

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

**March 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 the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Board Meeting in person and request to speak to the Board when the Chair calls for public comment. In general, remote comments will not be allowed, except as outlined in the limited circumstances below.

The Monterey Peninsula Airport District will continue to broadcast the Board Meetings via Zoom video conference for viewing by the public. To view the Board meeting via Zoom video conference, please visit [www.zoom.us/join](https://www.zoom.us/join) and enter the following Meeting ID: **831 7098 4092**. If you do not have access to the internet, you may listen telephonically by calling (253) 215-8782 and entering the same Meeting ID and password.

In the event that a Board Member utilizes the procedure outlined in AB 2449 to attend a meeting, only then will remote public comments be allowed. Under those circumstances, 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.

Members of the public who desire to make a public comment can send an email to [info@montereyairport.com](mailto:info@montereyairport.com) and include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments should be received by 8:00 AM on the day of the meeting. All submitted comments will be provided to the Board for consideration and will be compiled as part of the record.

**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. 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 Regular Board Meeting of February 15, 2023](#)

Approve      2. [Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of March 08, 2023](#)

- Adopt 3. [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 4. Proclamation Recognizing Women's History Month
- Adopt 5. Proclamation Recognizing Director Leffel's Lifetime Achievement Award

#### **F. DEFERRED CONSENT AGENDA - ACTION ITEMS**

#### **G. REGULAR AGENDA - ACTION ITEMS**

- Discuss 1. Strategic Planning Report Review and More Efficient Board Meetings
- Receive 2. [Quarterly Update by Chris Chidlaw, Chidlaw Marketing](#)
- Approve 3. [Resolution No. 1841, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and KBM Hogue](#)
- Approve 4. [Resolution No. 1842, A Resolution Approving the State of California Department of Transportation \("Cal Trans"\) California Airport Loan Agreement](#)
- Approve 5. [Resolution No. 1843, A Resolution Accepting an Avigation Easement Agreement from Kenneth Eugene Slama, Trustee of the Kenneth Eugene Slama Revokable Trust](#)

#### **H. 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 | Directors Sawhney & 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 |
|--------------------------------------|-----------------|

- |   |                  |
|---|------------------|
| ii. Regional Taxi Authority                     | Director Pick    |
| iii. Transportation Agency for Monterey County  | Director Sabo    |
| iv. Special Districts Association Liaison       | Director Sawhney |
| v. Association of Monterey Bay Area Governments | Director Miller  |

**I. CLOSED SESSION**

1. Pursuant to Government Code section 54956.8, the Board will meet with Real Property Negotiators, Executive Director and General Counsel, regarding a portion of the property commonly known as APN Number 013-221-020-000.
2. Pursuant to Gov. Code 54957.6(b)(2), the board will meet with the Executive Director and General Counsel related to potential exposure to litigation: one case.

**J. RETURN TO OPEN SESSION**

**K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS**

- Drone and Balloon Update

**L. 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.

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

February 15, 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](https://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](mailto: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 Sawhney called to order the regular meeting of the Monterey Peninsula Airport District Board of Directors at 9:05 AM. Directors Pick, Leffel, Sabo and Miller were present. 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 Miller led the Pledge of Allegiance.*

### C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

*Executive Director La Pier referred to copies of a letter from Special District Risk Management Authority (SDRMA), that announced their board openings and the deadlines for applying, and reported they were placed on the dais for informational purposes only.*

*Executive Director La Pier announced he and Chris Chidlaw, the Airport's PR consultant, will be presenting at the Monterey County Hospitality Association (MCHA) Quarterly Lunch meeting on Wednesday, February 22, 2023.*



Director Leffel announced that MCHA is holding a Gala Dinner on March 31<sup>st</sup>.

Director Leffel announced the Monterey County Business Council Gala Dinner is being held February 24, 2023. She will be honored with a lifetime achievement award and Virus Geeks will be honored for their contributions during COVID, which we participated in through the Airport testing location.

#### **D. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Matt Pasztalaniec, a member of the public and an Airport hangar tenant, made the following comments:

*"Thank you for the opportunity to speak. I am here to represent the current District hangar tenants. I have provided the board a copy of the prepared comments I will read and ask that they be included in the official minutes for this board meeting.*

*I would like to address several questions regarding the proposed new hangars to be constructed on the north side. As mentioned last meeting the current tenants are concerned about the increased monthly rental cost of the new hangars. We would like the board to consider having the District subsidize the cost of the hangars to keep the rents acceptable (to) the light GA community, and to spread out the cost increase over 5 years or so to minimize the impact.*

*We are concerned the District may be placing too much emphasis on attracting corporate tenants rather than addressing the needs of the light GA community represented by the mix of tenants and aircraft currently occupying the SE hangars. This was evident in the spreadsheet presented last meeting where all the columns for cost estimates specifically listed "Corporate Tenant" in the header. The improvements proposed for the new hangars such as electric doors and fire suppression systems might be attractive to corporate tenants but are not a priority for the light GA community when faced with the prospect of potentially doubling our rent.*

*Our group needs dimensions of both the proposed T hangars and the box hangars to be prepared for the move. We are assuming that approved (or at least provisional) plans have already been drawn up with occupancy proposed a little more than 7 months away. At the last meeting, the staff suggested the new airport district box hangars could be shared by two tenants, and encouraged the board to approve it. In order for that to be feasible, the dimensions need to be large enough such that two average sized aircraft, similar to Cessna 172, can both fit. Do the hangar plans take this into account?*

*We would like to know if the current self-serve fuel station is to be relocated to the north side as well, and whether the fuel trucks will still be available if desired.*

*Most of these questions could be answered if we were able to view the site plans for the north complex. We would like to request a copy of those site plans, which describe the approved layout, hangar dimensions, fuel island, etc. If this is already available, please let us know how to obtain it.*

*Thank you for your time. We respectfully request the District staff and the board consider the issues and questions addressed above."*

A member of the public, Tim Heyboer, a general aviation tenant, stated his concern about the speculated cost increase of the new hangars. He mentioned the fire suppression equipment and questioned whether that was necessary when the hangars are within 1000 feet of the new fire station

facilities. He urged the Board to consider ways to cut construction costs and find ways to reduce the cost to tenants.

#### **E. APPOINTMENT OF COMMITTEES BY CHAIR**

Chair Sawhney asked for Board approval on the following 2023 Committee and Liaison appointments:

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

Director Leffel made a motion to approve the 2023 Committee member and liaison appointments. Director Pick seconded the motion. The motion was unanimously approved with a roll call vote of 5-0.

#### **F. CHAIR COMMENTS**

Chair Sawhney thanked Director Miller for his service as Chair.

Chair Sawhney suggested the Board consider ways to make the Board meetings more effective and efficient and would like this to be a future agenda item. Director Sabo asked if she was proposing changes to the Governance manual. Chair Sawhney answered that was not her intention. However, it could be a discussion by the Board to determine exactly what processes we might follow. District Counsel Huber gave examples of what could be done, and could not be done, without changing the Governance Manual.

#### **G. CONSENT AGENDA - ACTION ITEMS**

- 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 |

*Director Pick made a motion to approve Consent Agenda Items G.1 – G.10. Director Leffel seconded the motion. The motion passed unanimously with a roll call vote of 5-0.*

#### **H. DEFERRED CONSENT AGENDA - ACTION ITEMS**

*None.*

#### **I. REGULAR AGENDA - ACTION ITEMS**

- |         |  |
|---------|--|
| Present | 1. Brown Act Updates Regarding Remote Attendance |
|---------|--|

*District Counsel Huber gave a presentation that reviewed the remote location rules of the Brown Act, AB 361, and AB 2449. District Counsel Huber reviewed SB 1100 which amends the Brown Act to allow for removal of a disruptive member of the public from the Board meeting.*

*Director Leffel asked, from a procedural standpoint, who a Director would notice if they wanted to attend remotely under the Emergency or Just Cause options of AB 2449. District Counsel Huber answered they should notify the Executive Director and himself. District Counsel Huber stated that if that notification comes after the Board meeting has been “noticed”, the first item of business for the Board will be to add an agenda item to the beginning of the meeting to approve the emergency request for remote attendance.*

*Directors discussed the ramifications of the new laws.*

*There was no Public Comment.*

*No action was taken.*

- |               |  |
|---------------|--|
| 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. |
|---------------|--|

*Executive Director La Pier introduced Agenda Item G.2 stating this body usually adopts the California Building Standards rather than creating their own. However, the Board can make modifications to those codes based on local conditions, and Ordinance No. 930 contemplates one such modification. Executive Director La Pier stated he no longer recommends the exemption from installing fire suppression systems in hangars that are within 1000 feet of the AARF facility, after learning the Fire Chief does not support that modification. District Counsel Huber stated he prepared an alternate Ordinance that strikes that language as an Option 2.*

*Directors discussed the two types of fire suppression systems, water and foam, and the drawbacks of each. Executive Director La Pier reported the Fire Chief preferred to have a water-based system over nothing.*

*Matt Pasztalaniec, a member of the public and an Airport hangar tenant, stated he believes water has a risk of making a fuel fire worse. He noted there is already a requirement for a fire extinguisher in each hangar and his opinion is that is sufficient.*

*Tim Heyboer, a member of the public and general aviation tenant, stated he has never, in 50 years of flying in many locations over the years, seen a fire suppression system in a hangar or heard of a hangar fire.*

*Director Miller asked for staff's recommendation. Executive Director La Pier answered to approve the building code as written, without the modifications or exemptions, and as is the recommendation of the Fire Chief.*

*Director Miller asked if there were any environmental considerations. There was a discussion about environmental remediation concerns with foam systems due to the discharge of PFAS (which is often accidental), the possibility of fuel going down the drain with water suppression systems, the cost of sprinkler systems, and the fact that liability will not be affected by having or not having a fire suppression system.*

*Director Pick made a motion to 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, Option 2, which does not provide for an exemption or modification to the California Fire Code. Director Leffel seconded the motion. The motion passed unanimously with a roll call vote of 5-0.*

**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, conditions 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.

**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 30<sup>th</sup> 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:

<b>AYES:</b>	<b>DIRECTORS:</b>	Pick, Leffel, Sabo, Miller & Sawhney
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

*A break was taken at 10:56 AM.*

*The meeting resumed at 11:08 AM without Director Leffel in attendance.*

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.

*Deputy Executive Director Morello introduced Resolution No. 1840 and reviewed the Staff Report.*

*Director Leffel rejoined the meeting at 11:14 AM.*

*Director Sabo stated Finance Committee reviewed the project and there is no security grant that would cover the cost at this time. Deputy Executive Director Morello stated one of the gates is on hold because it will be covered under another project in the future.*

*There was no Public Comment.*

*Director Leffel made a motion to 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. Director Pick seconded the motion. The motion passed unanimously with a roll call vote of 5-0.*

#### **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:

<b>AYES:</b>	<b>DIRECTORS:</b>	Pick, Leffel, Sabo, Miller, Sawhney
<b>NOES:</b>	<b>DIRECTORS:</b>	None
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>	None
<b>ABSENT:</b>	<b>DIRECTORS:</b>	None

## **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    |

*Directors discussed staff reports.*

*Director Sabo reported for the Finance Committee. Controller Wilson gave an update on the Cal Trans Loan Application.*

*Director Miller reported on an Air Service update.*

*Director Leffel reported there was no regular LAFCO meeting in February, but the next Budget meeting is February 20<sup>th</sup>.*

*Director Leffel reported there was no Taxi Authority meeting.*

*Director Sabo reported on the TAMC meeting and noted there has been no development on the Highway 68 traffic flow study.*

*Director Leffel reported the next Special Districts meeting will be on the third Tuesday in April.*

*Chair Sawhney reported the AMBAG board of directors meeting was cancelled but there is a Planning Directors Forum on February 27<sup>th</sup> that Director Miller will attend.*

*A break was taken at 11:51 AM. The meeting resumed at 12:00 PM in Closed Session.*

## **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.

*Chair Sawhney stated there was no reportable action from Closed Session.*



*Chair Sawhney stated for the record that Director Pick had left the meeting at 1:00 PM and Director Leffel at 2:37 PM.*

*The Open Session resumed at 2:38 PM.*

**L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS**

*None.*

**M. DISCUSSION OF FUTURE AGENDA ITEMS**

- *Review Strategic Plan document.*
- *Discuss efficiency measures for future board meetings.*
- *Receive an overview of drone rules and regulations.*

**N. ADJOURNMENT**

*The meeting adjourned at 2:53 PM.*

*Approved at the  
Meeting of March 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

March 8, 2023 – 1:00 PM Pacific Time  
(4:00 PM Eastern Time)

Monterey Regional Airport  
200 Fred Kane Drive, Suite 200  
Monterey, CA  
2<sup>nd</sup> Floor Boardroom

and

Holiday Inn Miami Doral Area  
325 N.W. 87<sup>th</sup> Ave.  
Miami, FL  
Hotel Lobby

Due to the expiration of the COVID-19 California State of Emergency, the Monterey Peninsula Airport District will return to holding meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Board Meeting in person and request to speak to the Board when the Chair calls for public comment. In general, remote comments will not be allowed, except as outlined in the limited circumstances below.

The Monterey Peninsula Airport District will continue to broadcast the Board Meetings via Zoom video conference for viewing by the public. To view the Board meeting via Zoom video conference, please visit [www.zoom.us/join](https://www.zoom.us/join) and enter the following Meeting ID: **868 5296 8755**. The password for this meeting is: **20220308**. If you do not have access to the internet, you may listen telephonically by calling (253) 215-8782 and entering the same Meeting ID and password.

In the event that a Board Member utilizes the procedure outlined in AB 2449 to attend a meeting, only then will remote public comments be allowed. Under those circumstances, 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.

Members of the public who desire to make a public comment can send an email to [info@montereyairport.com](mailto:info@montereyairport.com) and include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments should be received by 8:00 AM on the day of the meeting. All submitted comments will be provided to the Board for consideration and will be compiled as part of the record.

