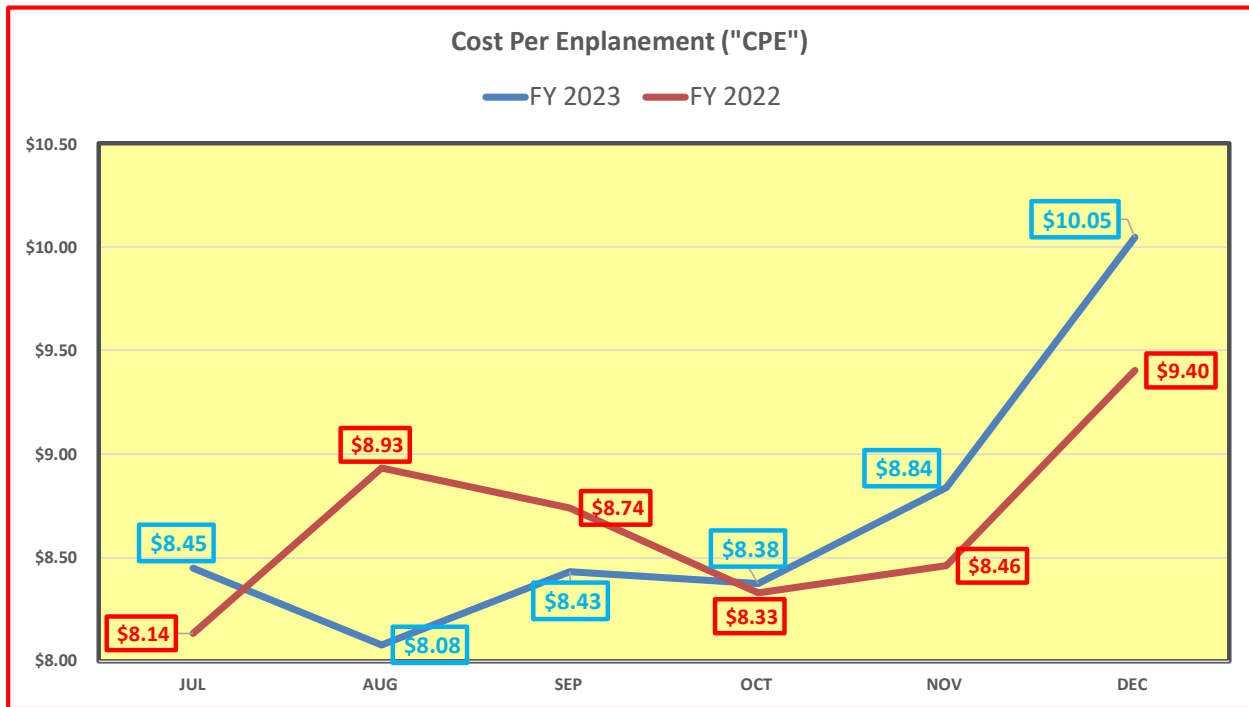
RATING	DATE OF VISIT	TIME OF VISIT	PURPOSE	FLIGHT	AIRLINE	COMMENT	CITY	STATE
EXCELLENT	1/3/2023	1:00 PM	Arriving		Alaska	My bag was lost during a connecting flight in San Diego and an employee named Barbara at the MRY airport was extremely helpful at relocating my bag and going out of her way to take care of the problem. She shined brighter than any employee I have encountered at any establishment for years.	Monterey	CA
POOR	1/24/2023	1:16 PM	Departing		American	The music in the terminals is way too loud. I was trying to work before my flight and take a call and Taylor swift was blasting through the stereo. I like Taylor swift but there's a time and place for that. At least have certain areas of the airport that don't have the stereo turned on.	Monterey	CA

TO: Michael La Pier, Executive Director, Monterey Regional Airport
FROM: Mark Wilson, Controller
SUBJECT: Discussion and Analysis of the December 31, 2022 Financial Statements

KEY OPERATING STATISTICS. December enplanements were 17,556, materially the same compared to the 17,575 in the previous period in 2021. December airline landings were less than budgeted (300 actual vs. 503 budgeted). Total Passengers for the month of December were 31,213 down from 34,112 in the previous period in 2021. Total aircraft operations for December were 3,641, up from 3,433 in the previous period in 2021, while Vehicle exit counts in the parking lots were 10,121 up 4.1% from the 9,723 exit counts in December of 2021.

In December the Airport's CPE was \$10.05.

Chart 1



LIQUIDITY AND CAPITAL RESOURCES. In December, we made a CARES draw for \$887K and submitted final draws for both CRSSA (\$50K) and ARPA Concession Grants (\$200K). As of December 31, 2022 the Airport had unrestricted cash and investments of \$16.705M with \$1.691M of funds available under the CARES Grant.

The Current Ratio of unrestricted current assets to current liabilities is a very healthy 16.4X.

OPERATING INCOME. The Airport's higher than budgeted revenues and lower than budgeted operating expenses in December resulted in an operating income of \$245.7K, which is a favorable variance of \$193.5K to December's budgeted operating income of \$52.2K.

OPERATING INCOME				
	December 2022	December 2022	VARIANCE	
	ACTUAL	BUDGET	Favorable (Unfavorable)	
	\$	\$	\$	%
Operating Revenues	\$ 932,465	\$ 910,745	\$ 21,720	2%
Operating Expenses	(686,758)	(858,531)	171,774	20%
	<u>\$ 245,707</u>	<u>\$ 52,214</u>	<u>\$ 193,493</u>	<u>371%</u>

REVENUES. December 2022 combined reported Airport Operating Revenues were \$932.5K, which was \$21.7K (2%) higher than budget (\$911K). This favorable variance was primarily due to higher Interest Income, Other Operating and Non-Aviation revenues, partially offset by lower Terminal revenues (parking, rental cars, concessions, TNC) and lower General Aviation revenues.

	December 2022	December 2022	VARIANCE	
	ACTUAL	BUDGET	Favorable (Unfavorable)	
	\$	\$	\$	%
Terminal Revenues	\$ 441,839	\$ 484,713	\$ (42,874)	-9%
General Aviation	136,537	140,914	(4,377)	-3%
Non-Aviation	186,473	182,568	3,906	2%
Other Operating	103,351	97,900	5,451	6%
Interest Income	64,264	4,650	59,614	1282%
	<u>\$ 932,465</u>	<u>\$ 910,745</u>	<u>\$ 21,720</u>	<u>2%</u>

Terminal Revenues:

Commercial Aviation fees (\$74.6K) for December were lower than the budget (\$109.9K) by \$35.3K/32%. This unfavorable variance was primarily due to lower than budgeted landing fees.

Terminal Rents (\$144.9K) for December were materially on budget (\$145.K).

Heavy General Aviation revenues (\$103.3K) for December were lower than the budget (\$108.1K) by \$4.8K/4%. This unfavorable variance was primarily due to lower than budgeted landing fees.

Light General Aviation (\$33.2K) for December were materially on budget (\$32.8K).

Non-Aviation revenues (\$186.5K) for December were materially on budget (\$182.6K).

Other Operating revenues (\$103.4K) for December were higher than the budget (\$97.9K) by \$5.5K/6%. This favorable variance was primarily due to a higher than budgeted property tax allocation receipt.

Interest Income (\$64.3K) for December exceeded the budget (\$4.7K) due primarily to higher than budgeted L.A.I.F. interest income, which is posted quarterly.

EXPENSES. Total operating expenses of (\$686.8K) for December were lower than the budget (\$858.5K) by \$171.8K/20%. This favorable variance was primarily due to the budgeted SCASDP Grant Match (\$100K) which was not incurred.

OPERATING EXPENSES - BY MAJOR CATEGORY TYPE				
	December 2022 ACTUAL	December 2022 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Salaries & Taxes	\$ 170,349	\$ 194,633	\$ 24,284	12%
Employer Benefits	110,205	160,808	50,604	31%
Recruitment & Training	26,193	7,310	(18,883)	-258%
Business Expenses	30,903	32,449	1,546	5%
Supplies & Materials	7,179	12,220	5,041	41%
Repairs & Maintenance	44,497	50,545	6,048	12%
Outside Services	214,362	215,094	732	0%
Professional Services	24,108	28,175	4,068	14%
Marketing, PR	19,742	124,405	104,663	84%
Utilities	37,239	30,935	(6,304)	-20%
Interest Expense	1,981	1,957	(24)	-1%
	\$ 686,758	\$ 858,531	\$ 171,774	20%

OPERATING EXPENSES - BY DEPARTMENT				
	December 2022 ACTUAL	December 2022 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Admin & Finance	\$ 179,224	\$ 287,909	\$ 108,685	38%
Planning & Development	45,807	57,562	11,755	20%
Maintenance	139,699	166,422	26,723	16%
Operations	46,415	50,508	4,093	8%
Police	97,774	109,663	11,889	11%
Fire	140,147	160,247	20,100	13%
Board of Directors	26,567	17,223	(9,344)	-54%
Rental Properties	9,144	7,040	(2,104)	-30%
Interest Expense	1,981	1,957	(24)	-1%
	\$ 686,758	\$ 858,531	\$ 171,774	20%

Salary & Tax Expenses (\$170.3K) for December were lower than the budget (\$194.6K) by \$24.3K/12%. This favorable variance was primarily due to lower than budgeted salaries and wages for the Maintenance (\$10.5K), Planning (\$7.7K), and Finance Departments (\$5.3K), partially offset by higher than budgeted salaries and wages for the Operations Department (\$2.0K).

Employer Benefit Expenses (\$110.2K) for December were lower than the budget (\$160.8K) by \$50.6K or 31.5%. This favorable variance was primarily due to lower UAL amortization expense (\$33.3K) from prepaying the \$4.0M in June of 2022, lower CalPERS Health Insurance (\$10.6K) and lower CalPERS Retirement (\$4.8K).

Personnel Recruitment, Training & Pre-Employment and Related Expenses (\$26.2K) for December were higher than the budget (\$7.3K) by \$18.9K/258%. This unfavorable variance was primarily due to higher than budgeted Professional Development (\$11.1K), Dues and Subscriptions (\$8.7K) and Other Meetings/Workshops (\$3.4K), partially offset by lower Seminars & Conferences (\$2.2K) and lower Business Travel & Entertainment (\$2.0K).

Business, LAFCO, Insurance, Communications, Postage, Banking and Related expenses (\$30.9K) for December were materially on budget (\$32.4K).

Supplies & Materials expenses (\$7.2K) for December were lower than the budget (\$12.2K) by \$5K or 41%. This favorable variance was primarily due to lower than budgeted Custodial Supplies & Materials (\$4.5K) and District Vehicle Fuel (\$2.4K).

Repair & Maintenance expenses (\$44.5K) for December were lower than the budget (\$50.5K) by \$6K or 12.0%. This favorable variance was primarily due to lower Airfield Repairs (\$13.9K), and District Vehicle Repairs (\$3.4K), partially offset by higher Terminal Repair & Maintenance (\$16.1K).

Outside services expenses (\$214.4K) for December were materially on budget (\$215.1K).

Professional Service expenses for the Art Program, Architect & Engineer, Legal, Audit, Computer / LAN & IT, Environmental, and Human Resources (\$24.1K) for December were lower than the budget (\$28.2K) by (\$4.1K) or 14.4%. This favorable variance was primarily due to lower than budgeted Human Resources expenses (\$3.0K).

Marketing, Public Relations, Air Service Development and Social Media Marketing expenses (\$19.7K) for December were lower than the budget (\$124.4K) by \$104.7K or 84.1%. This favorable variance was primarily due to the SCASDP Grant match which was not spent (\$100K) and lower than budgeted Marketing expenses (\$2.9K).

Utilities expenses, combined, (\$37.2K) for December were higher than the budget (\$30.9K) by \$6.3K or 20.4%. This unfavorable variance was due primarily to higher natural gas usage/charges (\$5.5K) and electricity usage/charges (\$2.0K).

Interest expense (\$2.K) for December was materially on budget (\$2.K).

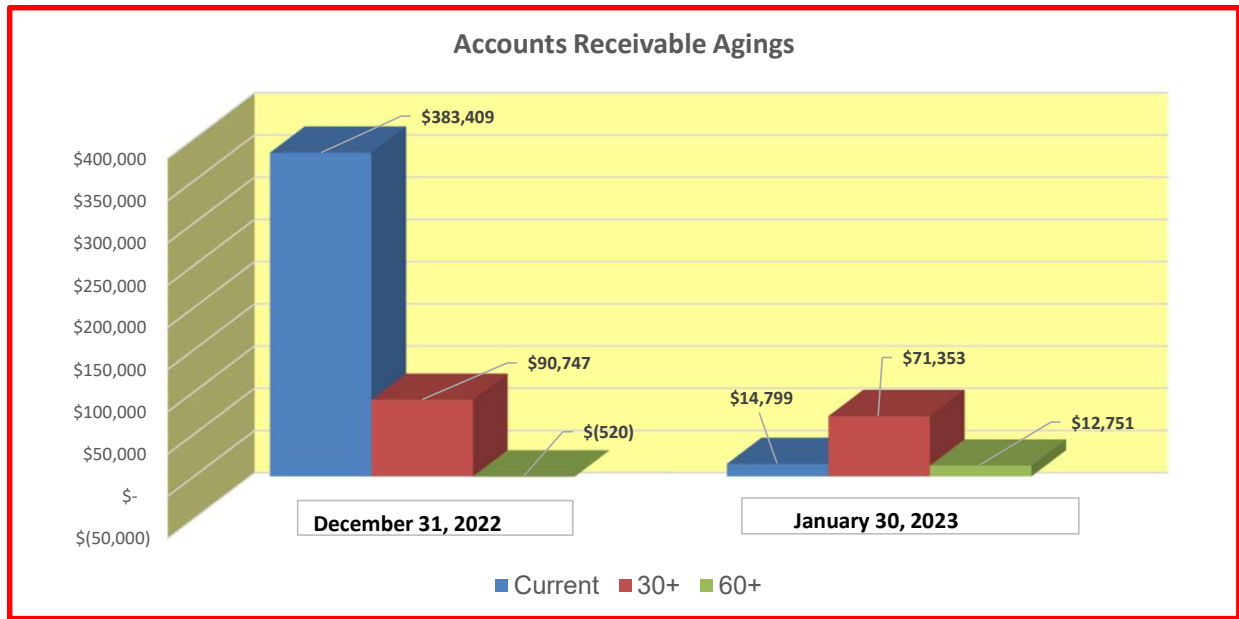
SELECTED BALANCE SHEET ANALYSES:

ACCOUNTS RECEIVABLE. The accounts receivable balance on December 31, 2022 was \$473.7K. This balance is \$100.2K or 17% lower than the November 30, 2022 balance (\$573.9K), and \$95.4K/17% lower than the \$569.1K balance on December 31, 2021. The accounts receivable balance over 60 days old on December 31, 2022, was less than zero.

