

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

August 11, 2021 - 1:00 PM

## SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT MONTEREY PENINSULA AIRPORT DISTRICT BOARD MEETINGS

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Board of Directors of the Monterey Peninsula Airport District is required to limit in-person attendance at the upcoming Board Committee meeting. Members of the public may utilize alternative measures established by the Monterey Peninsula Airport District to listen to Board meeting and/or to communicate your opinions to the Board Members. To participate in the Board meeting via Zoom video conference, please visit [www.zoom.us/join](http://www.zoom.us/join) and enter the following Meeting ID: **835 6894 2799**. The password for this meeting is: **20210811**. 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.

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.

### A. CALL TO ORDER

*The meeting was called to order at 1:06 PM. Director Cursio, Director Miller and Executive Director La Pier were in attendance.*

### B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

*None.*

### C. PUBLIC COMMENTS

*None.*

### D. REGULAR AGENDA – ACTION ITEMS

Discussion 1. Leasing Activity Review

*Executive Director La Pier provided the committee with the current status of car rental concession operations at the airport. He indicated that despite the Notice of Default letter prepared and sent by the airport's corporate legal counsel, only one car rental operator, Avis/Budget, had taken steps to bring their operation into compliance with the existing agreement and the hours of operation requirement. The committee discussed the matter at length. Director Cursio noted that with additional flights being scheduled by Alaska and Avelo, the problem in the evening was only going to get worse. La Pier and Director Miller agreed.*

*La Pier indicated that in his conversation with legal counsel, the next step in bringing about resolution would be to send a Notice of Termination to all operators and begin the process of going to bid. La Pier indicated that there are risks associated with taking this step including the loss of one or more of the current operators. Director Miller stated he did not believe the current operators would walk away from the airport given the level of business they were doing and have done in the past. Director Cursio agreed.*

*The committee and Executive Director discussed a variety of options that could be explored in addition to the Letter of Termination. It was determined that the matter would best be discussed in closed session with the full Board at the meeting next week.*

Director Cursio asked for a status report on the discussions regarding the lease extension at Stone Creek Shopping Center. La Pier reported that the status had not changed from the discussion at the previous meeting. The airport position was made clear to all parties and as discussed, that position has not changed. La Pier did report that the airport's real estate advisor had shared a current comparable with him, indicating that the value was consistent with the value the airports offer was based on.

The committee agreed that the airports position should not change.

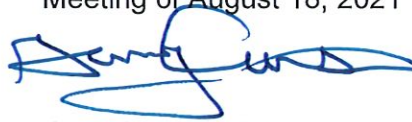
Discussion 2. Schedule Next Meeting

Scheduling of the next meeting was deferred.

**E. ADJOURNMENT**

The meeting adjourned at 1:41 PM.

Minutes Approved at the  
Meeting of August 18, 2021



Gary Cursio, Chair

ATTEST



Michael La Pier, AAE  
District Secretary