## **A. CALL TO ORDER**

*The meeting of the Air Carrier Service – Marketing – Community Relations Committee Meeting was called to order at 1:07 PM. Directors Sawhney and Pick, Executive Director La Pier, Acting Board Secretary Adams, and Deputy Executive Director Morello were present. Director Pick participated from a remote location as noticed on the Agenda.*

## **B. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

*None.*

## **C. PUBLIC COMMENTS**

*None.*

## **D. REGULAR AGENDA – ACTION ITEMS**

Review            1. Chidlaw Marketing Quarterly Report

*Executive Director La Pier reviewed the monthly PR Report provided by Chidlaw Marketing. Director Sawhney questioned the title of this Agenda Item, noting the written report had the title Public Relations Report. Executive Director La Pier stated it was part of it, yes. There are monthly reports written and quarterly Chidlaw Marketing will report at the Board meeting. Our Social Media Specialist will also attend that portion of the Board meeting. Director Sawhney referred to Agenda Item 4, asking if Local*

*Marketing and Outreach Update referred to the Digital Media Analytics Report. Executive Director La Pier stated yes.*

*Director Pick was complimentary about the increased press releases and media attention.*

*Directors discussed the Analytics report. Executive Director La Pier answered questions about the budget for social media and examples of digital media posts. Executive Director La Pier answered questions about the website, noting the commercial site is the montereyairport.com address and the business site is the montereyairport.specialdistrict.org address. He noted, however, the websites flow between each other seamlessly. Director Sawhney suggested the Board review the sites and get a construct overview at a future Board meeting. Executive Director La Pier stated we welcome comments and suggestions for the site but did not believe a formal review at a Board meeting was necessary. Staff is currently entertaining a refresh for the commercial site.*

*Directors discussed the media coverage. Director Sawhney asked questions about the demographics and reach of television and radio outlets. Director Sawhney asked for a budget to date on where the marketing money is spent. Executive Director La Pier stated there are two-line items on the monthly financial reports. One is for marketing, which includes most advertising, and the other is for social media, which includes the social media paid advertising.*

Review            2. Landrum & Brown Quarterly Report

*Executive Director La Pier reviewed the Landrum and Brown Quarterly Report. He reported advance bookings are up and the leakage report shows we are taking customers from both SFO and SJC. Director Pick noted there has been a reduction in flights so the increase in enplanements is with less capacity.*

Review            3. Air Carrier Service Development Update

*Executive Director La Pier reported an air service development meeting with a new airline was postponed due to the weather last month, and has been rescheduled for this month. He reported he is also scheduled to participate in the Jumpstart Conference in June. There was a discussion about the "wish list" of new markets.*

*Executive Director La Pier gave an update on the acquisition of cell phone data.*

Discussion       4. Local Marketing and Outreach Update

*Agenda Item 4. was discussed during Agenda Item 1.*

Discussion       5. Passenger Comments, Services and Amenities Update

*There was a discussion about the passenger comments. It was noted the feedback report is only comments that are submitted via the QR code.*

Discussion       6. Community Noise Concerns Update

*There was a discussion about the noise report. Executive Director La Pier stated the multiple comments from Spreckels are about the new Airbus 319 to and from Dallas. He noted the actual noise is the same as the previous plane and there is no operational change. However, the size of the new plane gets more attention, and so it is more noticeable for a while.*

**E. ADJOURNMENT**

*The meeting adjourned at 2:24 PM.*

*Approved at the  
Meeting of March 15, 2022*

*LisAnne Sawhney, Chair*

*A T T E S T*

*Michael La Pier, AAE  
District Secretary*

**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, conditions 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.

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 30<sup>th</sup> day after its adoption.

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

<b>AYES:</b>	<b>DIRECTORS:</b>
<b>NOES:</b>	<b>DIRECTORS:</b>
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>
<b>ABSENT:</b>	<b>DIRECTORS:</b>

Signed this 15th day of March, 2023

LisAnne Sawhney, Chair

A T T E S T

Michael La Pier, AAE  
District Secretary

REGULAR BOARD MEETING  
MARCH 15, 2023

ITEM G.2

CHRIS CHIDLAW, CHIDLAW  
MARKETING, WILL GIVE A VERBAL  
REPORT TO THE BOARD AND  
ANSWER QUESTIONS  
REGARDING PUBLIC RELATIONS  
AND COMMUNITY-MEDIA  
OUTREACH SERVICES ACTIVITIES  
OVER THE LAST QUARTER.



**TO:** Monterey Peninsula Airport District Board of Directors  
**FROM:** Michael La Pier, Executive Director  
**SUBJ:** Resolution No. 1841, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and KBM Hogue

**BACKGROUND.** Following the adoption of the Fiscal Year (FY) 2023 Amended Capital Improvement Program (CIP) Budget, staff began to obtain design ideas and cost estimates to improve the west hold room capacity.

As provided in the staff report for the adopted CIP budget, to better accommodate the passenger increase of the mainline American Airlines service, staff evaluated additional west hold room counter seating to increase passenger seating options.

**DISCUSSION.** The Airport participates in three cooperative purchasing organizations for public sector procurement. These Organizations have a robust portfolio of quality cooperative contracts that the Airport participates in for purchasing supplies and materials. The cooperative contracts are competitively solicited and publicly awarded by a government entity serving as the lead agency.

Using this procurement mechanism, staff have worked with a local firm that participates in these competitive solicitation organizations to design and provide cost estimates for these improvements.

KBM Hogue out of the San Jose Office will provide the furniture improvements. KBM Hogue has provided product solutions and furniture project management services for commercial interiors for 76 years, including airport projects.

Staff recommendation is that the Board approve the expenditures as provided in the Proposals in an amount not-to-exceed \$110,000.00 and authorize the Executive Director to execute the purchase order.

**SOURCE OF FUNDS.** The project is included in the FY2023 Amended CIP Budget as a District Only funded project: 2023-07 West Hold Room Upgrades – Total Project Budget \$165,000.00.

**FISCAL IMPACT.** The capital cost was identified in the overall FY23 budget, and all work is anticipated to be completed in this Fiscal Year. An initial deposit at the time of approval will be made and the balance will be paid upon completion.

**SCHEDULE.** There is a 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. 1841, A Resolution Authorizing and Approving the Service Agreement between the Monterey Peninsula Airport District and KBM Hogue and authorize the Executive Director to execute the associated purchase orders.

**ATTACHMENTS.**

Resolution No. 1841  
KBM Hogue Proposal

**RESOLUTION NO. 1841**

**A RESOLUTION AUTHORIZING AND APPROVING THE SERVICE AGREEMENT BETWEEN  
THE MONTEREY PENINSULA AIRPORT DISTRICT AND KBM HOGUE**

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

**WHEREAS**, to better accommodate the passenger increase of the mainline American Airlines service, staff evaluated additional west hold room counter seating to increase passenger seating options; and

**WHEREAS**, the adoption of the Fiscal Year 2023 Amended Capital Improvement Program (CIP) budget includes a project for West Hold Room Upgrades; and

**WHEREAS**, the Airport participates in three cooperative purchasing organizations for public sector procurement and staff have worked with a local firm that participates in these competitive solicitation organizations to design and provide cost estimates for these improvements.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That the Monterey Peninsula Airport District contract with KBM Hogue for a total amount not-to-exceed \$110,000.00 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 March 2023 by the following roll call vote:

<b>AYES:</b>	<b>DIRECTORS:</b>
<b>NOES:</b>	<b>DIRECTORS:</b>
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>
<b>ABSENT:</b>	<b>DIRECTORS:</b>

Signed this 15th day of March 2023

LisAnne Sawhney, Chair

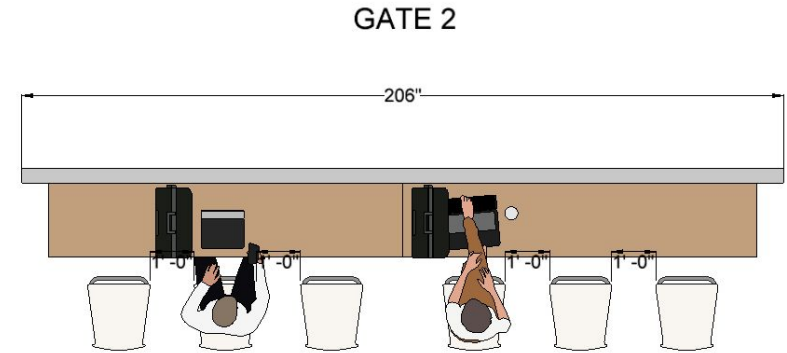
**A T T E S T**

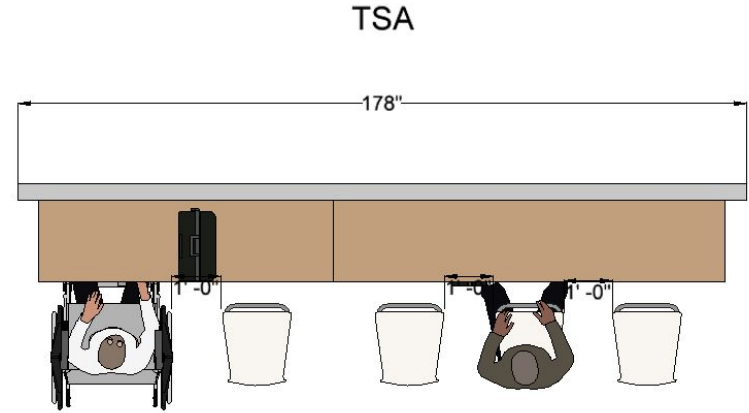
Michael La Pier, AAE  
District Secretary

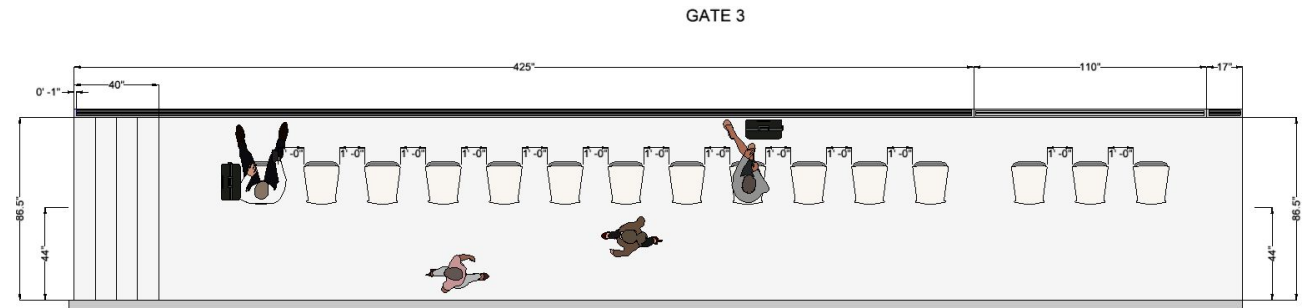


## **Monterey Peninsula Airport District**

Monterey Regional Airport  
200 Fred Kane Drive  
Monterey, CA 93940









## BUDGET




Final Pricing TBD based on final quotation and fabric/finish selections

No.	Tag/Location	Part Description	Mfg	Qty	Unit Sell	Ext Sell
1	TSA	 Barri - 24" Counter Height Seat base w/ footrest Powder Coat Finish black shine MRYA Rev.1.pdf	EGI	8	\$606.86	\$4,854.88
2	TSA	 Barri - Benton Demi Back wood shell Transparent Wood Stain Color Polar No Cutout No Selection No Selection MRYA Rev.1.pdf	EGI	8	\$361.29	\$2,890.32
3	TSA	Special Avelina Meeting Table, 20"D x 96"L x 36"H  Natural White Oak Natural White Oak  36 inch Special Height 22669-B	ARD	2	\$4,555.10	\$9,110.20
4	TSA	Special Avelina Meeting Table, 20"D x 72"L x 36"H  Natural White Oak Natural White Oak  36 inch Special Height 22669-B	ARD	2	\$4,377.34	\$8,754.68
Subtotal for: TSA						\$25,610.08
5	CONTRACT	Arcadia Avelina tables priced using NCPA - Omnia Contract #: 07-78 Furniture Contract	NOTE	1	\$0.00	\$0.00
Subtotal for: CONTRACT						\$0.00
Project Total:						\$25,610.08



## BUDGET

Final Pricing TBD based on final quotation and fabric/finish selections

No.	Tag/Location	Part Description	Mfg	Qty	Unit Sell	Ext Sell
1	Gate 2	 Barri - 30" Bar Height Seat base w/ footrest Powder Coat Finish black shine MRYA Rev.1.pdf	EGI	6	\$636.43	\$3,818.58
2	Gate 2	 Barri - Benton Demi Back wood shell Transparent Wood Stain Color Polar No Cutout No Selection No Selection MRYA Rev.1.pdf	EGI	6	\$361.29	\$2,167.74
3	Gate 2	 Avelina Meeting Table, 20"D x 96"L x 42"H  Natural White Oak Natural White Oak  (A-209642) Qty (2): PB3-DC-W Power Band 3 PB3 Gloss White Finish, (2) Outlets, (2) USB Charging Ports, Daisy Chain Model Standard Table Top Qty (1): PB-ST-CD-72 Power Band Starter Cable, 72in Long, Corded Plug Infeed Qty (1): PB-FM-48 Power Band Jumper Cable, Female to Male, 48in Long Qty (1): PB-FF-36 Power Band Jumper Cable, Female to Female, 36in Long 22669-B	ARD	2	\$5,241.40	\$10,482.80
4	Gate 2	Arcadia Avelina tables priced using NCPA - Omnia Contract #: 07-78 Furniture Contract	NOTE	1	\$0.00	\$0.00
Subtotal for: Gate 2						\$16,469.12
Project Total:						\$16,469.12

## BUDGET

Final Pricing TBD based on final quotation and fabric/finish selections

No.	Tag/Location	Part Description	Mfg	Qty	Unit Sell	Ext Sell
1	WALKWAY	Barri - 30" Bar Height Seat base w/ footrest Powder Coat Finish black shine REF QUOTE MRYA Rev.1.pdf	EGI	16	\$636.43	\$10,182.88
2	WALKWAY	Barri - Benton Demi Back wood shell Transparent Wood Stain Color Polar No Cutout No Selection No Selection REF QUOTE: MYRA Rev.1.pdf	EGI	16	\$361.29	\$5,780.64
3	WALKWAY	1/2" thick clear acrylic at 17"H	TAPPL AS	1	\$2,814.29	\$2,814.29
4	WALKWAY	7/8" composite channel for 46ft	CRLA UREN CE	1	\$2,168.57	\$2,168.57
Subtotal for: WALKWAY						\$20,946.38
5	SERVICE	KBM Hogue professional design services. Includes, but not limited to, product research, finish selection, renderings, specification check, installation drawings, and other professional services related to furniture procurement.	KBM- DESIG N	45	\$100.00	\$4,500.00
6	SERVICE	KBM Hogue professional project management services.	KBM- PM	20	\$100.00	\$2,000.00
7	SERVICE	Union labor to receive, deliver and install after-hours. Includes field verification, one trip to site and certified payroll. Area should be kept free and clear of pedestrian traffic.	SERVI CE	1	\$39,265.15	\$39,265.15
Subtotal for: SERVICE						\$45,765.15
Project Total:						\$66,711.53

**AGENDA ITEM: G-4**  
**DATE: March 15, 2023**

**TO:** Monterey Peninsula Airport District Board of Directors  
**FROM:** Michael La Pier, Executive Director  
Scott E. Huber, District Counsel  
**SUBJ:** Resolution No. 1842, A Resolution Approving the State of California Department of Transportation ("Cal Trans") California Airport Loan Agreement

**BACKGROUND.** On January 18, 2023, the Monterey Peninsula Airport District ("MPAD") approved Resolution No. 1837 authorizing the submittal of an application and execution of an agreement with the State of California Department of Transportation, for a state airport loan for the purchase of the Northside Hangars.

Pursuant to the Resolution, staff submitted an application to Cal Trans and the loan application was approved on February 14, 2023 as the California Airport Loan Agreement, Mon-1-23-L-1, for \$3,740,958 for the Northside Hangar Project. Upon receipt of the signed Agreement from MPAD, the Division of Aeronautics will complete the necessary processing of the loan.

**STAFF ANALYSIS.** The Approved Loan contains the same amount, rate and terms as previously presented at the January 18, 2023 Special Meeting.

They are as follows; references are to the Loan Agreement:

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1. Loan Amount:                   | \$3,740,958 (Loan Agreement Item 2.) |
| 2. Fixed Interest Rate:           | 5.084645% (Loan Agreement Item 2.)   |
| 3. Loan Term/Amortization Period: | 17 Years (Loan Agreement Item 2.)    |
| 4. Hold on Funds:                 | \$333,918 (Loan Agreement Item 4.)   |
| 5. Principal & Interest Due:      | Annually (Loan Agreement Item 5.)    |
| 6. Prepayment Penalty:            | None (Loan Agreement Item 9.)        |
| 7. Collateral:                    | None; General Obligation of MPAD     |
| 8. Financial Covenants:           | None                                 |

**RECOMMENDATION.** Approve Resolution No. 1842, A Resolution Approving the State of California Department of Transportation California Airport Loan Agreement.