As of January 30, 2023, the net accounts receivable over 60 days was \$84.1K and the total accounts receivable balance (excluding prepaids) was \$98.9K. Significant customer balances outstanding were: American Airlines (\$33.7K), and Alaska Airlines (\$10.5K).

Chart 2 below graphically presents the aging of accounts receivable (1) as of December 31, 2022 and (2) prior to the next billing cycle (January 30, 2023).

Chart 2



Total accounts receivable of \$473.6K as of December 31, 2022 was comprised of \$104.K/(22.0%) from Commercial Airlines, \$110.1K/(23.2%) from Rental Car companies, \$59.3K/(12.5%) from FBOs, \$78.9K/(16.7%) from Parking, \$32.5K/(6.9%) from the Monterey Hi-Way Self Storage, \$18.7K/(4.0%) from TNCs and Taxis, \$14.7K/(3.1%) from Woody’s and \$55.4K/(11.7%) from all other customer accounts.

The District carries a \$10K allowance for doubtful accounts. Prepaid accounts receivable as of December 31, 2022 of \$5.6K have been reclassified to deferred revenue.

Chart 3 below graphically presents the composition of accounts receivable by major customer/concessionaire/tenant.

Chart 3

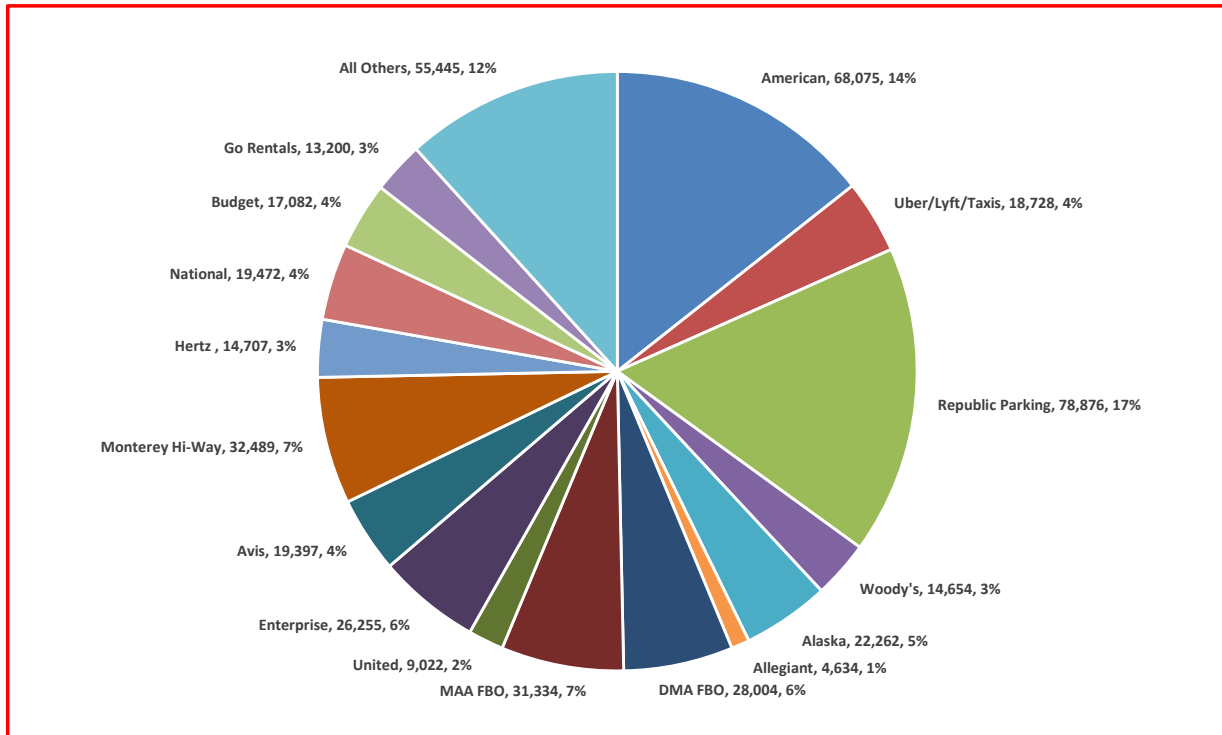
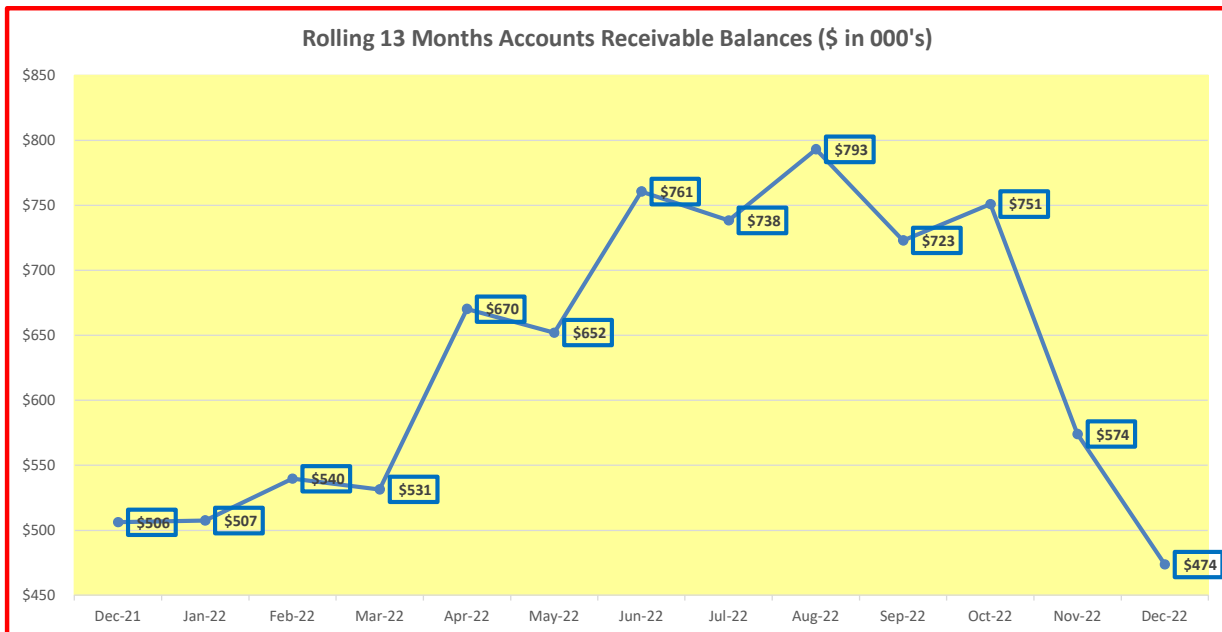


Chart 4 below depicts the total accounts receivable balances for the 13 months from December 2021 to December 2022.

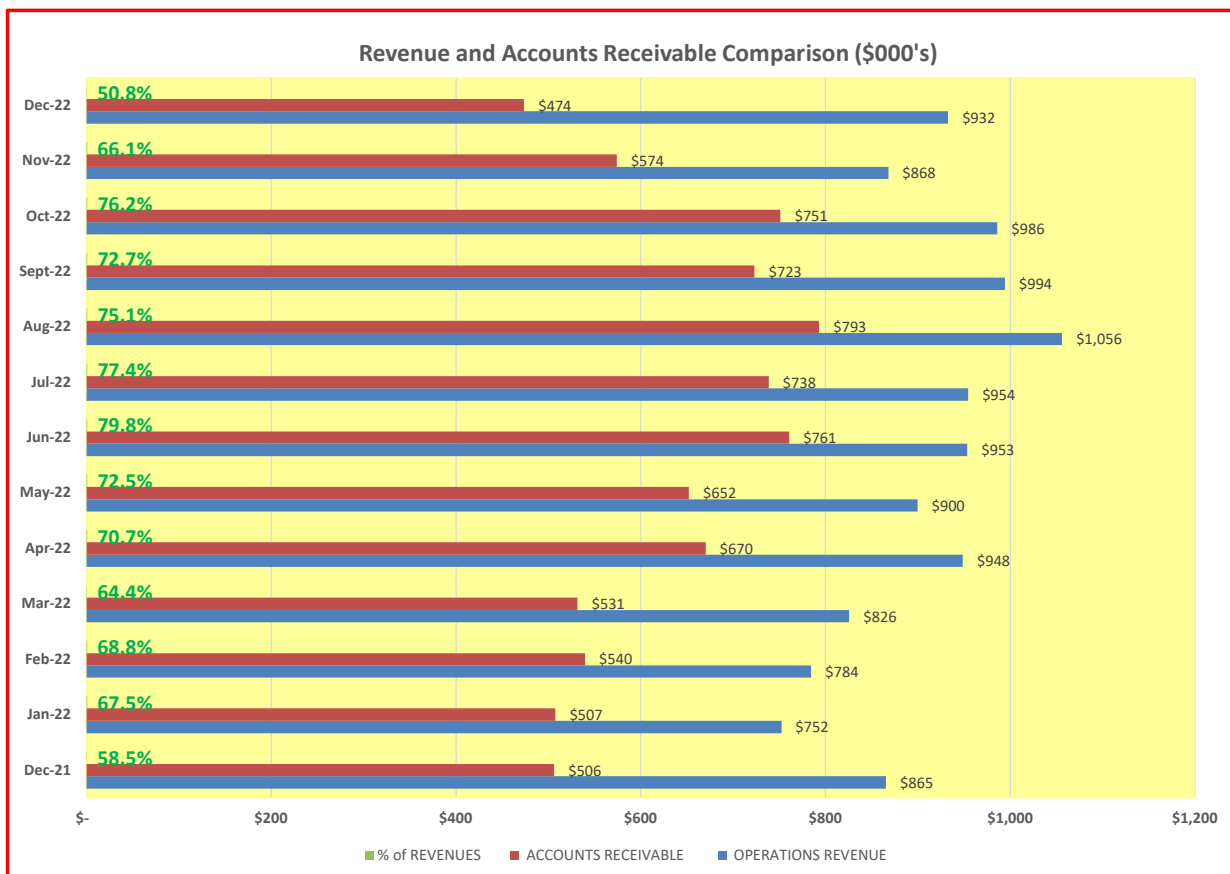
Chart 4



The balance of accounts receivable at month-end aligns with operating revenues in that month. The month-end balance of accounts receivable historically is approximately 50% to 70% of revenues. On December 31, 2022, accounts receivable is 50.8% of revenues and the rolling thirteen-month average is 69.3%.

Chart 5 below graphically presents the monthly comparison of accounts receivable to operating revenues.

Chart 5

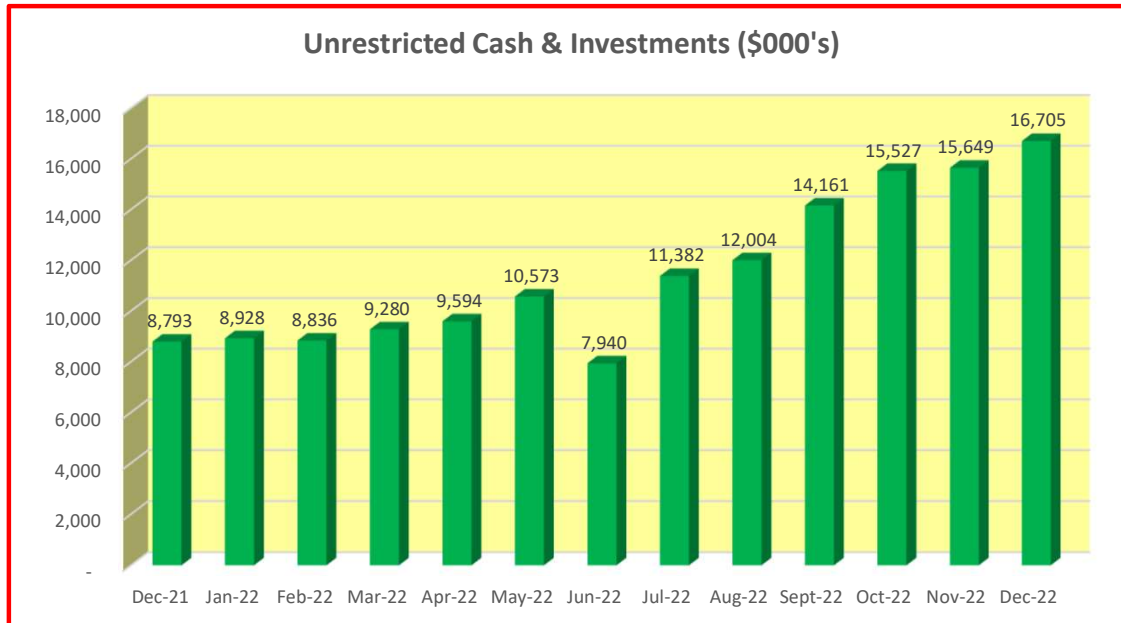


UNRESTRICTED CASH AND INVESTMENTS. The unrestricted cash and investments balance on December 31, 2022, was \$16.705M and the unrestricted cash and investments balance on November 30, 2022 was \$15.649M, an increase of \$1.056M.

