

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

March 11, 2019 - 2:00 PM - Administration Office Conference Room

A. CALL TO ORDER

The meeting was called to order at 2:02 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. 4 Locals Extension

Executive Director La Pier provided the Committee with an update on the proposed lease extension for the Golden Tee Restaurant with 4 Locals, Inc. The proposed terms of the extension would allow the current operator to proceed with the sale of the business.

Director Miller asked about the terms of the agreement and the potential sale. La Pier indicated the terms included a monthly payment of 7.5% of gross receipts. No information was available from the current owner or their representative regarding the proposed sale price. Discussion was had regarding the business itself and it's previous performance. La Pier indicated the performance was consistent in terms of the information provided monthly. Gross sales have been very consistent for several years with very little variance.

General discussion was had regarding the next steps in the process. La Pier indicated he was scheduled to meet with the owners and their representative in the near future to start conversations toward the proposed extension.

Discussion 2. Borelli ENA

Executive Director La Pier informed the Committee of his intention to sign an extension of the now expired Exclusive Negotiating Agreement with Borelli Development for property on the northwest corner of the airport. The current ENA expired but the developer is interested in an extension to allow him to reconfigure his plan and proposed use. The extension would continue the exclusive negotiating arrangement through June 2019.

Director Miller asked what uses are being considered by Borelli. La Pier indicated the current plan was for commercial/industrial space, but Borelli has indicated that the cost of building versus the market based rent that could be generated was limiting the viability of the proposed project. Borelli indicated he might be in a better position to make the development work if an alternate use were considered. La Pier indicated his response to Borelli was he was free to propose any type of use for the redevelopment as long as that use was approved by the Board.

Director Cursio indicated his support for the extension as proposed. Director Miller indicated the same.

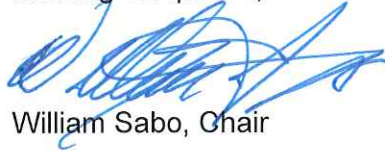
Discussion 3. Schedule Next Meeting

No meeting was scheduled.

E. ADJOURNMENT

The meeting adjourned at 2:52 PM.

Minutes Approved at the
Meeting of April 10, 2019



William Sabo, Chair

ATTEST



Michael La Pier, AAE
District Secretary