#### **ATTACHMENTS.**

Resolution No. 1842  
California Airport Loan Agreement

**RESOLUTION NO. 1842**

**A RESOLUTION APPROVING THE STATE OF CALIFORNIA DEPARTMENT  
OF TRANSPORTATION CALIFORNIA AIRPORT LOAN AGREEMENT**

**WHEREAS**, the Monterey Peninsula Airport District ("District") has passed and adopted Resolution No. 1837 authorizing the submittal of an application with the California Department of Transportation, for a state airport loan for the purchase of the Northside Hangars; and

**WHEREAS**, the application with the California Department of Transportation state airport loan has been applied for and has been approved by the California Department of Transportation's Aeronautics Division as California Airport Loan Agreement Mon-1-23-L-1, for \$3,740,958.

**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 execution of the California Airport Loan Agreement Mon-1-23-L-1. A copy is attached hereto as Exhibit "A".

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

<b>AYES:</b>	<b>DIRECTORS:</b>
<b>NOES:</b>	<b>DIRECTORS:</b>
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>
<b>ABSENT:</b>	<b>DIRECTORS:</b>

Signed this 15th day of March, 2023

LisAnne Sawhney, Chair

**A T T E S T**

Michael La Pier, AAE  
District Secretary

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS  
P.O. BOX 942874, MS-40  
SACRAMENTO, CA 94274-0001  
PHONE (916) 654-4959  
FAX (916) 653-9531  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



*Making Conservation  
a California Way of Life.*

February 14, 2023

Mr. Mark Wilson  
Monterey Peninsula Airport  
200 Fred Kane Drive, Suite 200  
Monterey, CA 93940

Dear Mr. Wilson:

Enclosed is the California Airport Loan Agreement, Mon-1-23-L-1, for \$3,740,958 for the Northside Hangar Project.

Please have the Loan Agreement signed by the authorized personnel and return via email to Shannon Montano at [shannon.montano@dot.ca.gov](mailto:shannon.montano@dot.ca.gov).

Upon receipt of the signed agreement, the Division of Aeronautics will complete the necessary processing of the loan. A fully executed copy of the Loan Agreement will then be returned to you via email.

If you have any questions or if we may be of further service, please contact Shannon Montano at [shannon.montano@dot.ca.gov](mailto:shannon.montano@dot.ca.gov) or 916-879-6990.

Sincerely,

*Tarek Tabshouri*

Tarek Tabshouri, Chief  
Office of Technical Services and Programs  
Division of Aeronautics

Enclosures

**STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION**

**LOAN NO.: Mon-1-23-L-1  
AIRPORT: Monterey Peninsula**

**CALIFORNIA AIRPORT LOAN AGREEMENT**

**THIS AGREEMENT, MADE AND ENTERED INTO THIS DAY BY AND BETWEEN THE STATE OF CALIFORNIA**, Department of Transportation, hereinafter referred to as "**STATE**," **AND THE MONTEREY PENINSULA AIRPORT DISRICT**, a political subdivision of the State of California, hereinafter referred to as "**PUBLIC ENTITY**."

**WHEREAS**, the Legislature has provided that the **STATE** may render assistance to a political subdivision or political subdivisions jointly in the form of loans for the purpose of planning, acquisition, construction, improvement, maintenance, or operation of an airport owned or controlled, or to be owned or controlled by the political subdivision or subdivisions; and

**WHEREAS**, **STATE** has provided, through regulations, loan assistance to eligible political subdivisions which have met certain conditions of eligibility; and

**WHEREAS**, this project meets all criteria for an eligible project as set forth in Public Utilities Code, Section 21602, and Title 21, Division 2.5, Chapter 5, of the California Code of Regulations, California Airport Loan Program Regulations, Sections 4071 and 4072;

**NOW, THEREFORE**, in consideration of the covenants and conditions herein contained, **STATE** and **PUBLIC ENTITY** agree as follows:

1. The provisions of Title 21, Division 2.5, Chapter 5, of the California Code of Regulations, California Airport Loan Program Regulations, are hereby incorporated in and made a part of this agreement.
2. **STATE** will lend **PUBLIC ENTITY** the sum of \$3,740,958 for the Northside Hangar Project at the Monterey Peninsula Airport hereinafter referred to as the "**PROJECT**." The loan will extend for a period of 17 years at an annual interest rate of 5.084645 percent.
3. All money disbursed to **PUBLIC ENTITY** under this agreement, and all interest earned on such money shall be used solely for the payment of costs necessarily incurred by **PUBLIC ENTITY** for the completion of the **PROJECT** and repayment of **STATE's** loan.
4. **PUBLIC ENTITY** shall deposit all loan funds received from **STATE** and income received from the **PROJECT** in a separate account within the airport's special aviation fund as required by Section 4073, Title 21 of the California Code of Regulations. **PUBLIC ENTITY** agrees to hold the funds in the separate account in trust for the purpose of receiving revenue which would be held in trust, in an amount equal to one year's repaying of the loan.
5. **PUBLIC ENTITY** shall repay the principal amount in successive annual payments in accordance with Exhibit A plus accrued interest. The annual payments become due one year from the date the warrant is issued to **PUBLIC ENTITY** and each year thereafter. Interest will be computed on a daily basis.
6. Upon completion of the **PROJECT**, a "Statement" will be filed with **STATE** itemizing all costs incurred by **PUBLIC ENTITY** for **PROJECT**.

7. **PUBLIC ENTITY** agrees that all money received from **STATE** for **PROJECT** in excess of actual cost of project shall be returned to **STATE** to be applied to the loan principal to accelerate the repayment of the loan.
8. If **PUBLIC ENTITY** fails to comply with or perform any term or condition in this agreement, and failed to get prior written consent from the **STATE** that the **PUBLIC ENTITY** need not comply with or perform the stated term or condition in the subject agreement; or fails to pay the annual loan payment on or before the due date, and no later than seven (7) days from the due date, **STATE** may take one or more of the following actions:
  - Declare the entire outstanding principal amount of the loan and all accrued interest thereon immediately due and payable.
  - Notify **PUBLIC ENTITY** that they may be ineligible for future financing under this program.

If **STATE** is compelled to take any of the above actions, **PUBLIC ENTITY** agrees to pay **STATE** all reasonable costs incurred in collection of amounts due under this agreement, whether or not a legal action has been filed.

9. **PUBLIC ENTITY** may make additional payments of any or all of the principal amount of the loan at any time with the accrued interest without penalty. However, prepayments shall not relieve **PUBLIC ENTITY** of its obligation to make the annual payments in accordance with Exhibit A and accrued interest on the loan anniversary date until the loan is repaid in full.
10. Payments shall be made payable to the order of the Division of Aeronautics and sent to the Department of Transportation, Division of Accounting —Cashiering Unit, MS# 58, P. O. Box 168019, Sacramento, California 95816-8019.
11. **PUBLIC ENTITY** agrees to complete the transaction of the **PROJECT** not later than **February 14, 2024**. This date may be extended by the written approval of **STATE**.
12. **PUBLIC ENTITY** agrees to complete the **PROJECT** in accordance with the plans and specifications or with any revisions to such plans which have been reviewed and accepted by **STATE**.
13. **STATE** shall have the right to inspect the **PROJECT** at any time during the life of this agreement.
14. **PUBLIC ENTITY** agrees not to relocate, sell, transfer, exchange, mortgage, hypothecate, or encumber in any way whatsoever all or any portion of the **PROJECT** or any real or other property necessarily connected or used in conjunction therewith without prior permission of **STATE**.
15. **PUBLIC ENTITY** agrees that all books, records, and accounts relating to this agreement shall be available for examination by **STATE** and shall be retained for at least three (3) years after retirement of the loan.
16. Neither **STATE** nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by **PUBLIC ENTITY** under or in connection with any work, authority, or jurisdiction delegated to **STATE** under this agreement. Pursuant to Government Code, Section 895.4, **PUBLIC ENTITY** shall indemnify, hold harmless, and defend **STATE**, its officers, agents, and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the construction, operation, or maintenance of the **PROJECT**.
17. This agreement and all of its provisions shall apply to and bind the successors and assigns of the parties hereto.

18. **PUBLIC ENTITY** shall execute this agreement before **August 14, 2023**, or this agreement shall be deemed null and void.

**IN WITNESS THEREOF**, the parties hereto have caused this agreement to be executed by their respective officers, duly authorized, the provisions of which agreement are effective as of the day, month, and year hereinabove written.

**PUBLIC ENTITY'S ACCEPTANCE**

**STATE OF CALIFORNIA**  
**DEPARTMENT OF TRANSPORTATION**  
**Division of Aeronautics**

**MONTEREY PENINSULA AIRPORT DISTRICT**  
**Public Entity**

By \_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**TAREK TABSHOURI, Chief**  
**Office of Technical Services and Programs**

Title \_\_\_\_\_

\_\_\_\_\_  
**Date**

Date \_\_\_\_\_

**Amount Encumbered: \$3,740,958**

**PUC Code Section: 21602**  
**Chapter 901; Statutes of 1986**  
**Local Airport Loans**

I hereby certify that funds are  
available for the period and purpose of  
the expenditure stated above.

\_\_\_\_\_  
**Aviation Funding Specialist**  
**Department of Transportation**

\_\_\_\_\_  
**Date**



**Department of Transportation (Caltrans)**  
**Division of Aeronautics**  
**Airport Loan Program**  
**Exhibit A - Loan Payments Information**

Airport: **Monterey Peninsula**

Date of Worksheet: **01/31/23**

Loan # **Mon-1-23-L-1**

Cost of project . . . . . **\$7,040,958**

Local Contribution . . . . . **3,300,000**

Hangars **24**  
Monthly Rent - Initial **\$750**  
Annual Rent Increase **0.00%**  
Monthly Rent, 17th Yr **\$750**

Total Loan Amount **\$ 3,740,958**  
Interest Rate . . . . . **5.084546%**  
Years of Loan . . . . . **17**

Year	Annual Payment to Caltrans <sup>1</sup>			Annual Income	Accumulated Profit/(Loss)	
	Principal	Interest	Total		Annual	Total
0						
1	\$143,708	\$190,211	\$333,918	\$366,000	\$32,082	\$32,082
2	\$151,015	\$182,904	\$333,918	\$366,000	\$32,082	\$64,163
3	\$158,693	\$175,225	\$333,918	\$366,000	\$32,082	\$96,245
4	\$166,762	\$167,157	\$333,918	\$366,000	\$32,082	\$128,327
5	\$175,241	\$158,678	\$333,918	\$366,000	\$32,082	\$160,408
6	\$184,151	\$149,767	\$333,918	\$366,000	\$32,082	\$192,490
7	\$193,514	\$140,404	\$333,918	\$366,000	\$32,082	\$224,572
8	\$203,354	\$130,565	\$333,918	\$366,000	\$32,082	\$256,653
9	\$213,693	\$120,225	\$333,918	\$366,000	\$32,082	\$288,735
10	\$224,558	\$109,360	\$333,918	\$366,000	\$32,082	\$320,816
11	\$235,976	\$97,942	\$333,918	\$366,000	\$32,082	\$352,898
12	\$247,975	\$85,944	\$333,918	\$366,000	\$32,082	\$384,980
13	\$260,583	\$73,335	\$333,918	\$366,000	\$32,082	\$417,061
14	\$273,832	\$60,086	\$333,918	\$366,000	\$32,082	\$449,143
15	\$287,756	\$46,163	\$333,918	\$366,000	\$32,082	\$481,225
16	\$302,387	\$31,532	\$333,918	\$366,000	\$32,082	\$513,306
17	\$317,762	\$16,157	\$333,918	\$366,000	\$32,082	\$545,388
<b>Total</b>	<b>\$3,740,958</b>	<b>\$1,935,654</b>	<b>\$5,676,612</b>	<b>\$6,222,000</b>	<b>\$545,388</b>	<b>\$4,908,492</b>

<sup>1</sup>Annual Payment to Caltrans is a rounded estimate prepared by the Division of Aeronautics for planning and approval purposes. Final calculations will be determined by Caltrans' Division of Accounting upon issuance of loan warrant.

# Monterey Peninsula Mon-1-23-L-1 loan agreement for TT review and signature

Final Audit Report

2023-02-14

Created:	2023-02-14
By:	Shannon Montano (s135178@dot.ca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP_yHdCoUdo544hovz_RWdssFO-B3dKKa

## "Monterey Peninsula Mon-1-23-L-1 loan agreement for TT review and signature" History

-  Document created by Shannon Montano (s135178@dot.ca.gov)  
2023-02-14 - 4:31:44 PM GMT
-  Document emailed to Tarek Tabshouri (s129043@dot.ca.gov) for signature  
2023-02-14 - 4:32:16 PM GMT
-  Email viewed by Tarek Tabshouri (s129043@dot.ca.gov)  
2023-02-14 - 5:14:53 PM GMT
-  Document e-signed by Tarek Tabshouri (s129043@dot.ca.gov)  
Signature Date: 2023-02-14 - 7:07:33 PM GMT - Time Source: server
-  Agreement completed.  
2023-02-14 - 7:07:33 PM GMT



**TO:** Monterey Peninsula Airport District Board of Directors  
**FROM:** Michael La Pier, A.A.E., Executive Director  
**SUBJ:** Resolution No. 1843, A Resolution Accepting an Avigation Easement Agreement from Kenneth Eugene Slama, Trustee of the Kenneth Eugene Slama Revokable Trust

**BACKGROUND.** Kenneth Eugene Slama, the Trustee of the Kenneth Eugene Slama Revokable Trust dated July 18, 2006 ("Grantor"), is the owner in fee of certain real property with an address of 2300 Garden Road, in the City of Monterey, County of Monterey, State of California ("Property"). The Property is situated within close proximity of the Airport.

As incident to the conducting of operations of the Airport by the District, properties situated in close proximity to the Airport may be subject to noise, the flight of low-flying aircraft within their airspace, and other effects associated with the operation of an airport.

The Grantor desires to develop the Property. The City of Monterey, CA is considering approval of the conversion of commercial property at 2300 Garden Road, Monterey, CA to residential, a higher intensity use, and is requiring the grant of avigation easement agreement (Agreement) in favor of the District as a condition of its approval.

**FISCAL IMPACT.** None

**STAFF ANALYSIS.** The Agreement grants the Airport a perpetual avigation easement and right-of-way for the free and unobstructed aerial passage and flight of aircraft for the Property. Among other things, said easement includes the right to make or emit, in or about the airspace of the Property, noise, light, vibrations, fumes, exhaust, and all other effects inherent in the operation of aircraft in connection with the present or future operation of the Airport. In addition, there shall not at any time be allowed construction or growth of any building, structure, tree, or other object that would be considered an obstruction or hazard to air navigation. The easements and right-of-way granted are for the benefit of the Airport. Staff asks that the Board accept the grant of avigation easement and direct the Executive Director to execute the Grant of Avigation Easement Agreement and record said avigation easement with the Monterey County Recorder's Office for this Property.

**RECOMMENDATION.** Adopt Resolution No. 1843, A Resolution Accepting an Avigation Easement Agreement from Kenneth Eugene Slama, Trustee of the Kenneth Eugene Slama Revokable Trust.