The increase in unrestricted cash and investments was primarily due to: (1) Net cash provided by operating activities of -\$44.7K, (2) Net cash provided by CARES Act of \$887.5K, (3) Net cash provided by investing activities of \$61.8K, partially offset by (4) the net cash used by capital and related financing activities of -\$75.6K (see Statement of Cash Flows on Page 17 for more detail).

Chart 6 graphically presents the monthly balances of unrestricted cash and investments.

Chart 6



SELECTED OPERATING STATISTICS:

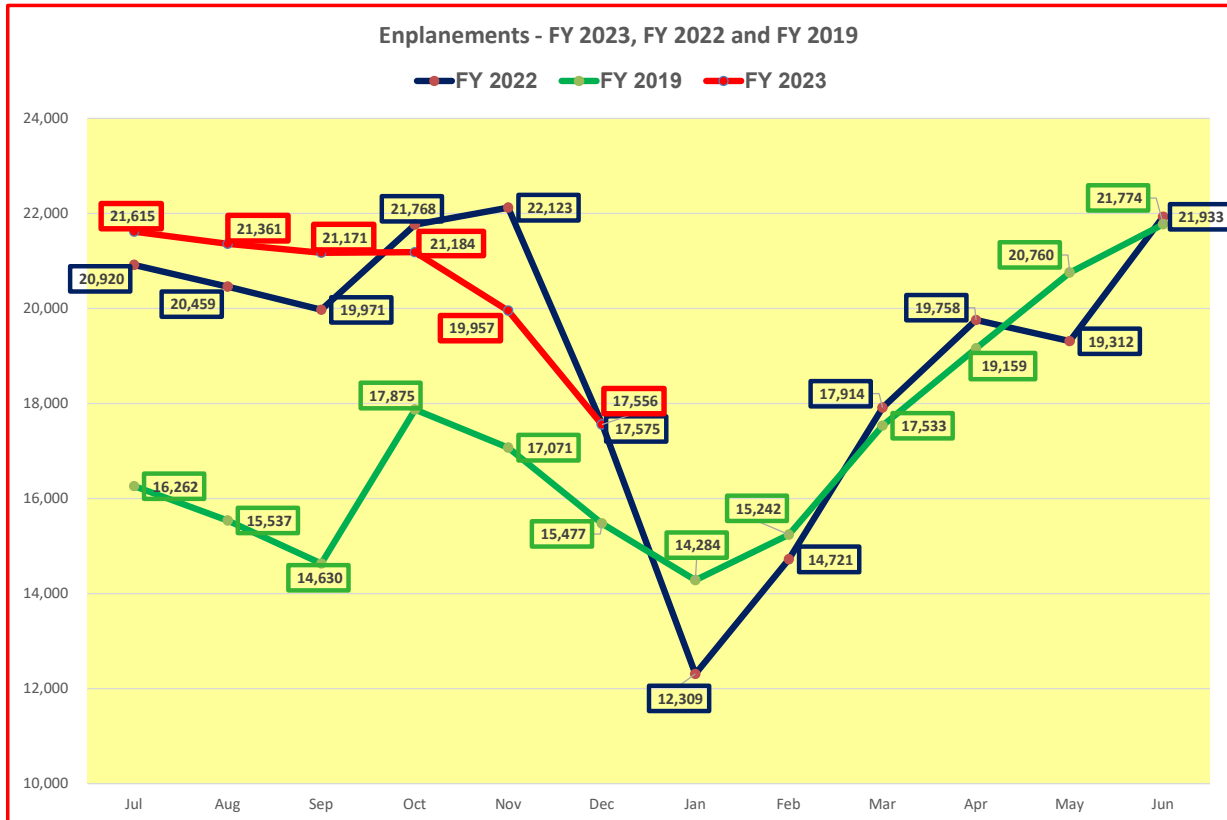
ENPLANEMENTS AND LOAD FACTORS. Table 1 presents simple load factors for fiscal years 2016 to 2023. Load factors indicate the customer utilization of available airline seat capacity which generally correlates to customer use of TCP, Taxi and TNC services, parking, and other support services. Simple load factors do not include non-revenue enplanements. Historically annual load factors range from approximately 70% to 77%. Commercial Airline aircraft types have a direct impact on capacity and potential changes in enplanements. As the mix of aircraft and destinations change, the goal is to have load factors sustained or increased, which indicates that customers are willing to use the services offered by the Airlines.

Fiscal Year	December 31, 2022				FYTD			
	Load Factors	Enplanements	Available Seats	Flights	Load Factors	Enplanements	Available Seats	Flights
2023	71.3%	17,556	24,624	300	77.7%	122,844	158,179	2,280
2022	75.4%	17,575	23,295	340	75.3%	122,816	163,077	2,368
2021	40.8%	6,102	14,970	201	46.6%	39,222	84,128	1,157
2020	76.6%	19,350	25,276	384	76.8%	124,995	162,804	2,480
2019	63.4%	15,477	24,422	370	69.8%	96,852	138,853	2,094
2018	75.4%	15,740	20,880	313	78.4%	99,359	126,790	1,989
2017	73.3%	16,275	22,206	342	76.5%	103,147	134,860	2,082
2016	80.1%	15,347	19,160	313	80.0%	93,785	117,232	1,952

Alaska /SEA 71.8% American/DFW 87.5%, American/PHX 64.8%, United/DEN 85.7%,

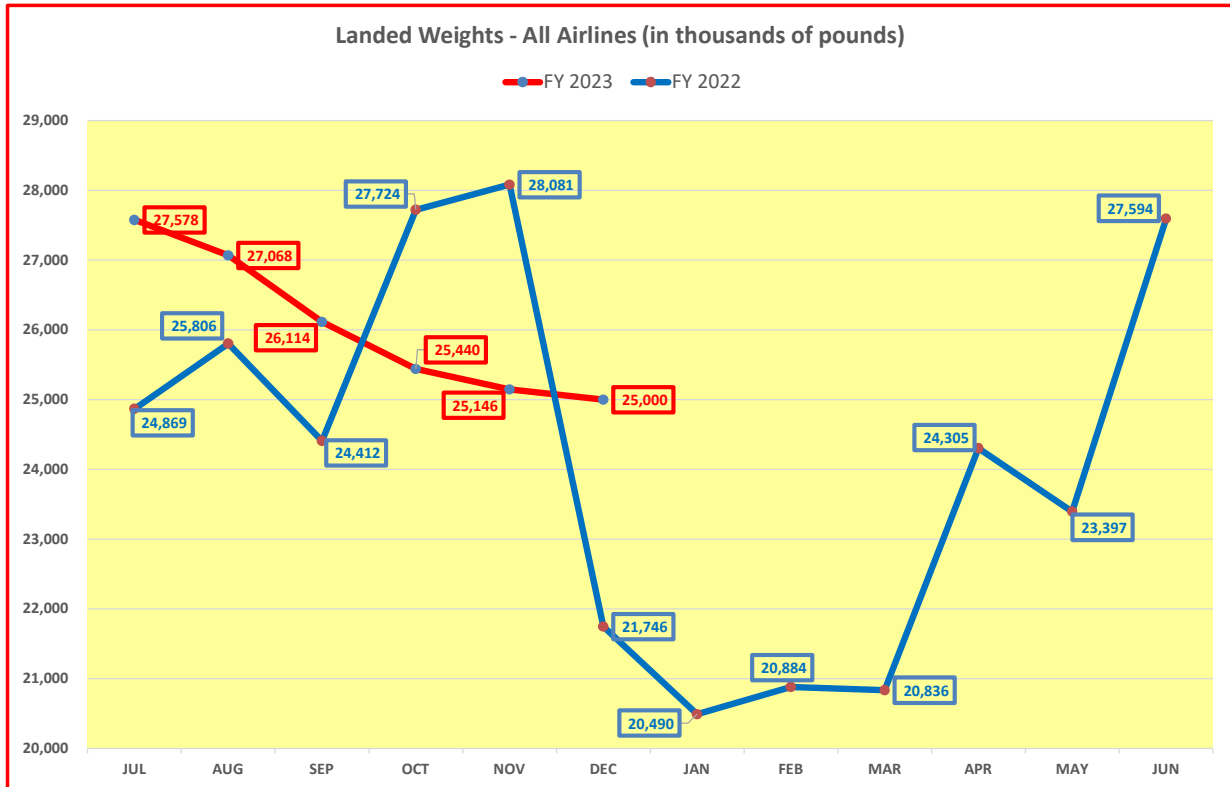
Chart 7 below presents a comparison of monthly enplanements for FY 2023 to all FY 2022 enplanements (which reflect the seasonality of the Airport's historical business cycle). When comparing enplanements for December 2022 (17,556) and November 2022 (19,957), enplanements decreased by 2,401. When comparing December 2022 to December 2021, enplanements were materially the same (17,556) vs. (17,575).

Chart 7

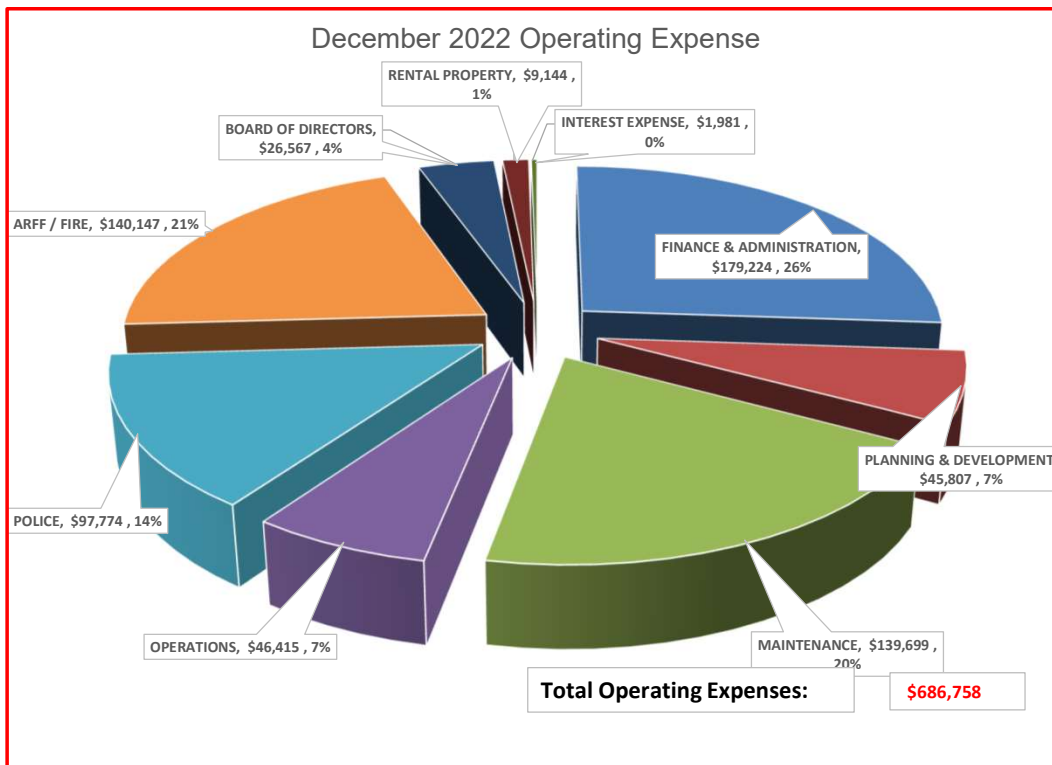
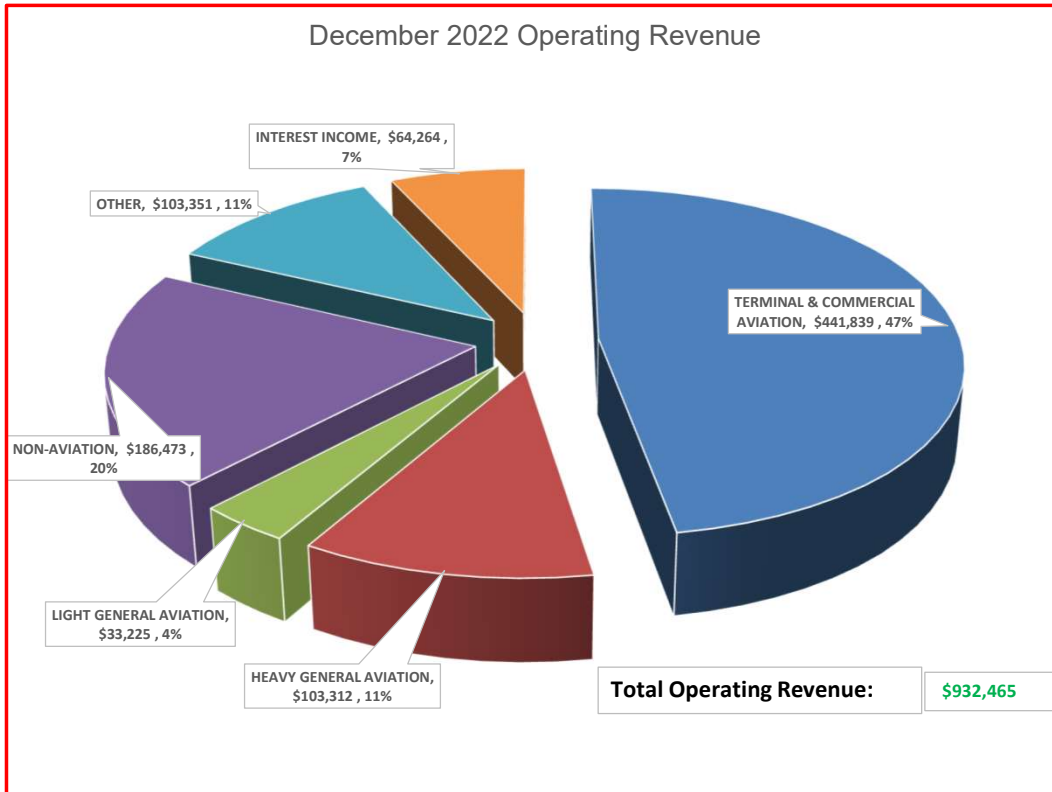


LANDED WEIGHTS. Chart 8 presents the Airport’s landed weights for FY 2023 to FY 2022. We expect landed weights to increase when American begins up-gauging with heavier aircraft (the Mainline A319 has a Maximum Gross Landing Weight of 134,482 pounds, as compared to a Maximum Gross Landing Weight of 74,957 pounds for the Regional Embraer 175).

