

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

October 11, 2021 - 3:00 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 and enter the following Meeting ID: 810 7314 0278. The password for this meeting is: 20211011. 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 3:03 PM. Director Cursio, Director Miller, District Counsel Huber and Executive Director La Pier were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Review 1. Ordinance No. 928, An Ordinance of the Monterey Peninsula Airport District Enacting and Approving a Business License and Registration Program

District Counsel Huber reviewed the Business License and Registration Program Ordinance with the committee. It was noted that the fee structure of \$1,000 was approved as part of the budget process and that implementation of the program had been delayed as reported in the budget process until January 2022. Huber indicated that the ordinance had allowance for partial year depending upon when the business registered. The license is an annual license and will be renewed in January of each year. Director Miller asked if the license fee needed to reflect the true cost of the services the airport provides to the business. Huber responded that that was correct and that the airport could easily justify the \$1,000 fee. He noted, however, that he was informed that it is staff's intent to recommend a charge of \$500 per year initially as part of a strategy to introduce the fee more gradually to the businesses on airport. He indicated that was an acceptable approach since it was less than what was approved.

After review of the document, the committee indicated it would recommend adoption of the ordinance to the Board as well as their agreement with the fee of \$500 per year. It was noted that the ordinance would be on the October agenda and then would be placed on the November agenda for second reading so that the implementation could take place beginning in January.

Discussion 2. Leasing Activity Review

Executive Director La Pier reviewed current leasing activity with the committee. He indicated that the work to remove Building 505 was now complete. He also reminded the committee that J & J Auto was closing, and the buildings continued use was being evaluated. He indicated that initial review would support razing the building as well as an adjacent unoccupied building thereby creating a larger parcel of property for redevelopment opportunities. The committee agreed that razing the buildings would be a prudent move and suggested to La Pier that quotes for demolition be secured.

Discussion was also had regarding the building at 2801 Monterey Salinas Highway and its current tenant. Staff was evaluating the current condition of the building to determine what updates were needed to keep the building in good condition. The tenant has expressed a desire to open discussions regarding the lease option, which occurs in 2024.

E. ADJOURNMENT

The meeting adjourned at 4:09 PM.

Minutes Approved at the
Meeting of October 20, 2021



Gary Cursio, Chair

ATTEST



Michael La Pier, AAE
District Secretary