**ATTACHMENTS.**

Resolution No. 1843  
Grant of Avigation Easement Agreement

**RESOLUTION NO. 1843**

**A RESOLUTION ACCEPTING AN AVIGATION EASEMENT AGREEMENT FROM KENNETH EUGENE SLAMA, TRUSTEE OF THE KENNETH EUGENE SLAMA REVOKABLE TRUST**

**WHEREAS**, Kenneth Eugene Slama, Trustee of the Kenneth Eugene Slama Revocable Trust dated July 18, 2006 ("Grantor"), is the owner in fee of certain real property with an address of 2300 Garden Road, in the City of Monterey, County of Monterey, State of California, described in Exhibit "A" to the Grant of Avigation Easement Agreement and incorporated herein by reference ("Property"); and

**WHEREAS**, District is the owner and operator of the Monterey Regional Airport ("Airport"), and as incident to the conducting of operations of the Airport by the District, properties situated in close proximity to the Airport may be subject to noise, the flight of low-flying aircraft within their airspace, and other effects associated with the operation of an airport; and

**WHEREAS**, The Property is situated within close proximity of the Airport, and Grantor desires to develop the Property for residential use; and

**WHEREAS**, The City of Monterey, CA is considering approval for a housing conversion from commercial property and requires the granting of an avigation easement in favor of the District as a condition of approval.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT:** That the Executive Director is hereby authorized to execute such agreement and easement on behalf of the District and that the District Secretary or designee is authorized to affix thereto the official seal of the District.

**AND BE IT FURTHER RESOLVED** that the Secretary or the Acting Secretary of the Airport District is authorized and directed to record said avigation easement with the Monterey County Recorder's Office.

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

<b>AYES:</b>	<b>DIRECTORS:</b>
<b>NOES:</b>	<b>DIRECTORS:</b>
<b>ABSTAIN:</b>	<b>DIRECTORS:</b>
<b>ABSENT:</b>	<b>DIRECTORS:</b>

Signed this 15<sup>th</sup> day of March 2023

LisAnne Sawhney, Chair

ATTEST

Michael La Pier, AAE  
District Secretary

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Monterey Peninsula Airport District  
200 Fred Kane Drive; Suite 200  
Monterey, California 93940  
ATTN: Planning & Development

THIS SPACE FOR RECORDER'S USE ONLY

The Document Transfer Tax is \$0/zero as Monterey Peninsula Airport District is exempt from recording fees as a publicly owned non-taxable governmental agency [Revenue Tax Code Section 11922].  
The recording fee is \$0/zero for the reason above [Government Code Section 27382].

#### GRANT OF AVIGATION EASEMENT AGREEMENT

THIS GRANT OF AVIGATION EASEMENT AGREEMENT (this "Agreement") is made as of \_\_\_\_\_, 2023, by and between Kenneth Eugene Slama, Trustee of the Kenneth Eugene Slama Revocable Trust dated July 18, 2006 ("Grantor"), and the Monterey Peninsula Airport District, a special district formed under special legislation by the State of California ("Grantee" or the "District").

WHEREAS, Grantor is the owner in fee of that certain parcel of land situated within the City/County, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property");

WHEREAS, as incident to the conducting of airport operations by the District, properties situated in close proximity to the Monterey Peninsula Airport (the "Airport") may be subject to noise, the flight of low-flying aircraft within their airspace, and other effects associated with the operation of an airport;

WHEREAS, the Property is situated within close proximity of the Airport;

WHEREAS, in order to minimize the effects associated with the operation of an airport, properties situated in close proximity to the Airport have historically been used for agricultural and other low-intense uses;

WHEREAS, Grantor desires to develop the Property for an industrial, commercial or residential use of substantially greater intensity than the existing one; and

WHEREAS, as a condition of granting permission to develop the Property for the commercial or residential use desired by Grantor, the parties hereby agree as follows:

1. Avigation Easement. Grantor hereby grants, and Grantee hereby accepts a perpetual avigation easement and right-of-way, and certain rights appurtenant to said easement as set forth below, for the free and unobstructed aerial passage and flight of aircraft, of any and all kinds now known or hereinafter invented, used or designed for aerial navigation, in connection with the operation of the airport. Said easement and right-of-way shall be for the public benefit and use. Said easement and right-of-way shall be in, over, above and across the airspace of the Property.

2. Noise Element. Said easement and right-of-way shall include the right to cause, make and emit, in or about the airspace of the Property, such noise, light, vibrations, fumes, exhaust, smoke, air currents, dust, fuel particles, radio, television and other electromagnetic interferences, and all other effects

as may be inherent in the operation, use, flight, maintenance, taking off, land and navigation of aircraft in connection with the present or future operation of the Airport (collectively, the "Effects").

3. Mitigation. Grantee shall have no duty to avoid or mitigate any of the Effects by, without limitation, setting aside or condemning buffer lands, rerouting air traffic, altering approach zones (including without limitation altering elevation of approaching aircraft, erecting sound or other barriers, establishing curfews, noise or other regulations, except to the extent, if any, such actions are validly required by governmental authority.

4. Release. Grantor hereby forever fully waives, surrenders, and releases any right, claim or cause of action that it may have now or in the future against Grantee and hereby covenants not to sue, file a complaint, claim or action in or before any federal, state or local judicial or quasi-judicial court or tribunal or administrative board, panel, commission or body or seek any form of alternative dispute-resolution relief (including, but not limited to, arbitration) against Grantee for an invasion of its airspace in connection with this Agreement or for being subject to any of the effects. Said release includes, but is not limited to, claims, whether known or unknown, for damages for physical or emotional injuries, discomfort, inconvenience, property damage, death, interference with use and enjoyment of property, diminution of property values, lost profits, nuisance, or inverse condemnation or for injunctive or other extraordinary or equitable relief. Grantor shall defend, indemnify and hold harmless Grantee from an against any and all lawsuits, complaints, claims or actions asserted by any of Grantor's lessees, sublessees or assignees of all or any part of the property against Grantee with respect to the flight or aircraft in or about the airspace of the property or the effects. In the event that Grantor shall sell or subdivide any part of the property, Grantor shall reference this Agreement and each grant deed or other deed of sale with respect to any part of the property or subdivision and shall indicate therein that the transferee's interest in the property shall be subject to this Agreement.

5. Waiver of Section 1542. To the fullest extent of permitted by law, Parties each expressly waive any right or benefit available to them under Section 1542 of the California Civil Code, which provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

6. Third Parties. This Agreement shall not operate to deprive the Grantor of any rights that it may from time to time have against any individual or entity other than Grantee for the negligent or unlawful operation of aircraft, or the effects.

7. Obstruction to Navigation. Grantor shall not at any time construct or permit the construction, enlargement or growth of any building, structure, tree or other object that (1) constitutes an obstruction or hazard to air navigation under FAR Part 77; (2) obstructs or interferes with the use of the easements and rights-of-way herein granted; (3) creates electrical interference with radio communication between any installation upon said Airport and aircraft; (4) diminishes the ability of pilots to distinguish between Airport lights and other lights; (5) impairs the general visibility in or around the vicinity of the Airport; or (6) otherwise endangers or impairs the landing, take-off or maneuvering of aircraft.

8. Runs With Land. The easements and right-of-way granted herein are for the benefit of the Airport and such other property as shall be subsequently acquired from time to time by Grantee as constituting a part of the Airport. All of the provisions of this Agreement shall run with the land which constitutes the property and shall bind Grantor to the maximum extent now or hereafter permitted by law. It is the intent of the parties that this Agreement shall comply with and satisfy California Civil Code

Section 1468. The property shall be the subservient tenement and the Airport shall be the dominant tenement.

9. Successors and Assigns. The term "Grantor" as used herein shall include Grantor and all of its lawful heirs, successors, assigns, officers, agents, devisees, administrators, lessees, representatives, employees and all other entities or persons acquiring an interest in any part of the property. The term "Grantee" shall include the City in its present form or in any later reorganized, consolidated, or enlarged form, and any political subdivision, agency or entity of the City, any entity under contract with the City with respect to the management of its airport operations, and all of the City's officers, agents, representatives, employees and officials (whether elected, appointed or otherwise).

10. Attorney's Fees. In the event of a dispute arising between the parties hereunder, the prevailing party shall be entitled to its reasonable attorney's fees and costs (including, without limitation, expert witness fees and costs).

11. Captions. The caption headings herein are strictly for the convenience of the parties and are not intended to be used in the interpretation or construction of this Agreement.

12. Severability. It is the intent of the parties that in the event that any provision herein is held to be invalid, the remaining provisions shall continue in full force and effect unless enforcement of the Agreement so modified would frustrate the purposes of this Agreement.


13. Termination. This Agreement shall continue in full force and effect until such time as the Airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the undersigned have executed this Agreement.

Monterey Peninsula Airport District:

Property Owner:

\_\_\_\_\_  
Michael La Pier, AAE  
Executive Director

  
\_\_\_\_\_  
Kenneth Eugene Slama  
Trustee of the Kenneth Eugene Slama Revocable Trust

(The above signature must be notarized)

ATTEST:

\_\_\_\_\_  
Scott E. Huber  
District Counsel



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

)

) ss.

COUNTY OF Monterey

)

On Feb. 23, 2023 before me, Michelle Sanchez, Notary Public, personally appeared Kenneth Eugene Slama, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public

(Seal)

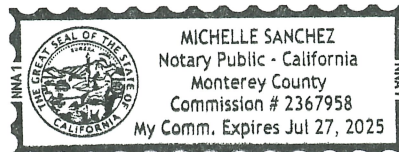


EXHIBIT 'A'  
AVIGATION EASEMENT AGREEMENT

PROJECT NUMBER: ARP-20-0271

DESCRIPTION OF LAND:

Assessor's Parcel No. 013-312-004

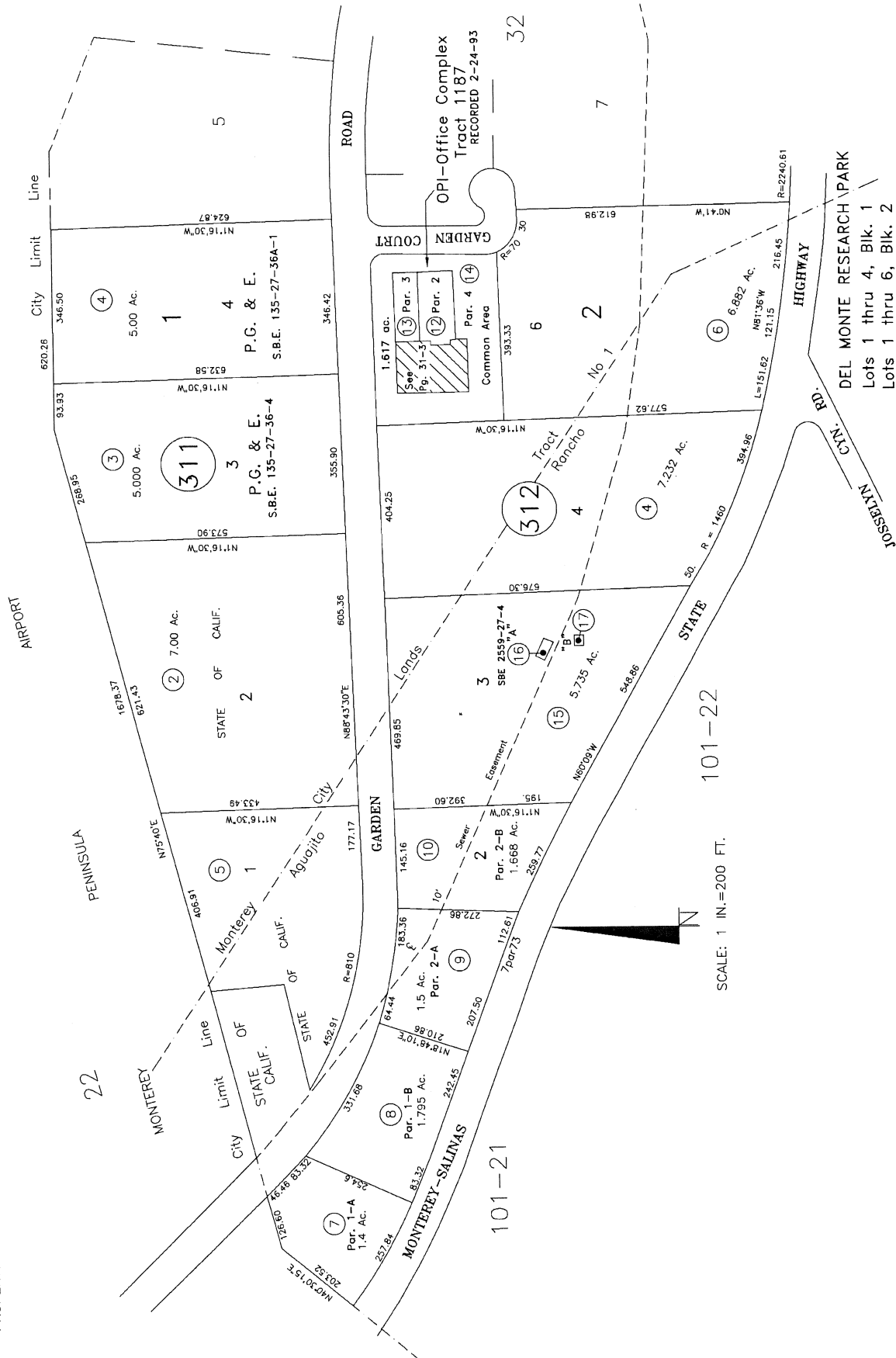
Address or Location: 2300 Garden Road, Monterey, CA 93940

Legal Description:

All that certain land situated in the City of Monterey, County of Monterey, State of California, described as follows:

Lot 4, in Block 2, as said Lot and Block are shown on that certain map entitled "Map of Tract No. 370, Del Monte Research Park; filed August 10, 1960 in Volume 7, Maps of "Cities and Towns", at Page 19, in the Office of the County Recorder of the County of Monterey, State of California.

THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY



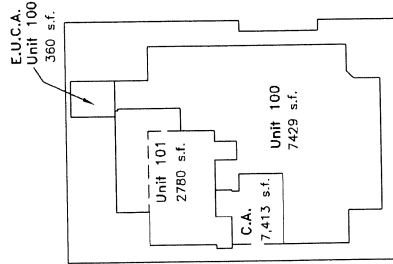




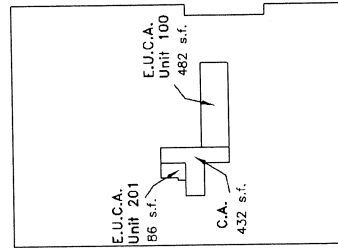
THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY

TAX CODE AREA

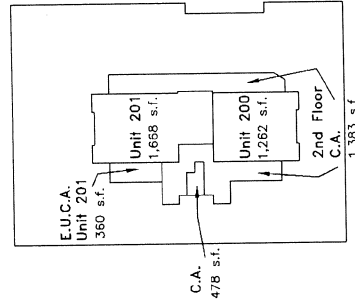
COUNTY OF MONTEREY  
ASSESSOR'S MAP  
BOOK 013 PAGE 31-3



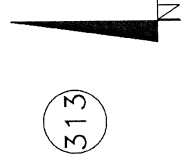
First Floor



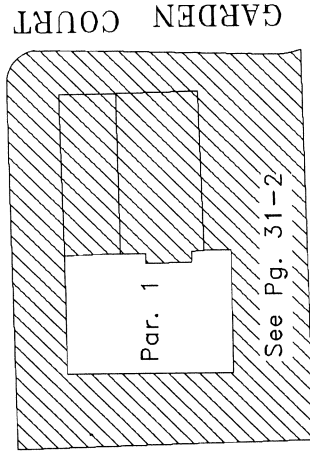
Mezzanine



Second Floor



SCALE: 1 IN.=200 FT.