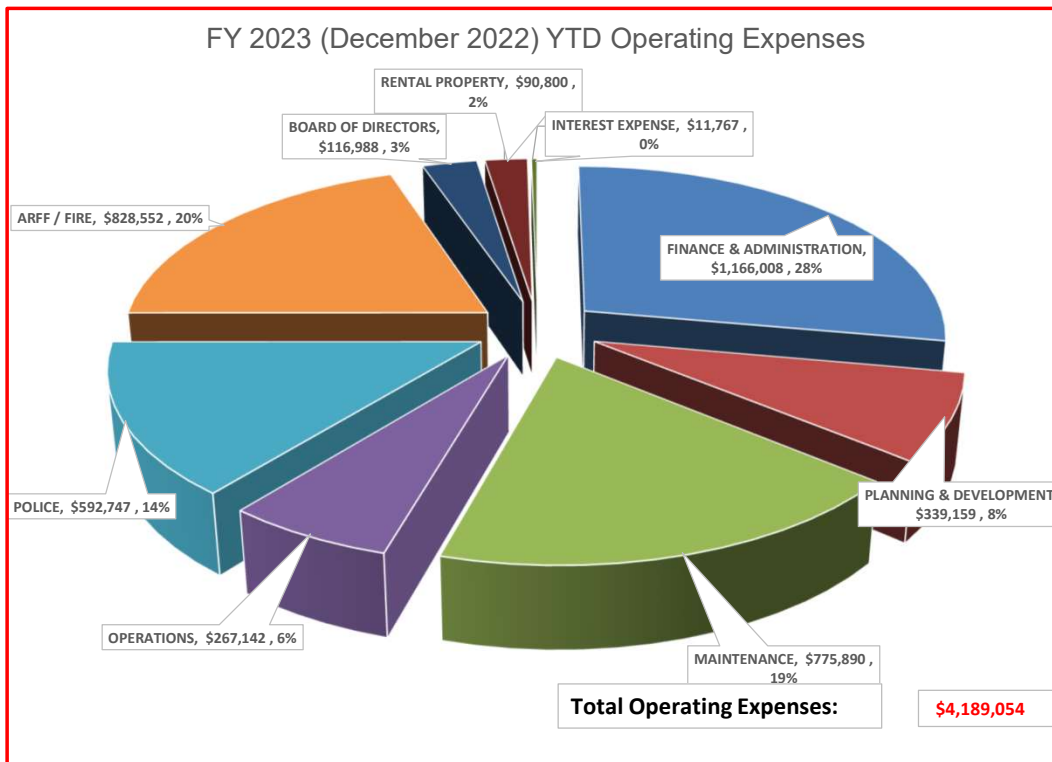
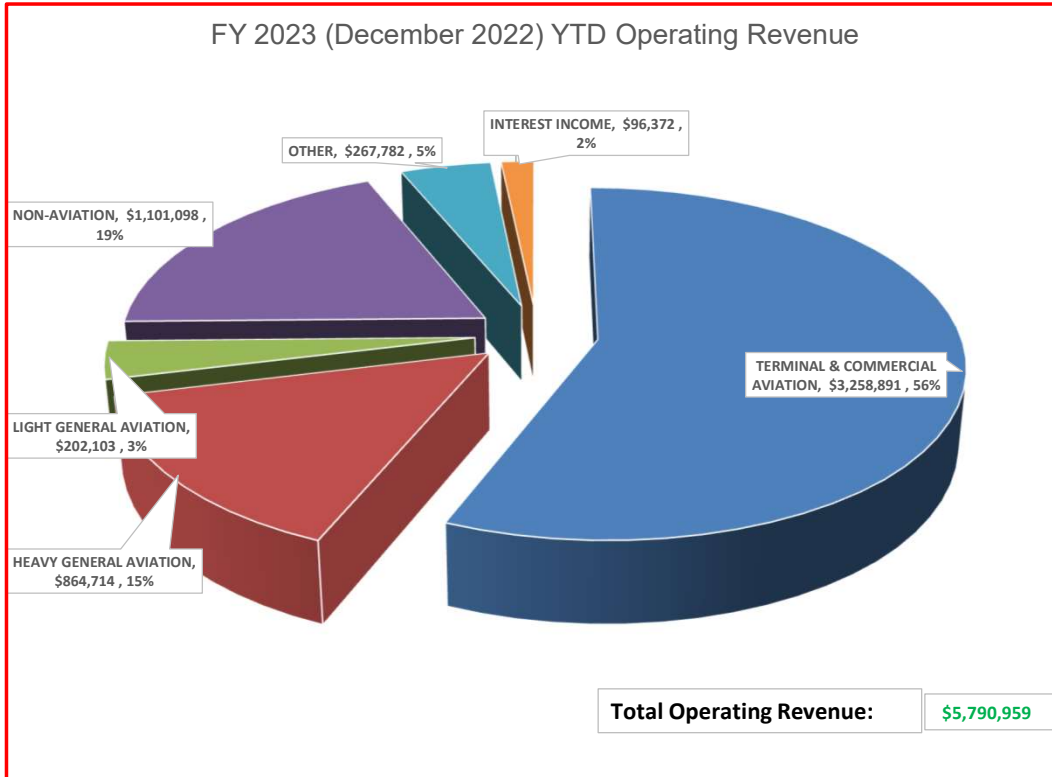
Chart 8



Monterey Peninsula Airport District



Monterey Peninsula Airport District



AIRPORT DISTRICT OPERATING AND FINANCIAL PERFORMANCE SUMMARY

Dec. 31, 2022

OPERATING STATISTICS	Dec. 31, 2022	Budget	%	Dec. 31, 2021	YTD FY 23	Budget	%	YTD FY 22
AIRPORT ACTIVITY								
Air Carrier Landings ¹	300	503	-40%	340	2,280	2,688	-15%	2,368
Landed Weight (in thousands of pounds)	20,864			21,746	152,210			152,637
Enplanements	17,556			17,575	122,894			122,816
Passengers (emp/dep)	31,213			34,112	242,390			243,855
Total Cargo (in pounds)	34,746			85,238	285,370			375,407
Commercial	1,033			1,172	7,673			10,043
General Aviation	2,385			2,137	15,817			19,444
Military	223			124	946			1,610
TOTAL AIRCRAFT OPERATIONS	3,641	0	0	3,433	24,436	0	0	31,097
VEHICLE EXIT COUNT								
Long Term (1) Lot	2,060			2,151	16,159			13,163
Upper Short Term (2) Lot	1,686			1,886	11,270			12,307
Lower Short Term (3) Lot	6,375			5,686	32,184			34,189
TOTAL VEHICLE EXIT COUNT	10,121	0	0	9,723	59,613	0	0	59,659

1: Cancelled Flight Landings: Current Month =7 (5 - Alaska /0 - Allegiant /0 - American /2 - United) FYTD = 18 (8 - Alaska /0 - Allegiant /6 - American /4 - United)

OPERATING REVENUE	Dec. 31, 2022 ACTUAL	Dec. 31, 2022 Budget	%	Dec. 31, 2021 ACTUAL	YTD FY 23 ACTUAL	Budget	%	YTD FY 22 ACTUAL
OPERATING REVENUE								
TERMINAL								
CA Landing, RON, Apron, and Fuel Flowage Fees	74,558	109,874	-32.1%	75,065	532,916	593,023	-10.1%	521,100
Rents	144,936	145,044	-0.1%	144,724	870,215	870,264	0.0%	879,367
TCP Operator Permits	420	450	-6.7%	670	2,632	2,700	-2.5%	3,132
Taxi Operator Permits & Trip Fees	1,863	3,299	-43.5%	3,307	20,887	28,866	-27.6%	27,220
TNC Permits, Trip Fees and Peer-to-Peer Rentals	14,570	11,754	24.0%	11,754	104,231	86,274	20.8%	86,274
Concessions	21,586	19,124	12.9%	19,487	138,863	117,032	18.7%	110,767
Rental Car	97,780	97,540	0.2%	97,540	1,006,448	949,796	6.0%	948,696
Parking	86,126	97,628	-11.8%	91,241	582,699	606,177	-3.9%	566,520
HEAVY GENERAL AVIATION								
GA Landing Fees	19,637	23,197	-15.3%	23,197	251,612	289,284	-13.0%	289,437
FBO Rent	58,677	60,232	-2.6%	57,780	352,062	361,392	-2.6%	346,680
Fuel Fees	24,998	24,640	1.5%	22,849	261,039	284,925	-8.4%	266,370
LIGHT GENERAL AVIATION								
	33,225	32,845	1.2%	31,947	202,103	197,070	2.6%	190,052
NON AVIATION								
	186,473	182,568	2.1%	181,790	1,101,098	1,087,114	1.3%	1,107,548
OTHER OPERATING REVENUE								
	103,351	97,900	5.6%	98,219	267,782	192,400	39.2%	206,244
INTEREST INCOME								
	64,264	4,650	1282.0%	5,193	96,372	15,900	506.1%	13,507
TOTAL OPERATING REVENUE	\$ 932,465	\$ 910,745	2.4%	\$ 864,763	\$ 5,790,959	\$ 5,682,217	1.9%	\$ 5,562,914

OPERATING EXPENSE	Dec. 31, 2022	Budget	%	Dec. 31, 2021	YTD FY 23	Budget	%	YTD FY 22
OPERATING EXPENSE								
Finance & Administration	179,224	287,909	-37.7%	180,571	1,166,008	1,328,319	-12.2%	1,194,247
Planning & Development	45,807	57,562	-20.4%	53,676	339,159	376,073	-9.8%	275,670
Maintenance & Custodial Services	139,699	166,422	-16.1%	130,480	775,890	954,107	-18.7%	757,961
Airport Operations	46,415	50,508	-8.1%	39,482	267,142	320,168	-16.6%	259,961
Police Department	97,774	109,663	-10.8%	102,787	592,747	658,617	-10.0%	620,067
ARFF /Fire Services	140,147	160,247	-12.5%	151,865	828,552	960,470	-13.7%	905,018
Board of Directors	26,567	17,223	54.3%	14,126	116,988	243,148	-51.9%	88,399
Office Rentals	9,144	7,040	29.9%	12,397	90,800	81,820	11.0%	86,474
Interest Expense	1,981	1,957	1.2%	3,425	11,767	9,785	20.2%	20,660
TOTAL OPERATING EXPENSE	\$ 686,758	\$ 858,531	-20.0%	\$ 688,809	\$ 4,189,054	\$ 4,932,507	-15.1%	\$ 4,208,457
OPERATING INCOME / (LOSS)	\$ 245,707	\$ 52,214	370.6%	\$ 175,954	\$ 1,601,905	\$ 749,710	113.7%	\$ 1,354,457

DISTRICT CAPITAL EXPENDITURES	\$ 459,245	\$ -	#DIV/0!	\$ 123,916	\$ 2,351,393	\$ 2,051,130	14.6%	\$ 195,547
DEBT SERVICE - PRINCIPAL ONLY	\$ 82,551			\$ 48,164	\$ 104,759			\$ 288,981

MONTEREY PENINSULA AIRPORT DISTRICT

Statements of Net Position

	Dec. 31, 2022 (Unaudited)	June 30, 2022 (Audited)
ASSETS:		
Current assets:		
Unrestricted:		
Cash	\$ 3,044,781	\$ 2,004,131
Investments - L.A.I.F.	12,663,245	5,581,976
Investments - Negotiable CDs	997,120	763,789
Accounts receivable, net of \$10,000 allowance	463,666	763,193
Accrued Interest receivable	8,618	8,013
Leases receivable (GASB 87), current portion ⁽¹⁾	1,092,200	1,092,200
FAA Grant Receivable	-	4,806,805
Prepaid and other assets	764,752	183,581
	<u>19,034,381</u>	<u>15,203,689</u>
Restricted:		
Cash	3,026,596	2,392,750
Investments - Negotiable CDs	289,798	545,014
Total restricted current assets	<u>3,316,394</u>	<u>2,937,764</u>
Total Current Assets	<u>22,350,776</u>	<u>18,141,453</u>
Noncurrent assets:		
Leases receivable (GASB 87), net of current portion ⁽¹⁾	10,400,081	10,855,165
Capital assets:		
Construction-in-Process	14,334,530	14,000,068
Non-depreciable land	4,206,755	4,206,755
Depreciable capital assets, net	65,505,862	66,179,967
	<u>84,047,147</u>	<u>84,386,790</u>
	<u>94,447,228</u>	<u>95,241,955</u>
	<u>116,798,003</u>	<u>113,383,407</u>
DEFERRED OUTFLOWS OF RESOURCES:		
Actuarial valuation of deferred outflows related to pensions ⁽²⁾	6,194,423	6,194,423
Actuarial valuation of deferred outflows related to OPEB ⁽⁴⁾	410,942	410,942
	<u>6,605,365</u>	<u>6,605,365</u>
LIABILITIES:		
Current liabilities:		
Accounts Payable	517,644	935,434
Accrued liabilities	235,938	177,401
Unearned revenues, current portion	25,572	16,826
Accrued compensated absences, current portion	34,044	34,044
Due to the City of Monterey	19,966	19,966
Loans payable, current portion	209,972	209,972
Funds held in trust (CFCs)	1,122,943	922,457
Total Current Liabilities	<u>2,166,080</u>	<u>2,316,100</u>
Long-term liabilities:		
Security deposits	460,540	444,764
Unearned revenues, net of current portion	230,044	238,921
Accrued compensated absences, net of current portion	121,301	155,573
Loans payable, net of current portion	2,133,860	2,238,619
Actuarial valuation of net pension liability ⁽⁶⁾	6,509,179	6,509,179
Actuarial valuation of OPEB liability ⁽⁷⁾	2,032,252	2,032,252
Total Long-Term Liabilities	<u>11,487,177</u>	<u>11,619,309</u>
Total Liabilities	<u>13,653,257</u>	<u>13,935,408</u>
DEFERRED INFLOWS OF RESOURCES:		
Actuarial valuation of deferred inflows related to pensions ⁽³⁾	5,159,271	5,159,271
Actuarial valuation of deferred inflows related to OPEB ⁽⁵⁾	737,385	737,385
Deferred inflows related to leases (GASB 87) ⁽¹⁾	11,492,281	11,947,365
Total Deferred Inflows of Resources	<u>17,388,937</u>	<u>17,844,021</u>
NET POSITION:		
Net investment in capital assets	81,107,423	81,250,852
Restricted - unspent Passenger Facilities Charges	1,761,131	1,611,495
Restricted - Cash Assets	1,094,703	881,507
Unrestricted	8,397,917	4,465,489
	<u>\$ 92,361,175</u>	<u>\$ 88,209,343</u>

See Notes to Statements of Net Position.

Notes to Statement of Net Position
As of Dec. 31, 2022

	Lease Receivable	Lease Interest	Total Lease Payments
1. Lease Receivable (GASB 87)			
Current:			
FY 2023	\$ 1,092,200	\$ 343,580	\$ 1,435,780
Noncurrent:			
FY 2024	578,687	166,961	745,648
FY 2025	1,046,968	277,587	1,324,555
FY 2026	1,007,337	246,749	1,254,086
FY 2027	1,043,172	215,988	1,259,160
FY 2028-FY2032	2,689,211	763,579	3,452,790
FY 2033-FY2037	1,182,766	493,643	1,676,409
FY 2038-FY2042	1,001,169	342,175	1,343,344
FY 2043-FY2047	1,099,260	181,320	1,280,580
FY 2048-FY2052	581,179	51,152	632,331
FY 2053	79,316	1,094	80,410
	10,309,065	2,740,248	13,049,313
	\$ 11,401,265	\$ 3,083,828	\$ 14,485,093

The District recognizes lease revenues by category and three categories were impacted by the implementation of GASB 87; General Aviation, Terminal Concessions and Non-Aviation revenue categories.

GASB 87 specifically excludes Regulated leases for which the District is the lessor. Terminal space, aircraft hangars, and recreational vehicle parking space future lease revenue are excluded.

2. Deferred Outflows of Resources related to Pensions	
Pension contributions subsequent to measurement date	\$ 5,035,621
Differences between expected and actual experience	1,022,699
Adjustments due to differences in proportions	136,103
	\$ 6,194,423
3. Deferred Inflows of Resources related to Pensions	
Net differences between projected and actual earnings on pension plan investments	\$ 4,297,015
Adjustments due to differences in proportions	9,981
Differences between actual contributions and the proportionate share of contributions	852,275
	\$ 5,159,271
4. Deferred Outflows of Resources related to OPEB	
Changes in assumptions	\$ 178,572
Differences between expected and actual experience	137,447
Contributions made subsequent to the Measurement Date	94,923
	\$ 410,942
5. Deferred Inflows of Resources related to OPEB	
Changes in assumptions	\$ 84,280
Differences between expected and actual experience	653,105
	\$ 737,385
6. Net Pension Liability	
CalPERS - Miscellaneous Plan (6/30/2021 Measurement Date)	\$ 1,522,217
CalPERS - Safety Plan (6/30/2021 Measurement Date)	4,986,961
	\$ 6,509,178
7. Total OPEB Liability	
Actives	\$ 302,431
Retirees	1,729,821
	\$ 2,032,252

MONTEREY PENINSULA AIRPORT DISTRICT
Statement of Cash Flows

	December 2022 (Unaudited)	FYTD 2023 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	\$ 949,265	\$ 6,009,760
Payments to vendors for goods and services	(798,459)	(3,973,962)
Payments for employees pension and OPEB benefits	(66,897)	(420,448)
Payments to employees for services	(128,618)	(757,572)
Net Cash Provided (Used) by Operating Activities	(44,709)	857,778
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:		
Proceeds from operating grants (CARES Act)	887,521	2,240,858
Net cash provided by non-capital financing activities	887,521	2,240,858
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from FAA Grants and Passenger Facilities Charges	595,852	7,824,450
Proceeds from Customer Facilities Charges	33,283	281,024
Acquisition and construction of capital assets	(459,245)	(2,432,612)
Interest paid on loans	(11,743)	(11,743)
Principal paid on loans	(82,551)	(104,759)
Net cash provided (used) by capital and related financing activities	75,597	5,556,360
CASH FLOWS FROM INVESTING ACTIVITIES:		
Investment income received	61,809	100,398
Investments (purchased)	(59,421)	(7,080,899)
Net cash (used) by investing activities	2,388	(6,980,501)
Net Change in Cash and Cash equivalents	920,797	1,674,495
Cash and Cash Equivalents at Beginning of Period	5,150,580	4,396,882
Cash and Cash Equivalents at End of Period	\$ 6,071,377	\$ 6,071,377
STATEMENT OF NET POSITION		
CLASSIFICATION OF CASH AND CASH EQUIVALENTS:		
Unrestricted	\$ 3,044,781	\$ 3,044,781
Restricted	3,026,596	3,026,596
Total cash and cash equivalents	\$ 6,071,377	\$ 6,071,377
Reconciliation of operating loss to net cash provided (used) by operating activities:		
Operating Loss after Depreciation and Amortization	\$ (277,240)	\$ (1,254,954)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	460,664	2,772,255
(Increase) decrease in:		
Accounts receivable	100,337	299,527
Prepaid and other current assets	(41,956)	(581,171)
Increase (decrease) in:		
Accounts payable	(272,300)	(417,790)
Accrued liabilities	4,012	58,537
Security deposits	(8,107)	15,776
Unearned revenues	(11,147)	(130)
Accrued compensated absences	1,027	(34,272)
Total Adjustments	232,530	2,112,732
Net cash provided (used) by operating activities	\$ (44,709)	\$ 857,778
Non-cash capital and related financing activities:		
Acquisition of capital assets in accounts payable	\$ 459,245	\$ 459,245
Accrued interest on CEC loan	\$ 1,981	\$ 11,767

MONTEREY PENINSULA AIRPORT DISTRICT
FINANCIAL STATEMENTS UNAUDITED

	FY 2023 December ACTUAL	FY 2023 YEAR-TO-DATE ACTUAL
SOURCES AND USES OF CASH -- OPERATIONS		
SOURCES OF CASH		
CASH RECEIVED - OPERATING REVENUE	\$ 868,201	\$ 5,694,587
CASH RECEIVED - INTEREST INCOME	64,264	96,372
CASH RECEIVED	<u>932,465</u>	<u>5,790,959</u>
USES OF CASH -- OPERATIONS		
CASH (DISBURSED) - OPERATING EXPENSE	(684,776)	(4,177,287)
CASH (DISBURSED) - DEBT SERVICE (INTEREST EXPENSE)	(1,981)	(11,767)
CASH (DISBURSED) - DEBT SERVICE (PRINCIPAL REDUCTION)	<u>(82,551)</u>	<u>(104,759)</u>
CASH (DISBURSED)	<u>(769,308)</u>	<u>(4,293,813)</u>
CHANGE IN CASH POSITION FROM OPERATIONS & DEBT SERVICE	<u>163,156</u>	<u>1,497,146</u>
USES OF CASH -- CAPITAL PROGRAM		
CASH (DISBURSED) - ALL CAPITAL PROJECTS	(459,245)	(2,351,393)
CASH REIMBURSED - ALL CAPITAL PROJECTS	<u>482,637</u>	<u>2,818,202</u>
CASH REIMBURSED/(DISBURSED) - NET	<u>23,392</u>	<u>466,809</u>
CHANGE IN CASH POSITION FROM CAPITAL PROGRAM	<u>23,392</u>	<u>466,809</u>
CHANGE IN CASH POSITION FROM OPERATIONS, CAPITAL & DEBT SERVICE	<u>\$ 186,548</u>	<u>\$ 1,963,955</u>

Supplemental Information:

PAID FROM 2023 OPERATING INC:	DATE PAID	AMOUNT PAID	AMOUNT UNAMORTIZED
WORKER'S COMP PREPAID	7/1/2022	(43,405)	(11,563)
UAL PREPAID 07-01-2022	7/1/2022	(628,029)	(308,203)
			<u>\$ (319,767)</u>
FAA CARES, CRRSA and ARPA Grants Billed FYTD			<u>\$ 2,240,858</u>

FISCAL YEAR 2023
FINANCIAL STATEMENTS UNAUDITED
Construction-In-Progress
Dec. 31, 2022

<u>Project Number/AIP #</u>	<u>Project Name</u>	<u>Balance at 30-Jun-22</u>	<u>FYTD Additions</u>	<u>FYTD Placed in Service</u>	<u>Balance at Dec. 31, 2022</u>	<u>Total Project Budget</u>	<u>Percentage Physically Complete</u>
CFC Funded:							
2019-03	Water Distribution System	\$535,192	\$87,271		\$ 622,463	\$2,828,058	45%
PFC Funded:							
2020-04	CCTV and Perimeter Camera System	-	6,279		6,279	200,000	5%
FAA Funded:							
2020-12/AIP 73	Northside GA Apron Construction	8,516,259	359,642		8,875,901	11,000,000	98%
2020-13/AIP 72	Northeast VSR Improvements	1,912,961	103,970	(2,016,931)	-	1,946,065	100%
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	2,429,001	427,820		2,856,821	3,350,000	90%
2022-01/AIP 79	SEP Phase B1/B2/B3 - ARFF Design	374,767	1,368,977		1,743,744	6,603,000	10%
2023-01	SEP Phase D1 - Terminal Design	150	1,804		1,954	3,775,000	0%
District Only Funded:							
2020-14	Northwest Building Abatement	203,879	-		203,879	350,000	50%
2022-02	Vehicle Replacement	27,859	53,357	(81,216)	-	n/a	n/a
2023-04	2801 Property Repairs	-	23,490		23,490	350,000	0%
		\$ 14,000,068	\$ 2,432,609	\$ (2,098,147)	\$ 14,334,530	\$ 30,402,123	

FISCAL YEAR 2023
Airport Capital Improvements / Capital Expenditures
FINANCIAL STATEMENTS UNAUDITED
Dec. 31, 2022

Airport Improvement Programs

	Actual FY 2023		Prior Fiscal Year		Actual FY 2023		Prior Fiscal Year	
	Current Period		Current Period		Year-To-Date		Year-To-Date	
District Expenditures	-	0%	34,885.32	4%	(889,918.71)	-38%	50,744.78	1%
AIP -- FAA Funded Expenditures	394,345.00	86%	755,070.99	91%	2,742,287.14	117%	4,654,157.59	91%
AIP -- PFC Funded Expenditures	43,916.28	10%	37,716.76	5%	411,754.07	18%	391,633.26	8%
AIP -- CFC Funded Expenditures	20,983.40	5%	-	0%	87,270.40	4%	11,286.00	0%
Total Capital Improvement Expenditures	\$ 459,244.68	100%	827,673.07	100%	\$ 2,351,392.90	100%	5,107,821.63	100%

District Capitalized Acquisitions / Expen

	Actual FY 2023		Prior Fiscal Year		Actual FY 2023		Prior Fiscal Year	
	Current Period		Current Period		Year-To-Date		Year-To-Date	
Finance & Administration	-		-		-		-	
Planning & Development	-		-		-		-	
Maintenance & Custodial Services	-		-		-		-	
Airport Operations	-		-		-		-	
Police	-		-		-		-	
ARFF / Fire	-		-		-		-	
Total Capital Acquisition Expenditures	-	0%	-		0	0%	0	0%

Consolidated

	Actual FY 2023		Prior Fiscal Year		Actual FY 2023		Prior Fiscal Year	
	Current Period		Current Period		Year-To-Date		Year-To-Date	
District Expenditures	-	0%	34,885.32	4%	(889,918.71)	-38%	50,744.78	1%
AIP -- FAA Funded Expenditures	394,345.00	86%	755,070.99	91%	2,742,287.14	117%	4,654,157.59	91%
AIP -- PFC Funded Expenditures	43,916.28	10%	37,716.76	5%	411,754.07	18%	391,633.26	8%
AIP -- CFC Funded Expenditures	20,983.40	5%	-	0%	87,270.40	4%	11,286.00	0%
Total Capital Expenditures	\$ 459,244.68	100%	827,673.07	100%	\$ 2,351,392.90	100%	5,107,821.63	100%

FY 2022/23 District Capital Expenses/Budget:

		Actual PTD	Budget PTD	Actual FYTD	Budget FYTD
2019-03 Water Distribution System	C	\$20,983.73	-	\$87,270.73	\$1,051,705.00
2020-04 CCTV and Perimeter Camera System	R	-	-	6,278.97	-
2020-12 Northside GA Apron Construction	R	18,171.01	-	359,641.73	-
2020-13 Northside VSR Improvement	R	-	-	103,969.95	-
2020-14 Northwest Building Abatement	D	-	-	-	94,425.00
2021-04 SEP Phase A1 Commercial Apron	R	0.40	-	427,819.87	-
2022-01 SEP Phase B1/B2/B3-ARFF Design	R	420,089.54	-	1,368,977.09	-
2022-02 Replacement Vehicles	D	-	-	(27,859.00)	55,000.00
2023-01 SEP Phase D1 Terminal Design	R	-	-	1,804.11	-
2023-04 2801 Property Repairs	D	-	-	23,489.45	175,000.00
2023-05 Fred Kane to Skypark Pavement Improvements	D	-	-	-	250,000.00
2023-06 Airfield Vehicle Gate Upgrades	D	-	-	-	100,000.00
2023-07 Terminal Building Outside Painting	D	-	-	-	325,000.00
		\$459,244.68	\$0.00	\$2,351,392.90	\$2,051,130.00

R - District advances to FAA/PFC projects that will be reimbursed through grant draws; D - District only Expense projects; C - Project that will be funded using CFC funds.