Site Plan

Legend

C.A. = Common Area  
E.U.C.A. = Exclusive Use Common Area

1st Floor	Area	A.P.N.
Unit 100	7,429 s.f.	013-313-006
Unit 101	2,780 s.f.	013-313-007
2nd Floor		
Unit 200	1,262 s.f.	013-313-003
Unit 201	1,658 s.f.	013-313-004
Building Common Area	10,849 s.f.	013-313-005

Lincoln Avenue Investors  
Condominium Plan  
Parcel 1 of Tract 1187  
Doc # 2012043317  
RECORDED 7-27-2012

**AGENDA ITEM: H**  
**DATE:** March 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.**

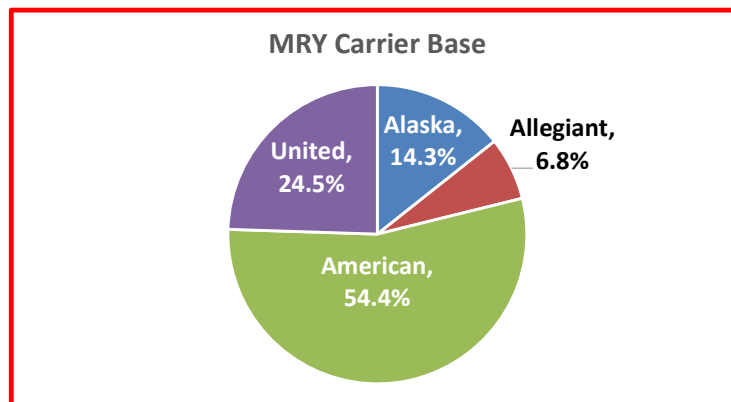
[Police Activity Report by Del Rey Oaks Police Department](#)

RATING	DATE OF VISIT	TIME OF VISIT	PURPOSE	FLIGHT	AIRLINE	COMMENT	CITY	STATE
POOR	2/7/2023	3:20 PM	Departing	-	American	You guys are terrible, worst airport in the usa, seriously. douchebags with attitude in tsa check deserve to get slapped for being impatient when they make you abide by completely ridiculous requests. Weasel face balding guy has the attitude of a pre-teen girl, rushes you to empty all your pockets and then makes you wait to go through the scanner when there is absolutely no line or other people. Fucking seriously the most strict, not needed protocol for security screening ive ever seen in any airport in the usa. You guy seriously need to get your shit in order and perform efficiently instead of having these douchebags all thinking theyre police performing high level security pat downs. I could actually go on about how the check in staff and tsa where completly inefficient about their jobs but ive already wasted too much time with this complaint. Get you shit in order to perform more efficient and stop wasting peoples time.	Monterey	CA
	2/8/2023	11:00 AM	Departing	5778	United	Very helpful staff. Found lost phone	Morrison	CO
	2/23/2023	11:25 AM	Departing	3003	American	love how easy this airport is!	Pebble Beach	CA
	2/25/2023	11:36 AM	Departing	3003	American	TSA not very friendly	Scottsdale	AZ

**TO:** Michael La Pier, Executive Director, Monterey Regional Airport  
**FROM:** Mark Wilson, Controller  
**SUBJECT:** Discussion and Analysis of the January 31, 2023 Financial Statements

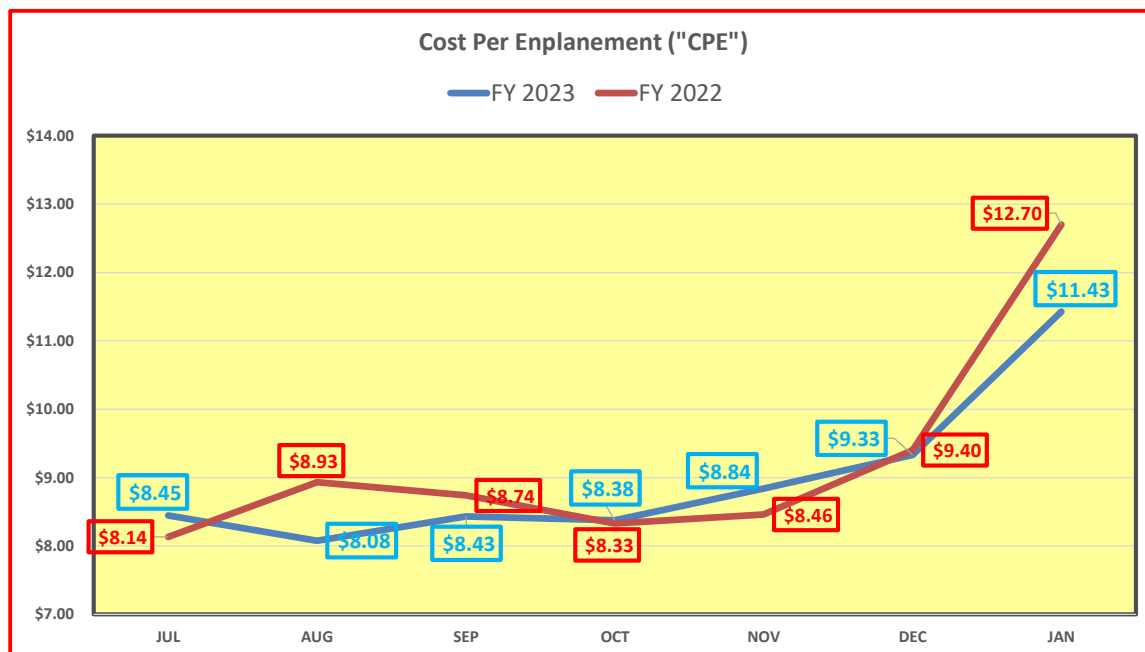
KEY OPERATING STATISTICS. January enplanements were 14,121, up 14.7% from the 12,309 in the previous period in 2022. January airline landings were less than budgeted (292 actual vs. 404 budgeted). Total Passengers for the month of January were 29,466 up from 25,180 in the previous period in 2022. Total aircraft operations for January were 3,589, down from 4,692 in the previous period in 2022, while Vehicle exit counts in the parking lots were 8,331 up 7.0% from the exit counts in January of 2022.

In January American Airlines accounted for approximately 54.4%, of the Airport's traffic.



In January the Airport's CPE was \$11.43, compared to \$12.70 in the same period in 2022 .

**Chart 1**





**MONTEREY PENINSULA AIRPORT DISTRICT**  
Statement of Cash Flows

	January 2023 (Unaudited)	FYTD 2023 (Unaudited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Receipts from customers	\$ 919,065	\$ 6,931,554
Payments to vendors for goods and services	(685,606)	(4,591,676)
Payments for employees pension and OPEB benefits	(69,408)	(489,857)
Payments to employees for services	(131,293)	(888,865)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>32,757</b>	<b>961,156</b>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:</b>		
Proceeds from operating grants (CARES Act)	-	2,240,858
<b>Net cash provided by non-capital financing activities</b>	<b>-</b>	<b>2,240,858</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Proceeds from FAA Grants and Passenger Facilities Charges	526,210	8,284,664
Proceeds from Customer Facilities Charges	29,498	310,521
Acquisition and construction of capital assets	(260,753)	(2,693,362)
Interest paid on loans	-	(13,648)
Principal paid on loans	(4,442)	(109,201)
<b>Net cash provided (used) by capital and related financing activities</b>	<b>290,514</b>	<b>5,778,974</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Investment income received	4,768	81,041
Investments (purchased)	995,501	(6,388,000)
<b>Net cash (used) by investing activities</b>	<b>1,000,269</b>	<b>(6,306,959)</b>
Net Change in Cash and Cash equivalents	1,323,540	2,674,028
Cash and Cash Equivalents at Beginning of Period	5,747,370	4,396,882
Cash and Cash Equivalents at End of Period	<b>\$ 7,070,910</b>	<b>\$ 7,070,910</b>
<b>STATEMENT OF NET POSITION</b>		
<b>CLASSIFICATION OF CASH AND CASH EQUIVALENTS:</b>		
Unrestricted	\$ 4,269,165	\$ 4,269,165
Restricted	2,801,745	2,801,745
Total cash and cash equivalents	<b>\$ 7,070,910</b>	<b>\$ 7,070,910</b>
<b>Reconciliation of operating loss to net cash provided (used) by operating activities:</b>		
Operating Loss after Depreciation and Amortization	\$ (295,648)	\$ (1,550,631)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	469,068	3,241,323
(Increase) decrease in:		
Accounts receivable	34,489	334,163
Prepaid and other current assets	(2,900)	(518,060)
Increase (decrease) in:		
Accounts payable	(37,081)	(454,871)
Accrued liabilities	(134,720)	(74,302)
Security deposits	675	19,061
Unearned revenues	6,425	6,295
Accrued compensated absences	12,415	(21,857)
Due to the City of Monterey	(19,966)	(19,966)
<b>Total Adjustments</b>	<b>328,405</b>	<b>2,511,787</b>
<b>Net cash provided (used) by operating activities</b>	<b>\$ 32,757</b>	<b>\$ 961,156</b>
<b>Non-cash capital and related financing activities:</b>		
Acquisition of capital assets in accounts payable	<b>\$ 243,766</b>	<b>\$ 243,766</b>
Accrued interest on CEC loan	<b>\$ 1,881</b>	<b>\$ 13,648</b>

**LIQUIDITY AND CAPITAL RESOURCES.** As of January 31, 2023 the Airport had unrestricted cash and investments of \$16.99M with \$1.691M of funds available under the CARES Grant. In February 2023, we made a CARES draw for \$705K.

To date, the Airport has received FAA Grants of \$9.483M for the new ARFF building. In addition, the Airport has previously received notice of eligibility for \$4.28M of Grants for Terminal Design under the BIL/Entitlements. In March, 2023, the Airport received notice of eligibility for another \$3.0M Grant for Terminal Design under the competitive BIL/ATP process.

As of January 31, 2023 the Airport had Restricted PFC cash and investments of \$1.792M and Restricted CFC cash and investments of \$1.111M.

The Current Ratio of unrestricted current assets to current liabilities is a very healthy 19.1X. Days Cash on Hand (based on FY 23 Budgeted Operating Expenses), was 655.

**OPERATING INCOME.** The Airport's higher than budgeted revenues and lower than budgeted operating expenses in January resulted in an operating income of \$174.5K, which is a favorable variance of \$131.4K to January's budgeted operating income of \$43.1K.

	OPERATING INCOME			
	January 2023 ACTUAL	January 2023 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Operating Revenues	\$ 880,458	\$ 801,041	\$ 79,417	10%
Operating Expenses	(705,937)	(757,901)	51,964	7%
Operating Income	<u>\$ 174,521</u>	<u>\$ 43,140</u>	<u>\$ 131,381</u>	<u>305%</u>

**REVENUES.** January 2023 combined reported Airport Operating Revenues were \$880.5K, which was \$79.4K (10%) higher than budget (\$801.0K). This favorable variance was primarily due to \$96K recognized for the cessation of the past rent obligation to DMA for the surrender of the Rental Car QTA premises under the terms of the Consolidated 2023 Master Lease with Monterey Fuel Company .

	January 2023 ACTUAL	January 2023 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Terminal Revenues	\$ 421,050	\$ 414,978	\$ 6,072	1%
General Aviation	144,452	146,740	(2,288)	-2%
Non-Aviation	183,155	182,732	423	0%
Other Operating	128,820	53,900	74,920	139%
Interest Income	2,982	2,692	291	11%
	<u>\$ 880,458</u>	<u>\$ 801,041</u>	<u>\$ 79,417</u>	<u>10%</u>

**Terminal Revenues:**

Commercial Aviation fees (\$72.9K) for January were lower than the budget (\$86.9K) by \$14.K/16%. This unfavorable variance was primarily due to lower than budgeted landing fees.

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

Terminal Concessions (\$14.9K) for January were higher than the budget (\$10.4K) by \$4.5K/43%. This favorable variance was primarily due to higher than budgeted revenues for Woody's.

TNC Permits & Trip Fees (\$20.5K) for January were higher than the budget (\$15.6K) by \$4.9K/32%. This favorable variance was primarily due to higher than budgeted revenues for Uber and Lyft.

Rental Car Concessions (\$85.2K) for January were lower than the budget (\$91.2K) by \$6.0K/7%. This unfavorable variance was due primarily to National and Hertz coming in below budget.

Parking Concession (\$79.7K) for January was higher than the budget (\$61.9K) by \$17.8K/29%. Parking Concession revenues for January were budgeted at 8,172 parked cars with an average of \$7.57. In January the number of parked cars was more at 8,331 with an average of \$9.57 per car, resulting in a favorable variance.

**General Aviation Revenues:**

Heavy General Aviation revenues (\$111.4K) for January were materially on budget (\$113.9K)

Light General Aviation revenues (\$33.1K) for January were materially on budget (\$32.8K).

**Non-Aviation Revenues:**

Non-Aviation revenues (\$183.2K) for January were materially on budget (\$182.7K).

**Other Operating Revenues:**

Other Operating revenues (\$128.8K) for January were higher than the budget (\$53.9K) by \$74.9K/139%. This favorable variance was primarily due to the aforementioned liability adjustment.

**Interest Income:**

Interest Income (\$3.0K) for January was materially on budget (\$2.7K).

EXPENSES. Total operating expenses of (\$705.9K) for January were lower than the budget (\$757.9K) by \$52.K/7%. This favorable variance was primarily due to lower Employer Benefits and lower Repairs and Maintenance, partially offset by higher than budgeted Professional Services; detailed analyses follows:

OPERATING EXPENSES - BY MAJOR CATEGORY TYPE				
	January 2023 ACTUAL	January 2023 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Salaries & Taxes	\$ 198,719	\$ 195,259	\$ (3,460)	-2%
Employer Benefits	108,527	161,902	53,375	33%
Recruitment & Training	14,398	11,535	(2,863)	-25%
Business Expenses	36,396	29,849	(6,547)	-22%
Supplies & Materials	7,279	11,930	4,651	39%
Repairs & Maintenance	18,294	39,790	21,496	54%
Outside Services	211,021	215,509	4,488	2%
Professional Services	48,631	27,405	(21,226)	-77%
Marketing, PR	19,775	24,405	4,630	19%
Utilities	41,016	38,435	(2,581)	-7%
Interest Expense	1,881	1,881	-	0%
	<u>\$ 705,937</u>	<u>\$ 757,901</u>	<u>\$ 51,964</u>	<u>7%</u>

OPERATING EXPENSES - BY DEPARTMENT				
	January 2023 ACTUAL	January 2023 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Admin & Finance	\$ 223,522	\$ 188,415	\$ (35,107)	-19%
Planning & Development	58,693	61,103	2,410	4%
Maintenance	115,234	155,552	40,318	26%
Operations	44,885	56,236	11,351	20%
Police	97,867	109,663	11,796	11%
Fire	138,730	160,247	21,518	13%
Board of Directors	18,160	16,923	(1,237)	-7%
Rental Properties	6,965	7,880	915	12%
Interest Expense	1,881	1,881	-	0%
	<u>\$ 705,937</u>	<u>\$ 757,901</u>	<u>\$ 51,964</u>	<u>7%</u>

Salary & Tax Expenses (\$198.7K) for January were higher than the budget (\$195.3K) by \$3.5K/2%. This unfavorable variance was primarily due to higher than budgeted salaries and wages for the Finance (\$6.1K), Planning (\$2.4K), and Operations Departments (\$1.3K), partially offset by lower salaries and wages for the Maintenance Department (-\$6.9K).

Employer Benefit Expenses (\$108.5K) for January were lower than the budget (\$161.9K) by \$53.4K or 33.0%. 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 (-\$15.5K) and lower CalPERS Retirement (-\$2.4K).

Personnel Recruitment, Training & Pre-Employment and Related Expenses (\$14.4K) for January were higher than the budget (\$11.5K) by \$2.9K/25%. This unfavorable variance was primarily due to higher than budgeted Dues and Subscriptions (\$1.7K), and Seminars & Conferences (\$1.2K).