FISCAL YEAR 2023
FINANCIAL STATEMENTS UNAUDITED
Reimbursements of Construction-In-Progress
Dec. 31, 2022

Project Number/AIP #	Project Name	FAA	PFC	CFC	Totals
Jul 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System			14,950	
FAA/PFC Funded:					
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	171,860	6,711		
		171,860	6,711	14,950	\$193,521
Aug 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System			1,402	
FAA/PFC Funded:					
2020-12/AIP 73	Northside GA Apron Construction		2,151		
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	116,876	45,640		
		116,876	47,791	1,402	\$166,069
Sept 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System				
FAA/PFC Funded:					
2020-12/AIP 73	Northside GA Apron Construction	252,159	25,975		
2020-13/AIP 72	Northeast VSR Improvements	258,990			
		511,149	25,975	-	\$537,125
Oct 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System			48,985	
FAA/PFC Funded:					
2020-12/AIP 73	Northside GA Apron Construction	5,127			
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	305,523	21,439		
2022-01/AIP 79	SEP Phase B1/B2/B3 - ARFF Design	615,670			
		926,320	21,439	48,985	\$996,744
Nov 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System				
FAA/PFC Funded:					
2020-12/AIP 73	Northside GA Apron Construction	194,123	22,379		
2020-13/AIP 72	Northeast VSR Improvements	18,863	84,352		
2022-01/AIP 79	SEP Phase B1/B2/B3 - ARFF Design	111,466	10,924		
		324,452	117,655	-	\$442,107
Dec 2022 Reimbursements					
CFC Funded:					
2019-03	Water Distribution System				
FAA/PFC Funded:					
2020-12/AIP 73	Northside GA Apron Construction		953		
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	468,951	12,733		
		468,951	13,686	-	\$482,637
					\$2,818,202

FISCAL YEAR 2023
Schedule Of Cash and Investments
FINANCIAL STATEMENTS UNAUDITED

	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Value At Dec. 31, 2022</u>	<u>Interest Rate</u>
UNRESTRICTED:				
Pooled Money Investment Account - MPAD				
State of California - Local Agency Investment Fund	Various	Various	\$ 12,736,046.97	2.07%
Money Market Account - MPAD				
JP Morgan Chase - District Reserve - Money Market Account			2,286,210.77	0.01%
Debt Service Accounts - MPAD				
JP Morgan Chase - California Energy Commission Loan Reserve			94,925.48	0.01%
Royal Alliance - Certificates of Deposits and Cash Equivalents - MPAD				
American Express NATL BK	04/13/22	04/15/24	200,000.00	2.25%
Capital One Bank USA New York CFT DEP ACT/365	04/13/22	04/15/25	250,000.00	2.60%
Goldman Sachs Bk USA New York CTF DEP ACT/365	04/13/22	04/15/25	200,000.00	2.25%
Sallie Mae BK Salt Lake City UT CTF DEP ACT/365	06/13/19	06/13/23	125,000.00	3.30%
Sallie Mae BK Salt Lake City UT CTF DEP ACT/365	06/28/22	07/08/24	250,000.00	3.30%
Cash And Cash Equivalents	Various	Various	56,088.82	Variable
			<u>1,081,088.82</u>	
General Accounts - MPAD				
JP Morgan Chase - various checking accounts			607,430.52	
			16,805,702.56	
			(72,802.20)	
			(27,880.01)	
			<u>\$ 16,705,020.35</u>	
			16,805,702.56	
			(72,802.20)	
			(27,880.01)	
			<u>\$ 16,705,020.35</u>	

FISCAL YEAR 2023
Schedule Of Cash and Investments
FINANCIAL STATEMENTS UNAUDITED

	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Value At Dec. 31, 2022</u>	<u>Interest Rate</u>
RESTRICTED:				
Tenant's Security Deposits & Certificates of Deposit - RESTRICTED				
JP Morgan Chase - Money Market Account			460,559.39	0.01%
Passenger Facility Charges (PFCs) - RESTRICTED				
JP Morgan Chase - Passenger Facility Charges (PFCs)			1,203,302.92	0.01%
Customer Facility Charges (CFCs) - RESTRICTED				
JP Morgan Chase - Customer Facility Charges (CFCs)			1,089,703.43	0.01%
Royal Alliance - Certificates of Deposits and Cash Equivalents:				
American Express NATL BK			100,000.00	2.60%
Capital One Bank USA New York CFT DEP ACT/365			100,000.00	3.15%
Goldman Sachs Bk USA New York CTF DEP ACT/365			100,000.00	2.25%
	Various	Various	<u>268,030.49</u>	Variable
Cash and Cash Equivalents			<u>568,030.49</u>	
Airport Improvement Program - RESTRICTED				
JP Morgan Chase - AIP Checking Account			5,000.00	
Sub-Total: MPAD Cash and Investments - Unrestricted			3,326,596.23	
Less: CDs Dec. 31, 2022 matrix pricing adjustment			<u>(11,980.00)</u>	
Sub-total: Restricted Cash and Investments			<u>3,314,616.23</u>	
Total MPAD Cash and Investments:			<u>\$ 20,019,636.58</u>	

Monterey Peninsula Airport District
 CARES, CRSSA and ARPA Grants, Expenditures Processed and Balances
 Dec. 31, 2022

CARES ACT GRANT -3-06-0159-071-2021

Grant Date	Grant Amount	Total Draws	Balance
5/13/2020	\$ 12,664,025	\$ 10,972,629	\$ 1,691,396

CRSSA ACT CONCESSIONS GRANT -3-06-0159-075-2021

Grant Date	Grant Amount	Total Draws	Balance
3/22/2021	\$ 50,110	\$ 50,110	-

ARPA ACT GRANT -3-06-0159-077-2021

Grant Date	Grant Amount	Total Draws	Balance
8/12/2021	\$ 3,149,773	\$ 3,149,773	-

ARPA ACT LARGE CONCESSIONS GRANT -3-06-0159-078-KY 2022

Grant Date	Grant Amount	Total Draws	Balance
12/22/2021	\$ 40,088	\$ 40,088	-

ARPA ACT SMALL CONCESSIONS GRANT -3-06-0159-078-KY 2022

Grant Date	Grant Amount	Total Draws	Balance
12/22/2021	\$ 160,351	\$ 160,351	-

Grant Funds General	\$ 15,813,798	\$ 14,122,402	\$ 1,691,396
Grant Funds Concession	\$ 250,549	\$ 250,549	\$ -
Grants Funds	<u>\$ 16,064,347</u>	<u>\$ 14,372,951</u>	<u>\$ 1,691,396</u>



MONTEREY FIRE DEPARTMENT

Report to Airport Board of Directors

January 2023

1. Incident Responses

Engine assigned to Fire Station 16 (Airport) responded to a total of 44 incidents during the month as follows:

- MPAD property – 7
- City of Monterey – 36
- Other Cities in Monterey Fire Jurisdiction – 0
- Auto / Mutual Aid – 1

2. Training

Personnel completed a total of 25.0 hours of Airport related training during the month.

Currently the following numbers of personnel are qualified in the ARFF training program:

- Awareness (familiar with operations at the Airport): 78
- Operational (qualified to work at Airport, but live fire training not current): 34
- Technician (fully qualified to be the designated ARFF fire engineer): 11

3. Other

- Due to the storms we experienced during the first weeks of the new year we saw an 80% increase in total call volume. On the morning of January 10th, we experienced a brief thunderstorm in the area. An associated problem with the electrical grid caused a number of incidents related to electrical shorts and arcing as well as setting off fire alarm systems in both homes and commercial buildings in the vicinity of the Airport. This included the Airport terminal building. We responded to a total of 12 emergency calls within 34 minutes in the area.
- The annual FAA inspection is scheduled for February 15, 16, and 17. As we do every year, we are making sure all of our records are up to date and our personnel are ready. We don't anticipate any issues with the inspection.

MONTEREY FIRE DEPARTMENT - Report to Airport Board of Directors

4. Incident List – on Airport property incidents

Alarm Date / Time	Response Time	Location	Incident Type
1/2/2023 8:14 AM	0:02:07	200 Fred Kane DR	Smoke or odor removal
1/9/2023 7:02 PM	0:04:00	200 Fred Kane DR	Alarm system sounded due to malfunction
1/10/2023 8:23 AM	0:02:48	198 Sky Park DR	Alarm system activation, no fire - unintentional
1/10/2023 8:29 AM	0:00:00	200 Fred Kane DR	Alarm system sounded due to malfunction
1/12/2023 11:41 AM	0:01:00	300 Sky Park DR	Assist invalid
1/18/2023 8:23 AM	0:02:16	200 FRED KANE DR	Alarm system sounded due to malfunction
1/19/2023 2:15 PM	0:00:00	200 Fred Kane DR	Medical assist, assist EMS crew

TO: Michael La Pier, Executive Director
FROM: Operations Department
DATE: February 1, 2023
SUBJ: Operations Report

The following is a summary of activity of general Airport Operations for January 2023 and planned airline activities for February 2023.

1. The following reports are attached:

- January 2023 Noise Comment Report
- Operating and Expense Reports for the Taxi (through January 2023) and TNC ground transportation systems (through December 2022)
- Commercial Flight Cancellations & Delays Report for January 2023
- Commercial Flight Schedule for February 2023

2. Below is the summary of scheduled airline activity for February 2023:

Alaska Air operated by SkyWest / Horizon

- SAN operates between four and six days a week using the EMB 175.
- SEA operates four days a week using the EMB 175.
- Scheduled to operate a monthly total of 72 flights (Arrivals and Departures)

Allegiant Air

- Continues to operate twice weekly to LAS using the Airbus 319/320 Series
- Scheduled to operate a total of 16 flights (Arrivals and Departures)

United operated by SkyWest

- SFO operates daily using the CRJ 200.
- LAX operates daily using a mix of CRJ200 / 700 and E175 aircraft.
- DEN operates daily using the CRJ 200.
- Scheduled to operate a monthly total of 168 flights (Arrivals and Departures)

American operated by American Airlines / Mesa / Envoy

- PHX is scheduled to operate three flights a day using the CRJ 900 with four flights using the A319.
- DFW begins mainline service using the A319 from February 3rd. Flights continue twice a day.
- Scheduled to operate a monthly total of 280 flights (Arrivals and Departures)

Cumulatively speaking, the airlines have decreased flights by 106 (536 vs 642) compared to February 2022, a decrease of 16%. The number of available seats has increased by approximately 0.2% (43,544 vs. 43,456).