Business Expenses (\$36.4K) were higher than the budget (\$29.8K) by \$6.5K/22%. This unfavorable variance was primarily due to higher than budgeted Insurance (\$3.1K), Administrative (\$4.8K) and Telephone (\$1.2K), partially offset by lower Telecommunications Expense (-\$2.6K).

Supplies & Materials expenses (\$7.3K) for January were lower than the budget (\$11.9K) by \$5K or 39%. This favorable variance was primarily due to lower than budgeted Custodial Supplies & Materials (-\$2.1K) and Office Supplies (-\$1.7K).

Repair & Maintenance expenses (\$18.3K) for January were lower than the budget (\$39.8K) by \$21K or 54.0%. This favorable variance was primarily due to lower Airfield(-\$4.2K), Terminal(-\$4.4K), Rental (-\$4.2K), Landscaping (-\$2.3K), General (-\$2.4K), and District Vehicle R&M Expenses (-\$4.4K).

Outside Services expenses (\$211.K) for were lower than the budget (\$215.5K) by \$4K or 2%. This favorable variance was primarily due to lower than budgeted Other Contract Services (-\$4.5K) .

Professional Service expenses for the Art Program, Architect & Engineer, Legal, Audit, Computer / LAN & IT, Environmental, and Human Resources (\$48.6K) for January were higher than the budget (\$27.4K) by (\$21.2K)/77.5%. This unfavorable variance was primarily due to higher Other Legal Services (\$15.4K), Human Resources (\$8.6K), partially offset by lower A&E (-\$2.0K) and Computer Expenses (-\$2.0K).

Marketing, Public Relations, Air Service Development and Social Media Marketing expenses (\$19.8K) for January were lower than the budget (\$24.4K) by \$4.6K or 19.0%. This favorable variance was primarily due to lower than budgeted Marketing (-\$5.7K), Air Service Development (-\$1.3K), and Social Media Marketing expenses (-\$1.6K), partially offset by higher Public Relations expense (\$4.1K).

Utilities expenses, combined, (\$41.K) for January were higher than the budget (\$38.4K) by \$2.6K or 6.7%. This unfavorable variance was due primarily to higher natural gas usage/charges (\$5.0K) and water usage/charges (\$2.1K), partially offset by lower waste water usage/charges (-\$4.3K).

Interest expense (\$1.9K) for January was materially on budget (\$1.9K).

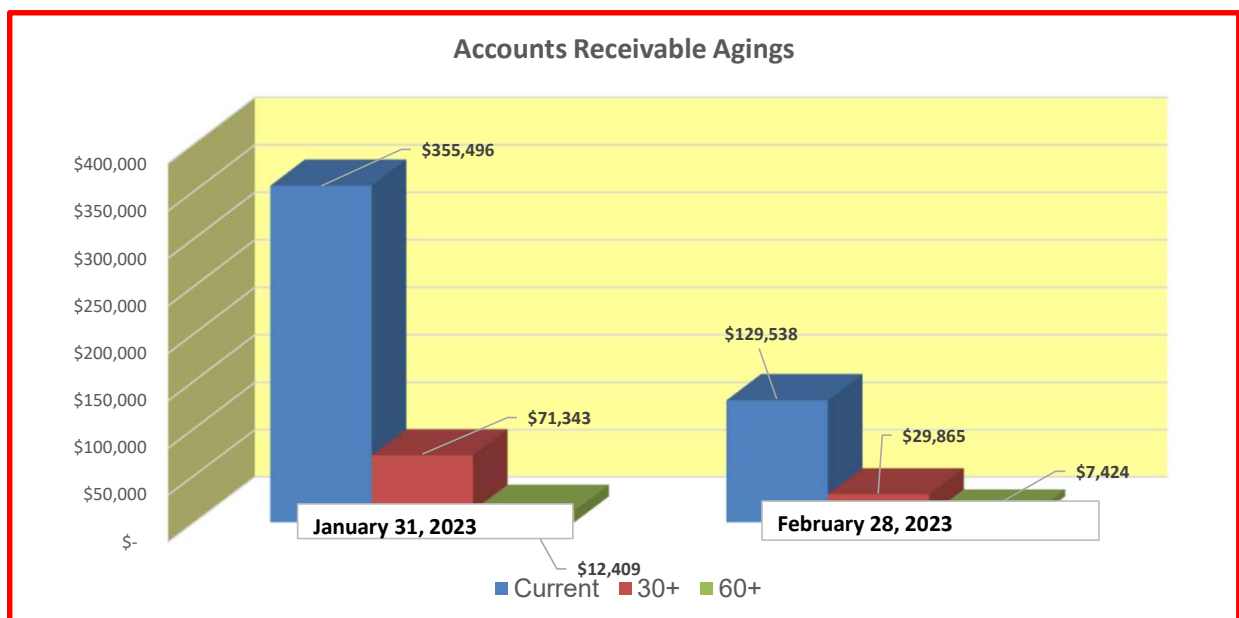
## SELECTED BALANCE SHEET ANALYSES:

**ACCOUNTS RECEIVABLE.** The accounts receivable balance on January 31, 2023 was \$439.2K. This balance is \$34.3K or 7% lower than the December 31, 2022 balance (\$473.5K), and \$151.2K/26% lower than the \$590.4K balance on January 31, 2022. The accounts receivable balance over 60 days old on January 31, 2023, was \$12.4K.

As of February 28, 2023, the net accounts receivable over 60 days was \$7.4K and the total accounts receivable balance (excluding prepaids) was \$166.8K. Significant customer balances outstanding were: American Airlines (\$47.6K), and U.S. Treasury (\$29.4K).

Chart 2 below graphically presents the aging of accounts receivable (1) as of January 31, 2023 and (2) prior to the next billing cycle (February 28, 2023).

**Chart 2**



Total accounts receivable of \$439.2K as of January 31, 2023 was comprised of \$100.8K/(22.9%) from Commercial Airlines, \$84.2K/(19.2%) from Rental Car companies, \$68.1K/(15.5%) from FBOs, \$72.9K/(16.6%) from Parking, \$29.1K/(6.6%) from the Monterey Hi-Way Self Storage, \$21.1K/(4.8%) from TNCs and Taxis, \$11.3K/(2.6%) from Woody's and \$51.7K/(11.8%) from all other customer accounts.

The District carries a \$10K allowance for doubtful accounts. Prepaid accounts receivable as of January 31, 2023 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

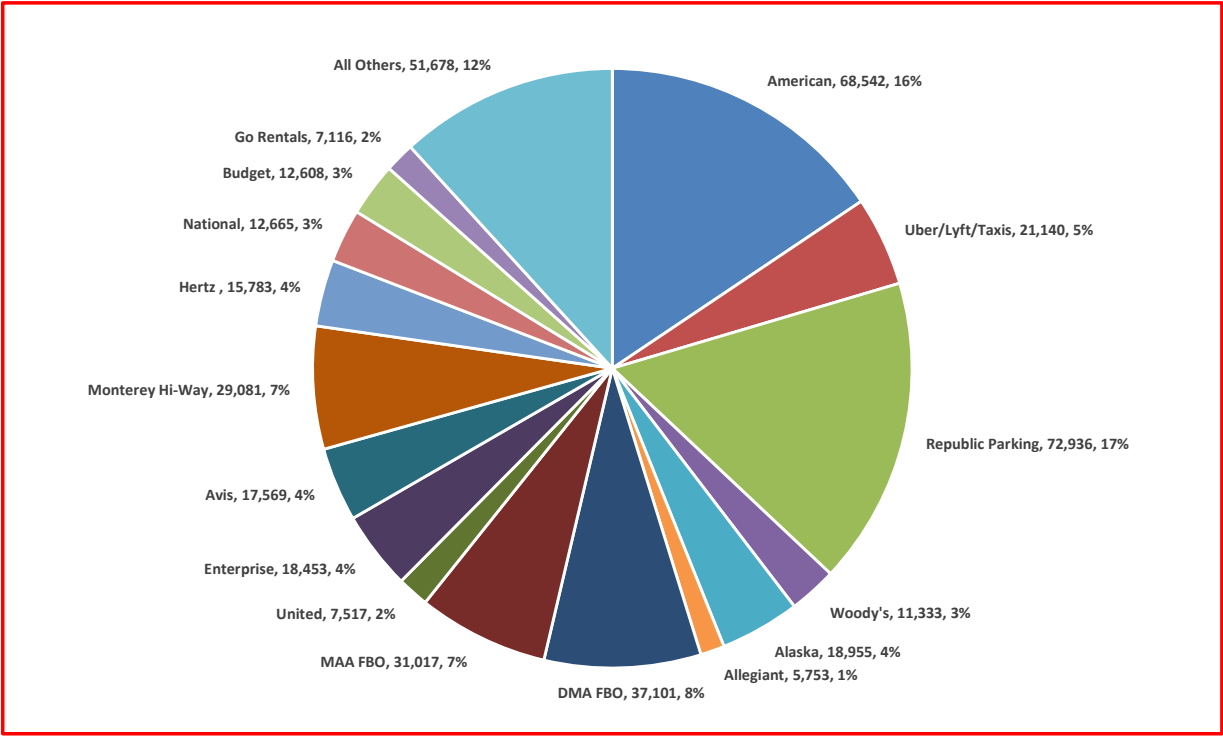
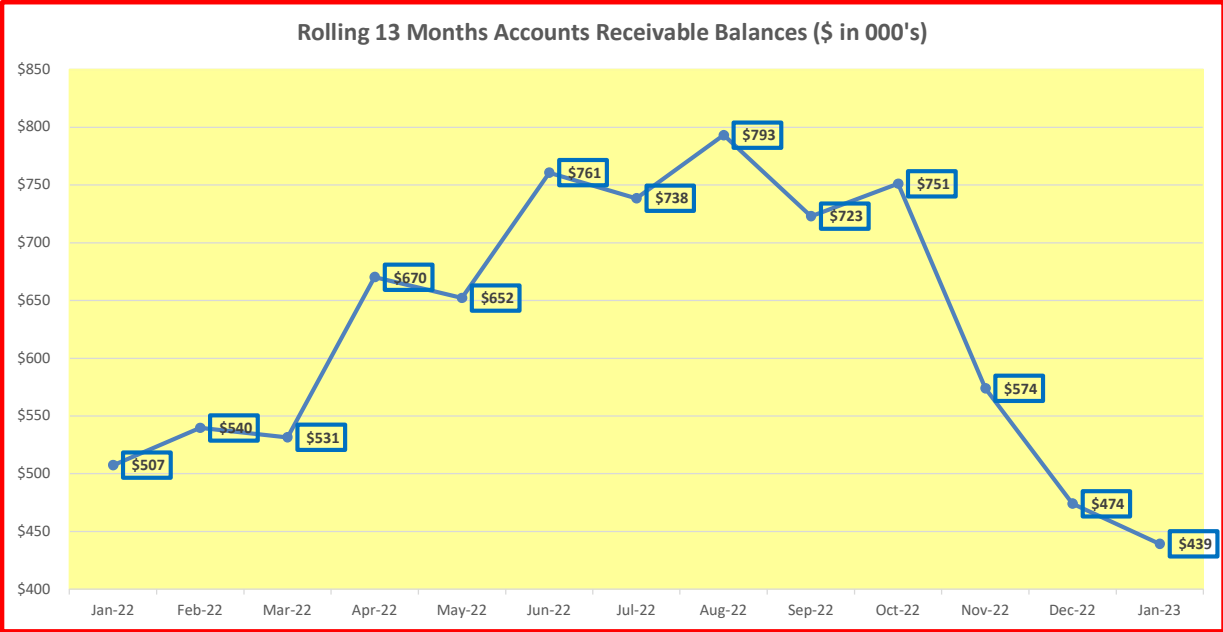


Chart 4 below depicts the total accounts receivable balances for the 13 months from January 2022 to January 2023.

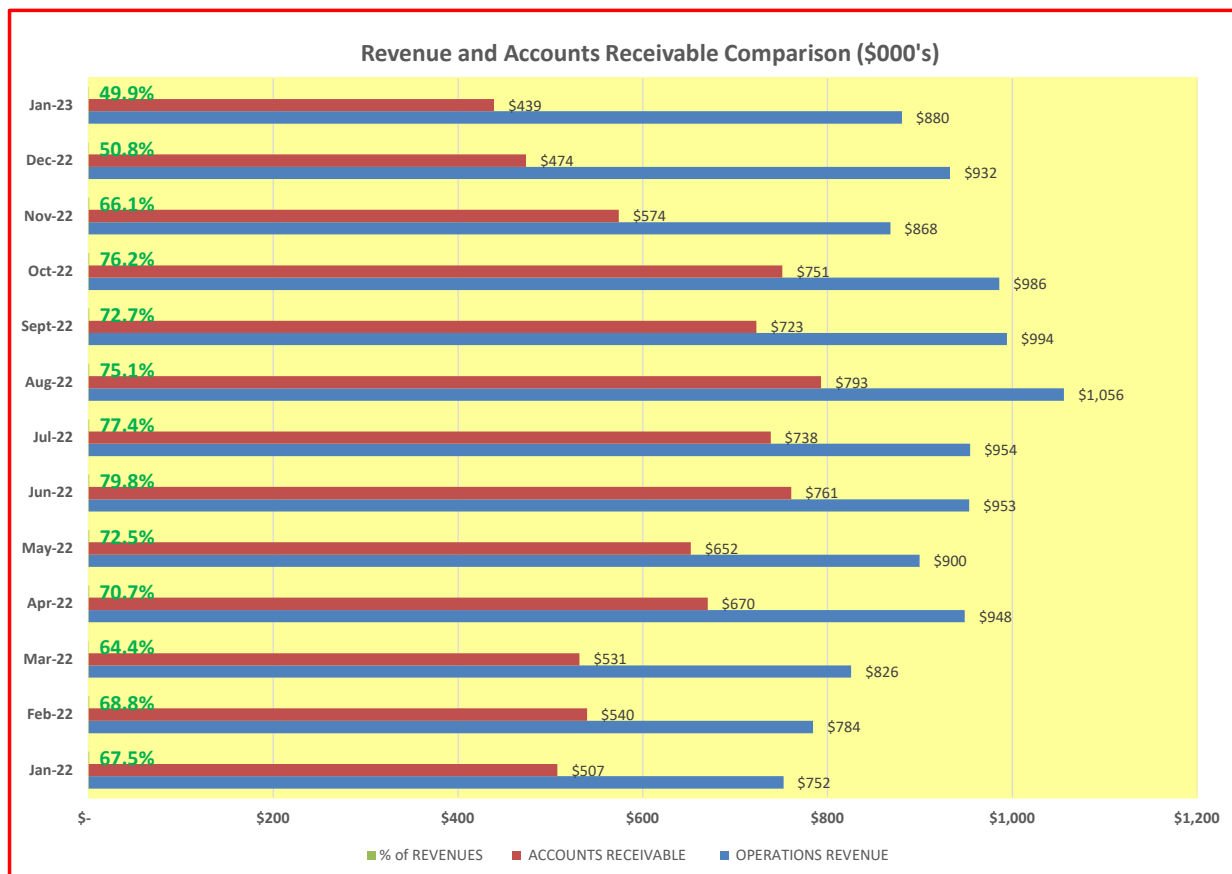
Chart 4



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 January 31, 2023, accounts receivable is 49.9% of revenues and the rolling thirteen-month average is 68.6%.

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

**Chart 5**



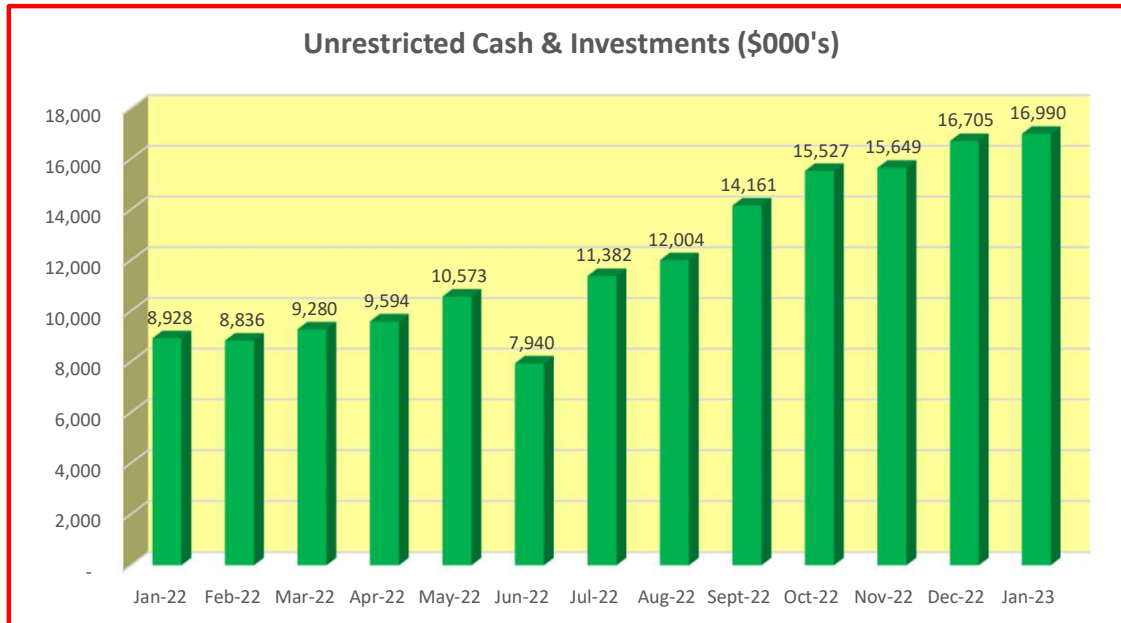
**UNRESTRICTED CASH AND INVESTMENTS.** The unrestricted cash and investments balance on January 31, 2023, was \$16.99M and the unrestricted cash and investments balance on December 31, 2022 was \$16.705M, an increase of \$.285M.

The increase in unrestricted cash and investments was primarily due to: (1) Net cash provided by operating activities of \$32.8K, and (2) the net cash provided by capital and related financing activities of \$290.5K (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:**

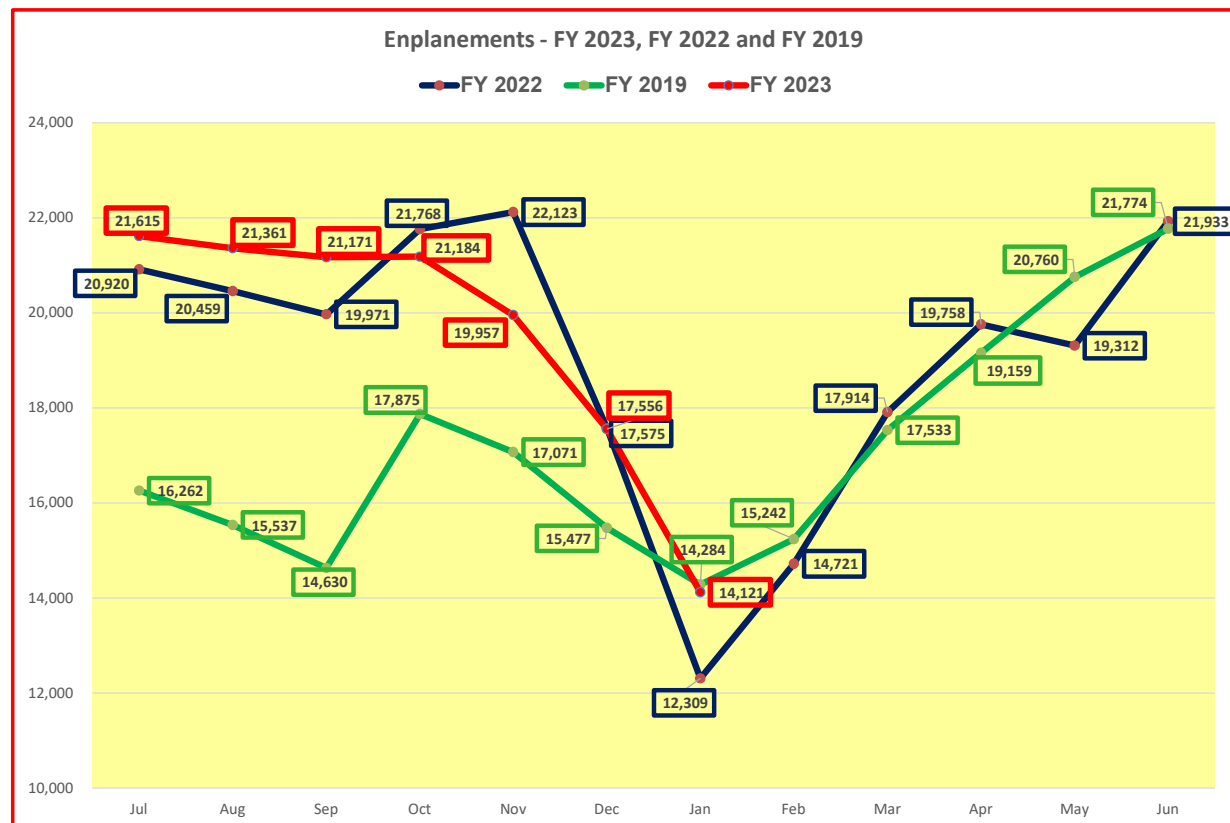
**ENPLANEMENTS AND LOAD FACTORS.** Table 1 presents simple load factors for fiscal years 2016 to 2023. Load factors indicate the customer utilization of available airline seat capacity which generally correlates to customer use of TCP, Taxi and TNC services, parking, and other support services. Simple 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.

	January 31, 2023				FYTD			
Fiscal Year	Load Factors	Enplanements	Available Seats	Flights	Load Factors	Enplanements	Available Seats	Flights
2023	67.2%	14,121	21,016	292	76.5%	137,165	179,195	2,572
2022	59.1%	12,309	20,818	321	73.5%	135,125	183,895	2,689
2021	25.4%	3,521	13,866	188	43.6%	42,743	97,994	1,345
2020	64.4%	16,088	24,972	369	75.1%	141,083	187,776	2,849
2019	60.7%	14,284	23,538	356	68.4%	111,136	162,391	2,450
2018	68.0%	13,302	19,566	307	77.0%	112,661	146,356	2,296
2017	63.5%	14,802	23,314	334	74.6%	117,949	158,174	2,416
2016	67.1%	13,016	19,406	316	78.2%	106,801	136,638	2,268

Airline/destination specific simple load factors for January 2023 were Alaska/SAN 66.2%, Alaska /SEA 63.7% American/DFW 73.0%, American/PHX 51.4%, United/DEN 87.2%, United/LAX 63.0%, United/SFO 55.3%, and Allegiant/LAS 68.2%. JSX did not fly out of MRY in January 2023.

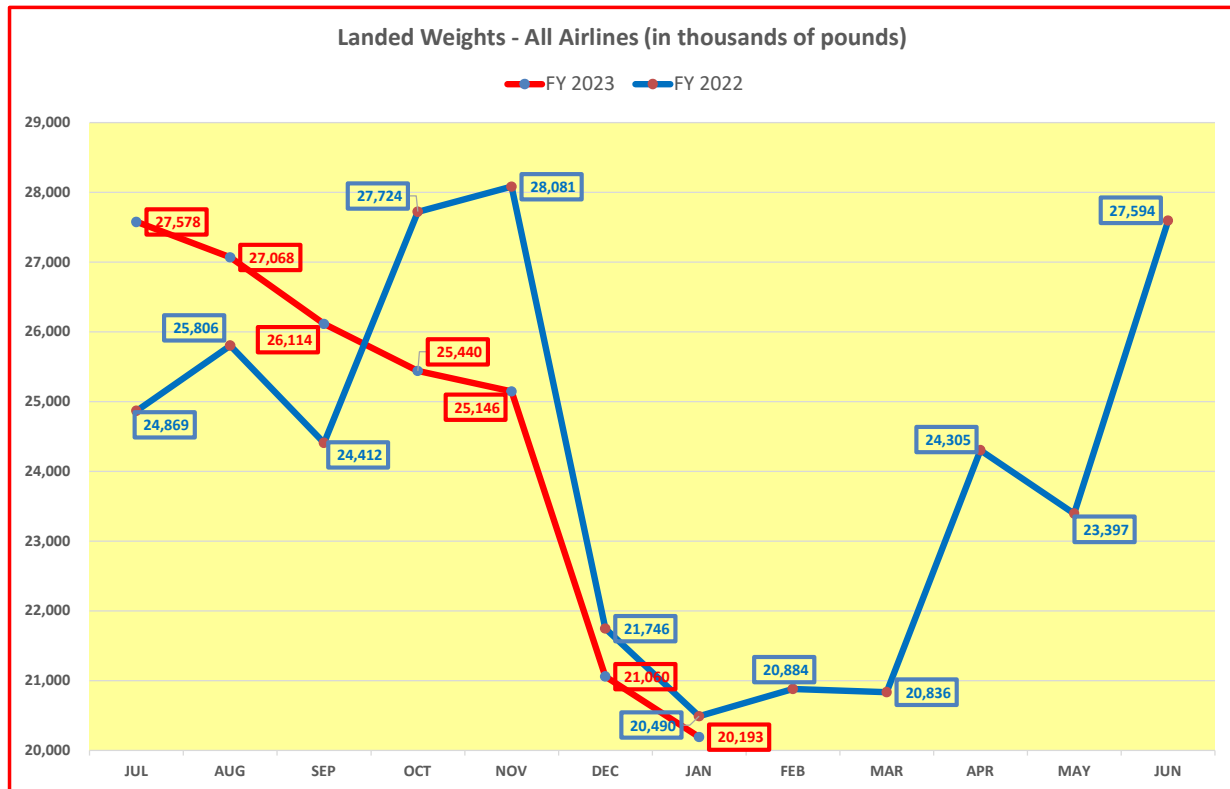
Chart 7 below presents a comparison of monthly enplanements for FY 2023 to all FY 2022 enplanements (which reflect the seasonality of the Airport's historical business cycle). When comparing enplanements for January 2023 (14,121) and December 2022 (17,556), enplanements decreased by 3,435. When comparing January 2023 to January 2022, enplanements were up: (14,121) vs. (12,309).

**Chart 7**



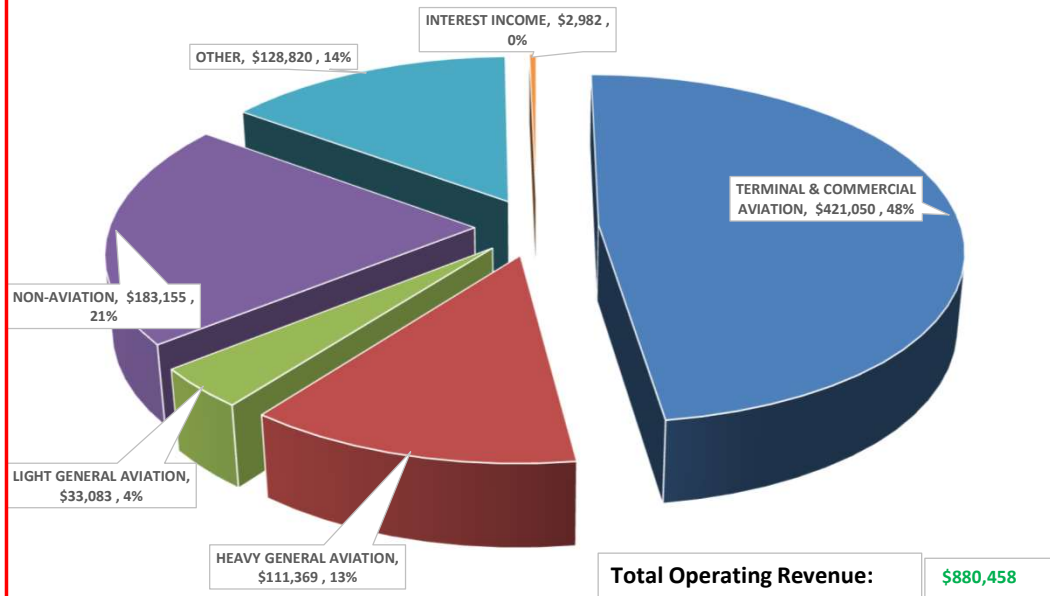
**LANDED WEIGHTS.** Chart 8 presents the Airport's landed weights for FY 2022 to FY 2023. We expect landed weights to increase when American begins up-gauging with heavier aircraft (the Mainline A319 has a Maximum Gross Landing Weight of 134,482 pounds, as compared to a Maximum Gross Landing Weight of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