MRY AIRPORT NOISE COMMENT LOG

JANUARY 2023

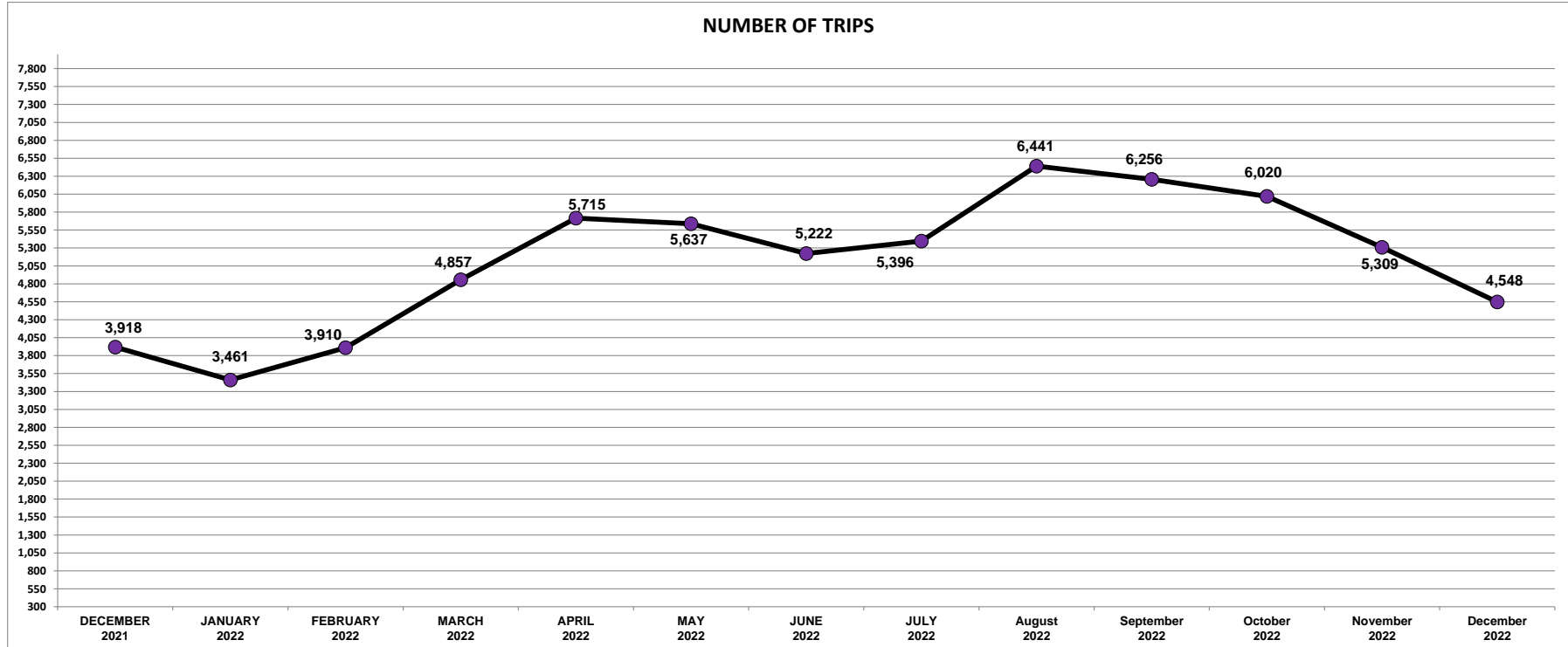
Monterey Peninsula Airport District

Name	Location (Address)	Incident Date	Incident Time	Aircraft ID	</> of Flight	Comments	By	Action Taken	Reported Weather /Notes
AIR OPERATIONS CENTERED AT MONTEREY AIRPORT									
1	Ray Borzini	Corral De Tierra	1/24/2023	1:53 PM	F/18	28L Dep	Roaring sound for around a minute	MC	Responded to inform the noise was F-18's departing to the West
AIR OPERATIONS ORIGINATING FROM ANOTHER AIRPORT									
0	**NONE**								
1	Dana Lavina	Pasadera	1/19/2023	6:40 PM	F/18	28L App	I live in Pasadera and tonight a plane flew so low that it shook the house and we weren't sure if it was going to crash. The noise lasted a very long time and then it seemed like the aircraft circled around and we heard more noise. We would like an explanation. This is very unsettling. Thank you.	MC	Responded with aircraft type and to explain no unusual deviation was noted by the tower on the approach Military jet practicing the RNAV Y
2	Kent Hodgkinson	Pasadera	1/19/2023	6:40 PM	F/18	28L App	Outrageous final approach. The aircraft rattled our windows.	MC	Responded with aircraft type and to explain no unusual deviation was noted by the tower on the approach Military jet practicing the RNAV Y
3	Michael Cardinalli	Corral De Tierra	1/19/2023	6:40 PM	F/18	28L App	Last night (01/19/2023) at 6:42 PM a plane flew over our house in Corral De Tierra. It was lower by far than any plane that has passed over our neighborhood that I can remember.	MC	Responded with aircraft type and to explain no unusual deviation was noted by the tower on the approach Military jet practicing the RNAV Y
4	Kerry Mille	Santa Cruz	1/31/2023	11:42 AM	Unk	Unk	Aircraft flew low over my home. This aircraft does this a lot. This is an invasion of my privacy. Please advise. I can see the plane is small and white. Private plane. Thank you.	BR	Responded that MRY does not control airspace and provided contact # for FSDO. Clear
AIR OPERATIONS OF UNKNOWN ORIGIN									
0	**NONE**								

MONTHLY TOTALS and COMPARISONS

	Jan-23	Jan-22	% Change	Other Airport	UNKNOWN ORIGINS
Number of Complaints:	1	1	0%	4	0
Number of Operations:	3,864	5,502	-30%	4	0
Annual Total	1	1	0%	4	0

Transportation Network Companies (TNCs)



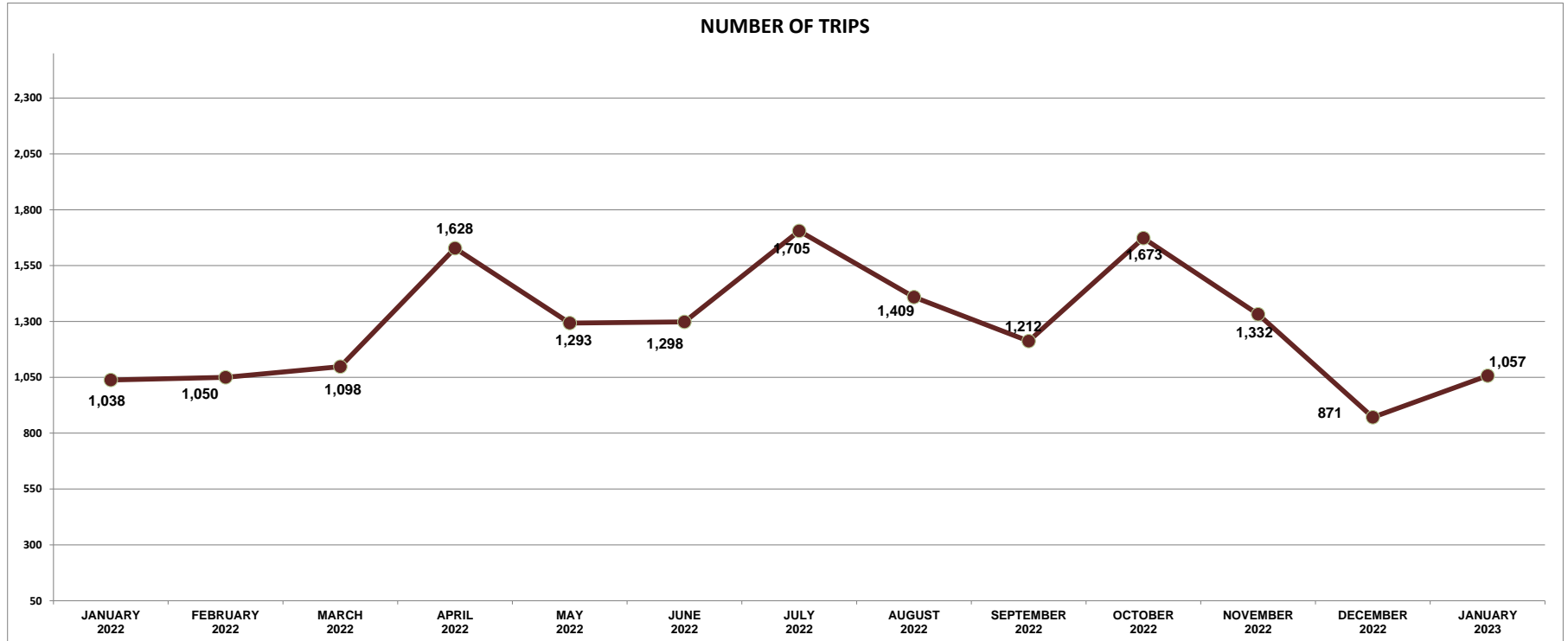
	2021 DECEMBER	2022 JANUARY	2022 FEBRUARY	2022 MARCH	2022 APRIL	2022 MAY	2022 JUNE	2022 JULY	2022 August	2022 September	2022 October	2022 November	2022 December
NUMBER OF TRIPS	3,918	3,461	3,910	4,857	5,715	5,637	5,222	5,396	6,441	6,256	6,020	5,309	4,548
NUMBER OF TNCs	2	2	2	2	2	2	2	2	2	2	2	2	2
TNC TRIP FEES	\$ 11,754	\$ 10,383	\$ 11,730	\$ 14,571	\$ 17,145	\$ 16,911	\$ 15,666	\$ 16,188	\$ 19,323	\$ 18,768	\$ 18,060	\$ 15,927	\$ 13,644
TNC PAYMENT PENALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TNC - TOTAL REVENUE	\$ 11,754	\$ 10,383	\$ 11,730	\$ 14,571	\$ 17,145	\$ 16,911	\$ 15,666	\$ 16,188	\$ 19,323	\$ 18,768	\$ 18,060	\$ 15,927	\$ 13,644

Cumulative 12-Month Operating Income: \$ 188,316

Fiscal Year To Date (July 2022 - June 2023) Operating Income: \$ 101,910

13-MONTH ROLLING COMPARISON

Taxis

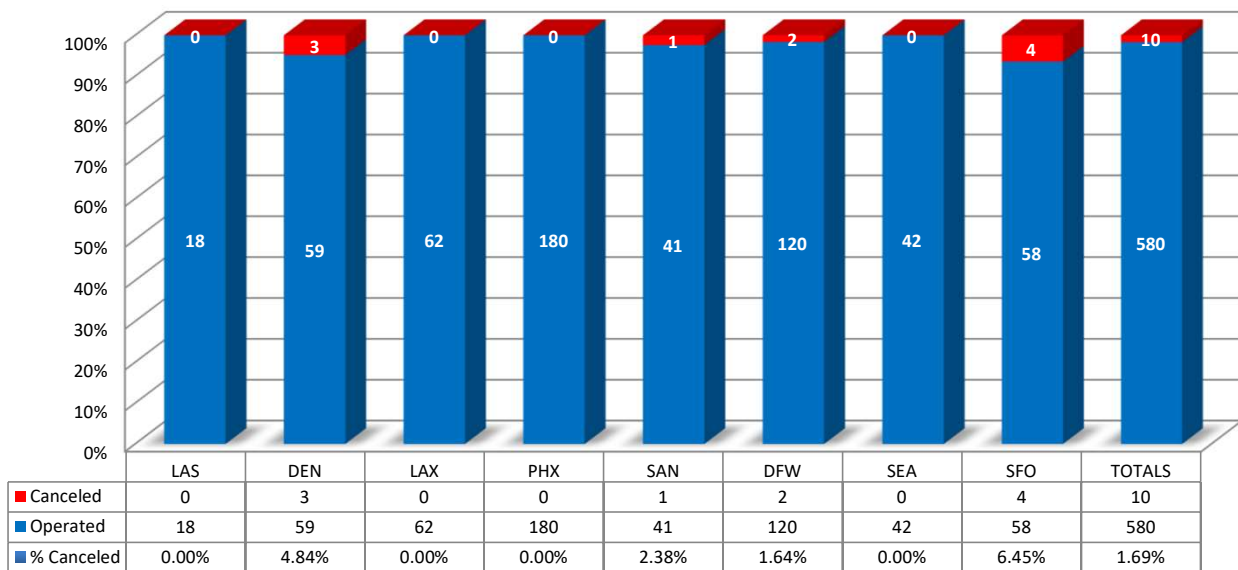


	2022 JANUARY	2022 FEBRUARY	2022 MARCH	2022 APRIL	2022 MAY	2022 JUNE	2022 JULY	2022 AUGUST	2022 SEPTEMBER	2022 OCTOBER	2022 NOVEMBER	2022 DECEMBER	2023 JANUARY
NUMBER OF TRIPS	1,038	1,050	1,098	1,628	1,293	1,298	1,705	1,409	1,212	1,673	1,332	871	1,057
PERMITS SOLD	0	1	0	0	1	17	7	3	1	0	0	0	1
TAXI TRIP FEES	\$ 3,114	\$ 3,150	\$ 3,294	\$ 4,884	\$ 3,879	\$ 3,894	\$ 5,115	\$ 4,227	\$ 3,636	\$ 5,019	\$ 3,996	\$ 2,613	\$ 3,171
TAXI PERMIT FEES	\$ 0	\$ 75	\$ 0	\$ 0	\$ 50	\$ 850	\$ 175	\$ 75	\$ 100	\$ 0	\$ 100	\$ 100	\$ 100
TAXI - TOTAL REVENUE	\$ 3,114	\$ 3,225	\$ 3,294	\$ 4,884	\$ 3,929	\$ 4,744	\$ 5,290	\$ 4,302	\$ 3,736	\$ 5,019	\$ 4,096	\$ 2,713	\$ 3,271
CURB MGMT CONTRACT													
SOFTWARE LICENSE/HOSTING								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BEACON LICENSING	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,916	\$ 2,916	\$ 2,916
TAXI - TOTAL EXPENSE	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,916	\$ 2,916	\$ 2,916
OPERATING INCOME / (LOSS)	\$ 1,031	\$ 1,142	\$ 1,211	\$ 2,801	\$ 1,846	\$ 2,661	\$ 3,207	\$ 2,219	\$ 1,653	\$ 2,936	\$ 1,180	\$ (203)	\$ 355
FYTD 2022 (July 2022 - June 2023) OPERATING INCOME / (LOSS)													\$ 11,347
CUMULATIVE (12-MONTH) OPERATING INCOME / (LOSS)													\$ 21,008

* September 1st swap to "OBD" system

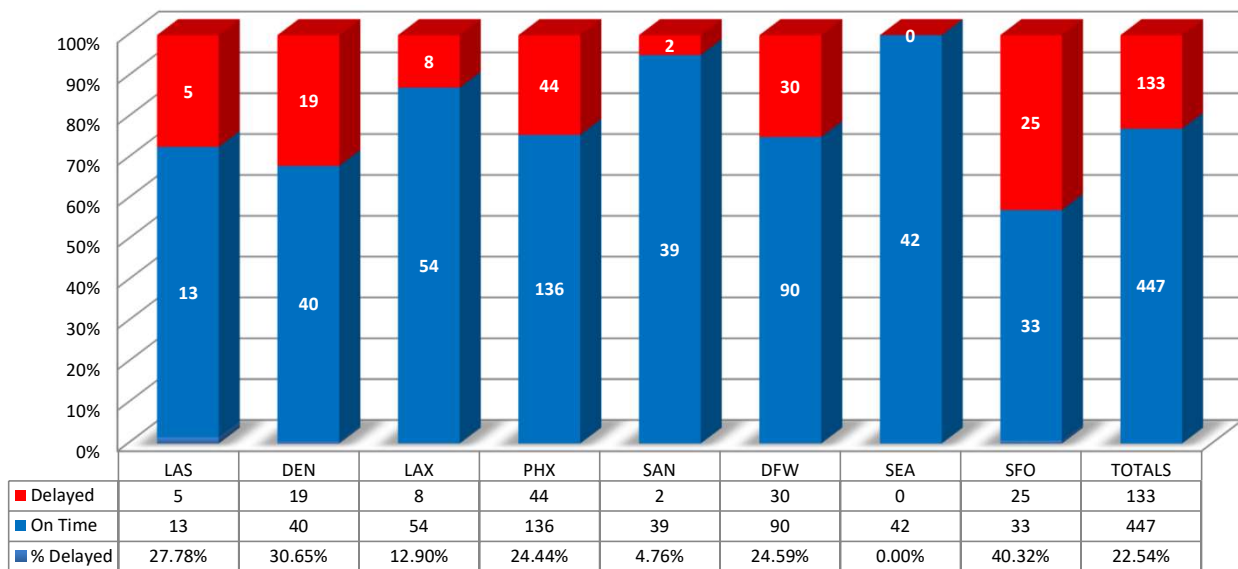
January 2023

January Commercial Flights Operated vs. Canceled



TOTAL CANCELATIONS: 10

January Commercial Flights On Time vs. Delayed



TOTAL DELAYS: 133



Monterey Regional Airport

February 2023 Flight Schedule



		ARRIVALS					DEPARTURES						
Aircraft Type (Seats)	FROM	AIRLINE	FLIGHT	TIME	SCHD	TO	AIRLINE	FLIGHT	TIME	SCHD	Aircraft Type (Seats)		
CRJ700 (66)	LAX		5310	9:30 AM	13-16 20-23 27-28	PHX		3113	5:30 AM	DAILY	EMB175 (76)		
CRJ700 (66)	PHX		3558	11:50 AM	DAILY	DFW		2181	6:15 AM	4-28	A319 (128))		
CRJ200 (50)	SFO		5479	12:00 PM	DAILY	DFW		3655	7:00AM	1-3	EMB175 (76)		
A319 (128))	DFW		2118	1:15 PM	Daily	LAX		5658	10:30 AM	13-16 20-23 27-28	CRJ700 (66)		
CRJ200 (50)	DEN		5438	1:50 PM	DAILY	PHX		3003	12:25 AM	DAILY	CRJ700 (66)		
EMB175 (76)	PHX		3097	3:50 PM	DAILY	DEN		5778	12:40 PM	DAILY	CRJ200 (50)		
CRJ700 (66)	LAX		5280	3:50 PM	1-9	SEA		3471	5:45PM	2-27 EXC Tu, We, Sa	EMB175 (76)		
EMB175 (76)	SAN		3489	4:15 PM	16-28 EXC Sa	DFW		2118	2:10 PM	DAILY	A319 (128))		
A319 (156)	LAS		101 101 36	5:15 PM 8:20 PM 9:15 PM	3, 10 6,13 17,20,24,27	SFO		4729	2:30 PM	DAILY	CRJ200 (50)		
EMB175 (76)	SAN		3471	5:00 PM	2 - 13 EXC Tu, We, Sa	PHX		3097	4:25 PM	DAILY	EMB175 (76)		
EMB175 (76)	SEA		3489	5:50 PM	2-27 EXC Tu, We ,Sa	LAX		5658	4:45 PM	1-9	CRJ700 (66)		
EMB175 (76)	LAX		5369	8:00 PM	10-12 17-19 24-26	SAN		3484	5:00 PM	16-27 EXC 25	EMB175 (76)		
A319 (128))	DFW		2174	9:00 PM	5-9 12-15 19-23 26-28	LAS		102 102 37	6:00 PM 9:00 PM 10:00 PM	3 10 6,13 17,20,24,27	A319 (156)		
CRJ700 (66)	PHX		3444	10:20 PM	DAILY	SAN		3484	6:30 PM	2-13 EXC Tu, We ,Sa	EMB175 (76)		
A319 (128))	DFW		2174	11:00 PM	Fr and Sa	LAX		5371	8:40 PM	10-12 17-19 24-26	EMB175 (76)		

*Flight Schedule is general information and subject to change. Schedules are updated monthly and can change daily. Please contact your airline for further information.

TO: Michael La Pier, Executive Director
FROM: Chris Morello, Deputy Executive Director
DATE: February 1, 2023
SUBJ: Planning, Environmental and Maintenance Monthly Project Report

Attached is the current monthly Project Report for the Planning and Maintenance Departments with the following highlights for January 2023:

➤ **ARFF Construction**

- Underground utility installation has continued through January 2023.
- Building footing layout and rebar has been completed with the target to pour the first concrete footing sections the first week of February.

➤ **Building License Update**

- Calendar year 2022 had 75 Business Licenses processed.
- A notification was provided to all 75 License holders in late November regarding the annual renewal timeline.
- As of January 31, 2023 we have received 35 applications for 2023.

➤ **Commercial Ramp Design**

- Design and bid specification documents are completed.
- Target date to begin solicitation process, pending FAA authorization, is February 7, 2023.

➤ **American Airlines Fleet Upgrade Preparation**

- New pavement markings for the Airbus parking were installed by the maintenance team.
- Staff have been assisting Envoy station personnel with airfield access to bring in the new ground support equipment.

➤ **Well Water Distribution System**

- The 1st Quarter, 2nd round sampling event for Radionuclides was completed in January 2023 and the next quarter sampling is scheduled for April 2023.
- Surveyors were on site in January confirming options for the underground utilities as Kimley Horn continues to design the distribution system.

➤ **Art At the Airport**

- A new Youth exhibition was installed in January 2023 – *Art Enhances Learning* from the Marina Vista Elementary Arts Academy.

FUNDING				EXPENDITURES				STATUS			
PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	1/31/2023	% Physical Complete	Project Name	Current Status	4 Week Look Ahead	
ACTIVE FEDERALLY-FUNDED PROJECTS:											
1	2020-12	73	18-22-C-00-MRY	\$11,000,000	\$8,435,652	\$440,248	\$8,875,901	98%	NORTHSIDE GA APRON CONSTRUCTION	Grant was executed on 12/18/2020. Construction contract was awarded to Teichert at the 12/18/20 BOD meeting. Construction began on March 29, 2021.	Final engineering reports have been submitted to FAA with the primary project complete; mitigation will remain open until April 2023.
2	2020-13	72	18-22-C-00-MRY	\$1,946,065	\$1,881,783	\$135,148	\$2,016,931	100%	NORTHEAST VSR IMPROVEMENTS	Grant was executed on 9/10/2020. Construction contract was awarded to Teichert at the 12/18/20 BOD meeting. Construction began on March 29, 2021.	Final reports have been submitted to FAA for grant closeout.
3	2021-04	76	18-22-C-00-MRY	\$3,350,000	\$2,207,111	\$649,710	\$2,856,821	95%	SEP Phase B1 Commercial Apron Design	An FAA Grant Offer for Design was executed on August 2, 2021.	C&S Engineering and staff continue to meet weekly to review design components and status. The construction documents are 100% complete and it is anticipated that the Notice to Bidders will be published on February 7, 2023.
4	2022-01	79	18-22-C-00-MRY	\$6,603,000	\$258,771	\$1,485,423	\$1,744,194	20%	SEP Phase C1/C2/C3 ARFF Design/Construction Demo/Airfield Access	Mill Construction and Mar Jang Architects have completed the footprint design based on AIP eligibility and the site positioning. The AIP grant was executed on September 22, 2022. The contract for construction was approved at the September BOD meeting.	Construction began in late November and the underground utilities and site preparation are almost complete. The concrete pad for the building footings will begin to be installed in February 2023.
5	2023-01	TBD	18-22-C-00-MRY	\$3,775,000	\$0	\$1,954	\$1,954	0%	SEP Phase D1 Terminal Design	The initial interview panel selected two architectural firms for Board interviews on 10/21/22. HOK was the first-ranked team.	HOK has been developing a Scope of Work that will be reviewed in an online meeting with FAA in early February 2023.
6	2023-02	TBD	18-22-C-00-MRY	\$2,170,000	\$0	\$0	\$0	0%	RUNWAY 28L-10R TREATMENT		No work has started at this time.
7	2023-034	TBD	18-22-C-00-MRY	\$40,000,000	\$0	\$0	\$0	0%	SEP Phase B2 Commercial Apron Construction		No work has started at this time.

FUNDING				EXPENDITURES				STATUS			
PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	1/31/2023	% Physical Complete	Project Name	Current Status	4 Week Look Ahead	
<u>OUTSIDE FUNDED PROJECTS:</u>											
8	2019-03	N/A	N/A	\$2,828,058	\$520,242	\$102,221	\$622,463	45%	WATER DISTRIBUTION SYSTEM	Capacity testing was completed at both locations, 2999 Monterey Salinas Highway and 2801. The contract amendment with Kimley Horn to design the distribution system was approved at the December BOD meeting.	KHA have scheduled field work surveys for late January 2023.
9	2023-08	N/A	N/A	\$7,100,000				0%	SOUTHEAST HANGAR RELOCATION		A purchase agreement with Monterey Fuel Company was approved at the January meeting.
<u>PFC FUNDED PROJECTS</u>											
10	2020-04	N/A	20-24-C-00-MRY	\$200,000	\$0	\$6,279	\$6,279	5%	CCTV TERMINAL AND PERIMETER SECURITY UPGRADES	An RFQ was posted and responses were received on 10/29/2022. A contract with Bandit Systems was approved at the December 2022 BOD meeting.	After approval at the December BOD meeting, staff have begun to work with Bandit Systems to develop a schedule for construction/installation. It is anticipated that the first phase will begin in February 2023.
<u>DISTRICT ONLY FUNDED PROJECTS</u>											
11	2020-14	N/A	N/A	\$350,000	\$203,879	\$0	\$203,879	0%	NORTHWEST BUILDING ABATEMENT	Abatement work was completed in June, 2021.	Staff are evaluating building 1105 Airport Way.
12	2022-02	N/A	N/A	\$83,000	\$27,859	\$53,357	\$81,216	100%	VEHICLE REPLACEMENT	A resolution to approve the purchase of one maintenance vehicle was approved at the September 2021 Board meeting.	The new maintenance truck was finally ready for pickup on September 13, 2022 and has been added to the vehicle fleet.
13	2023-04	N/A	N/A	\$350,000		\$23,490	\$23,490	0%	2801 PROPERTY REPAIRS	2801 Building A needed significant elevator updates to meet State requirements that were completed in September.	Staff are working with our consulting engineers to design the parking lot pavement improvements.
14	2023-05	N/A	N/A	\$250,000		\$0	\$0	0%	FRED KANE-SKYPARK PAVEMENT IMPROVEMENTS		Staff are working with our consulting engineers to design the pavement improvements.

FUNDING				EXPENDITURES				STATUS			
	PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	1/31/2023	% Physical Complete	Project Name	Current Status	4 Week Look Ahead
15	2023-06	N/A	N/A	\$100,000		\$0	\$0	0%	AIRFIELD VEHICLE GATE IMPROVEMENTS		Staff are working to secure project quotes which will be brought for contract approval in March 2023.
16	2023-07	N/A	N/A	\$325,000		\$0	\$0	0%	TERMINAL BUILDING OUTSIDE PAINTING and WEST HOLD ROOM UPGRADES	Staff have issued a request for proposals and have been completing site walks with prospective companies.	A contract was approved at the January 2023 meeting. It is anticipated that the work will commence in February 2023 for the terminal painting.



POLICE

DEL REY OAKS

MONTHLY POLICE ACTIVITY REPORT

January 2023

TO: Michael La Pier, Executive Director
FROM: Sergeant Roger Guzman
DATE: Feb 2, 2023
SUBJECT: Police Activity Report for January 2023

The following is a summary of significant activity in the Police Department in January, 2023:

Highlights

Del Rey Oaks Police Officers responded to approx 5 **door and gate alarms** in January.

Training

Officer Dowson provided updated training regarding MRY OPS. Sgt Guzman and Officer Dowson, and Mark Curtis meet weekly regarding MRY/DROPD operations.

Calls for Service

1. 1/02/22 8:30 AM Ofcr Dowson/Anderson
RV LOT: North Side
Several RVS were damaged by suspects who cut into RV lot and stole Catalytic convertors.
DROPD Detectives reviewed hrs of video and process crime
2. 1/09/23 5:35 AM Sgt Nguyen
North Side Airport: While on patrol Sgt Nguyen removed tree branches that were causing a hazard on road.
3. 1/29/23 10:40 AM Ofcr Dowson
American Counter: Verbal dispute
American airline employees arguing with each other, Ofcr Dowson responded and de-escalated situation.
4. 1/30/23 8:45 AM Ofcr Dowson
Del Monte Ramp: Escort
Ofcr Dowson escorted large truck into Del Monte Ramp where it unloaded large amount equipment.

END OF REPORT.