**Chart 8**

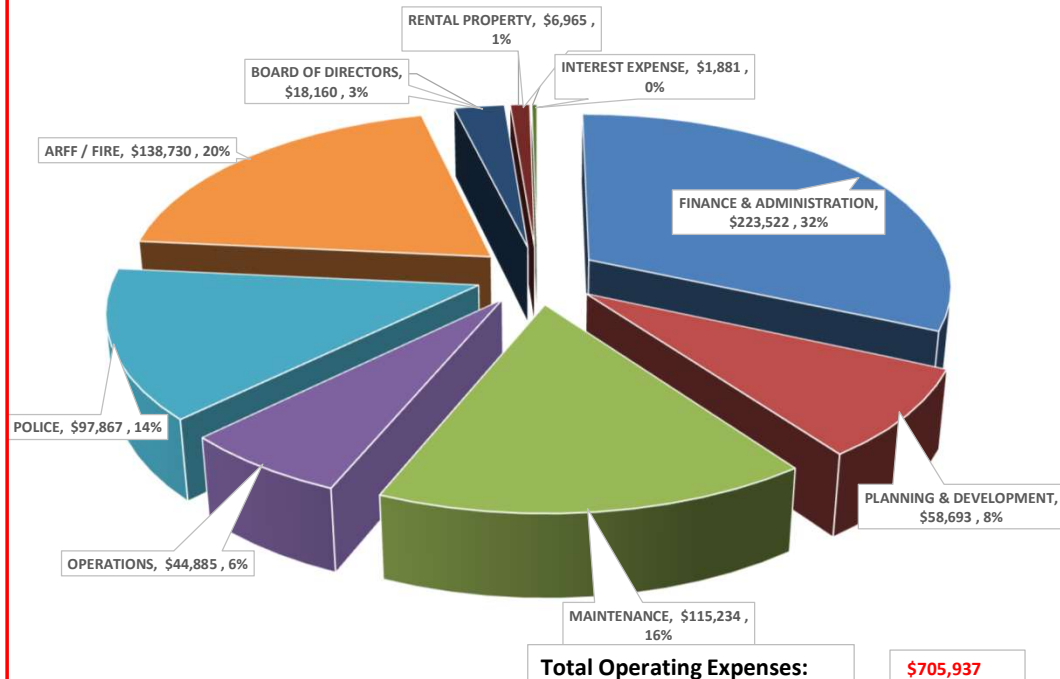


## Monterey Peninsula Airport District

### January 2023 Operating Revenue

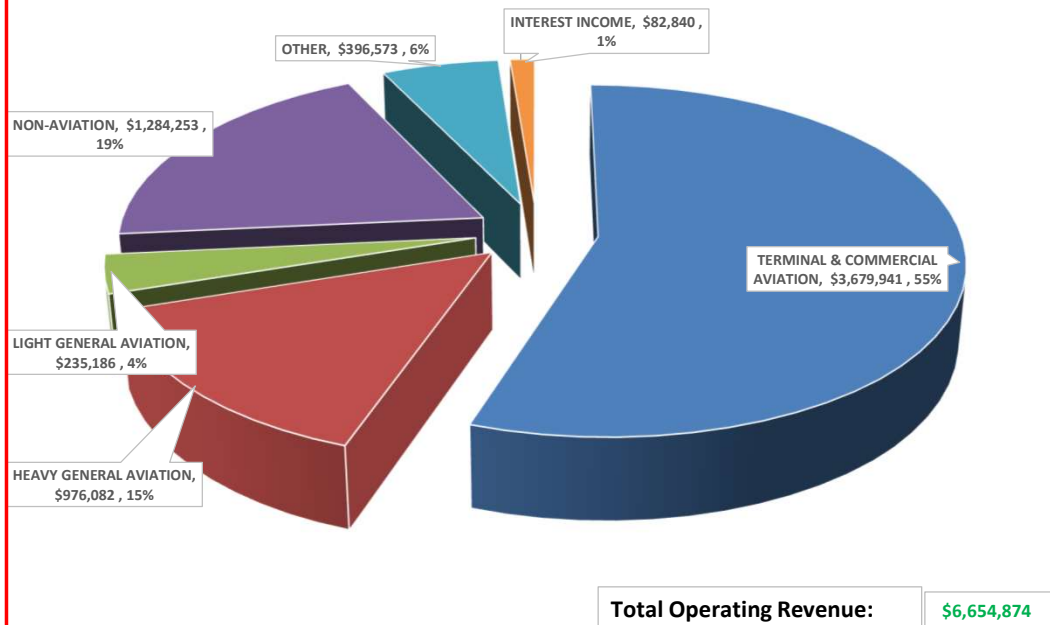


### January 2023 Operating Expense

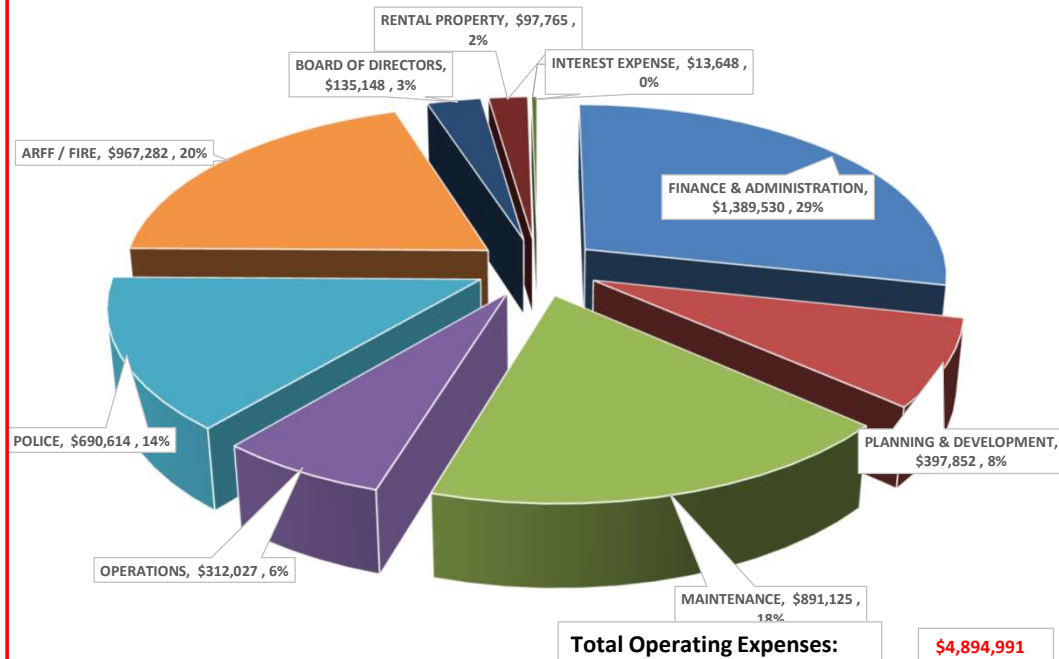


## Monterey Peninsula Airport District

FY 2023 (January 2023) YTD Operating Revenue



FY 2023 (January 2023) YTD Operating Expenses



# AIRPORT DISTRICT OPERATING AND FINANCIAL PERFORMANCE SUMMARY

## Jan. 31, 2023

OPERATING STATISTICS				Jan. 31, 2023	Budget	%	Jan. 31, 2022	YTD FY 23	Budget	%	YTD FY 22
AIRPORT ACTIVITY											
Air Carrier Landings <sup>1</sup>				292	404	-28%	321	2,572	3,092	-17%	2,688
Landed Weight (in thousands of pounds)				20,193			20,490	172,777			173,128
Enplanements				14,121			12,309	136,965			135,125
Passengers (emp/dep)				29,466			25,180	271,856			270,251
Total Cargo (in pounds)				50,757			51,358	364,591			427,065
Commercial				1,140			1,147	10,384			11,190
General Aviation				2,198			3,266	21,325			22,710
Military				251			279	1,311			1,889
TOTAL AIRCRAFT OPERATIONS				3,589	0	0	4,692	33,020	0	0	35,789
VEHICLE EXIT COUNT											
Long Term (1) Lot				1,732			1,454	17,891			13,758
Upper Short Term (2) Lot				1,534			1,616	12,804			14,045
Lower Short Term (3) Lot				5,065			4,713	37,249			34,089
TOTAL VEHICLE EXIT COUNT				8,331	0	0	7,783	67,944	0	0	61,892
1: Cancelled Flight Landings: Current Month =10 (1 - Alaska /0 - Allegiant /5 - American /4 - United) FYTD = 28 (8 - Alaska /0 - Allegiant /11 - American /9 - United)											
				Jan. 31, 2023	Jan. 31, 2023		Jan. 31, 2022	YTD FY 23	Budget	%	YTD FY 22
				ACTUAL	Budget	%	ACTUAL	ACTUAL			ACTUAL
OPERATING REVENUE											
TERMINAL											
CA Landing, RON, Apron, and Fuel Flowage Fees				72,891	86,918	-16.1%	64,444	605,807	679,941	-10.9%	585,544
Rents				144,936	145,044	-0.1%	144,986	1,015,151	1,015,308	0.0%	1,024,352
TCP Operator Permits				680	450	51.0%	630	3,312	3,150	5.1%	3,762
Taxi Operator Permits & Trip Fees				2,271	3,540	-35.8%	3,357	23,158	32,406	-28.5%	30,577
TNC Permits, Trip Fees and Peer-to-Peer Rentals				14,888	10,383	43.4%	10,383	119,119	96,657	23.2%	96,657
Concessions				20,491	15,570	31.6%	14,965	159,354	132,602	20.2%	125,732
Rental Car				85,206	91,182	-6.6%	91,182	1,091,654	1,040,977	4.9%	1,039,877
Parking				79,686	61,891	28.8%	66,194	662,386	668,067	-0.9%	632,714
HEAVY GENERAL AVIATION											
GA Landing Fees				23,958	24,647	-2.8%	24,646	275,570	313,931	-12.2%	314,084
FBO Rent				58,677	60,232	-2.6%	57,780	410,739	421,624	-2.6%	404,460
Fuel Fees				28,734	29,016	-1.0%	27,604	289,773	313,941	-7.7%	293,973
LIGHT GENERAL AVIATION											
NON AVIATION				33,083	32,845	0.7%	31,947	235,186	229,915	2.3%	221,999
OTHER OPERATING REVENUE				183,155	182,732	0.2%	187,697	1,284,253	1,269,846	1.1%	1,295,245
INTEREST INCOME				128,820	53,900	139.0%	25,463	396,573	246,300	61.0%	231,707
TOTAL OPERATING REVENUE				2,982	2,692	10.8%	1,338	82,840	24,842	233.5%	14,357
				\$ 880,458	\$ 801,041	9.9%	\$ 752,614	\$ 6,654,874	\$ 6,489,508	2.5%	\$ 6,315,039
OPERATING EXPENSE											
Finance & Administration				223,522	188,415	18.6%	180,571	1,389,530	1,516,734	-8.4%	1,194,247
Planning & Development				58,693	61,103	-3.9%	53,676	397,852	347,928	14.3%	275,670
Maintenance & Custodial Services				115,234	155,552	-25.9%	130,480	891,125	1,109,659	-19.7%	757,961
Airport Operations				44,885	56,236	-20.2%	39,482	312,027	376,404	-17.1%	259,961
Police Department				97,867	109,663	-10.8%	102,787	690,614	768,280	-10.1%	620,067
ARFF /Fire Services				138,730	160,247	-13.4%	151,865	967,282	1,120,717	-13.7%	905,018
Board of Directors				18,160	16,923	7.3%	14,126	135,148	258,006	-47.6%	88,399
Office Rentals				6,965	7,880	-11.6%	12,397	97,765	89,700	9.0%	86,474
Interest Expense				1,881	1,881	0.0%	2,693	13,648	11,743	16.2%	23,353
TOTAL OPERATING EXPENSE				\$ 705,937	\$ 757,901	-6.9%	\$ 688,077	\$ 4,894,991	\$ 5,599,170	-12.6%	\$ 4,211,150
OPERATING INCOME / (LOSS)											
				\$ 174,521	\$ 43,140	304.5%	\$ 64,537	\$ 1,759,883	\$ 890,338	97.7%	\$ 2,103,890
DISTRICT CAPITAL EXPENDITURES											
				\$ (16,536)	\$ (50,000)	-66.9%	\$ (123,916)	\$ 873,382	\$ (2,101,130)	-141.6%	\$ (195,547)
DEBT SERVICE - PRINCIPAL ONLY											
				\$ (4,442)			\$ (48,164)	\$ (109,201)			\$ (288,981)

# MONTEREY PENINSULA AIRPORT DISTRICT

## Statements of Net Position

	Jan. 31, 2023 (Unaudited)	June 30, 2022 (Audited)
<b>ASSETS:</b>		
Current assets:		
Unrestricted:		
Cash	\$ 4,269,165	\$ 2,004,131
Investments - L.A.I.F.	11,663,245	5,581,919
Investments - Negotiable CDs	1,057,479	768,848
Accounts receivable, net of \$10,000 allowance	429,036	763,199
Accrued Interest receivable	6,833	8,014
Leases receivable (GASB 87), current portion <sup>(1)</sup>	1,092,200	1,092,200
FAA Grant Receivable	-	4,806,805
Prepaid and other assets	701,642	183,582
	<u>19,219,600</u>	<u>15,208,699</u>
Restricted:		
Cash	2,801,745	2,392,750
Investments - Negotiable CDs	558,056	540,013
Total restricted current assets	<u>3,359,801</u>	<u>2,932,763</u>
<b>Total Current Assets</b>	<b><u>22,579,401</u></b>	<b><u>18,141,462</u></b>
Noncurrent assets:		
Leases receivable (GASB 87), net of current portion <sup>(1)</sup>	10,218,047	10,855,165
Capital assets:		
Construction-in-Process	14,595,283	14,000,068
Non-depreciable land	4,206,755	4,206,755
Depreciable capital assets, net	65,036,794	66,179,970
	<u>83,838,831</u>	<u>84,386,793</u>
	<b><u>94,056,879</u></b>	<b><u>95,241,958</u></b>
	<b><u>116,636,280</u></b>	<b><u>113,383,419</u></b>
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>		
Actuarial valuation of deferred outflows related to pensions <sup>(2)</sup>	6,194,423	6,194,423
Actuarial valuation of deferred outflows related to OPEB <sup>(4)</sup>	410,942	410,942
	<u>6,605,365</u>	<u>6,605,365</u>
<b>LIABILITIES:</b>		
Current liabilities:		
Accounts Payable	480,563	935,434
Accrued liabilities	103,100	177,401
Unearned revenues, current portion	31,998	16,826
Accrued compensated absences, current portion	34,044	34,044
Due to the City of Monterey	0	19,966
Loans payable, current portion	209,972	209,972
Funds held in trust (CFCs)	1,131,458	922,457
<b>Total Current Liabilities</b>	<b><u>1,991,134</u></b>	<b><u>2,316,100</u></b>
Long-term liabilities:		
Security deposits	461,215	442,154
Unearned revenues, net of current portion	230,044	238,921
Accrued compensated absences, net of current portion	133,716	155,573
Loans payable, net of current portion	2,129,419	2,238,619
Actuarial valuation of net pension liability <sup>(6)</sup>	6,509,179	6,509,179
Actuarial valuation of OPEB liability <sup>(7)</sup>	2,032,252	2,032,252
<b>Total Long-Term Liabilities</b>	<b><u>11,495,825</u></b>	<b><u>11,616,699</u></b>
<b>Total Liabilities</b>	<b><u>13,486,959</u></b>	<b><u>13,932,798</u></b>
<b>DEFERRED INFLOWS OF RESOURCES:</b>		
Actuarial valuation of deferred inflows related to pensions <sup>(3)</sup>	5,159,271	5,159,271
Actuarial valuation of deferred inflows related to OPEB <sup>(5)</sup>	737,385	737,385
Deferred inflows related to leases (GASB 87) <sup>(1)</sup>	11,310,247	11,947,365
Total Deferred Inflows of Resources	<u>17,206,903</u>	<u>17,844,021</u>
<b>NET POSITION:</b>		
Net investment in capital assets	80,903,549	81,250,855
Restricted - unspent Passenger Facilities Charges	1,782,326	1,611,495
Restricted - Cash Assets	1,116,221	881,507
Unrestricted	8,745,687	4,468,108
	<u><b>\$ 92,547,782</b></u>	<u><b>\$ 88,211,965</b></u>

See Notes to Statements of Net Position.

**Notes to Statement of Net Position**  
**As of Jan. 31, 2023**

	Lease Receivable	Lease Interest	Total Lease Payments
<b>1. Lease Receivable (GASB 87)</b>			
<b>Current:</b>			
FY 2023	\$ 1,092,200	\$ 343,580	\$ 1,435,780
<b>Noncurrent:</b>			
FY 2024	487,669	129,216	616,886
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
	<b>10,218,047</b>	<b>2,702,503</b>	<b>12,920,551</b>
	<b>\$ 11,310,247</b>	<b>\$ 3,046,083</b>	<b>\$ 14,356,331</b>

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.

<b>2. Deferred Outflows of Resources related to Pensions</b>	
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
	<b>\$ 6,194,423</b>

<b>3. Deferred Inflows of Resources related to Pensions</b>	
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
	<b>\$ 5,159,271</b>

The District's proportion of the net pension liability was based on the District's share of the actuarial accrued liability of the cost-sharing plan, less the District's share of the fiduciary net position.

<b>4. Deferred Outflows of Resources related to OPEB</b>	
Changes in assumptions	\$ 178,572
Differences between expected and actual experience	137,447
Contributions made subsequent to the Measurement Date	94,923
	<b>\$ 410,942</b>

<b>5. Deferred Inflows of Resources related to OPEB</b>	
Changes in assumptions	\$ 84,280
Differences between expected and actual experience	653,105
	<b>\$ 737,385</b>

<b>6. Net Pension Liability</b>	
CalPERS - Miscellaneous Plan (6/30/2021 Measurement Date)	\$ 1,522,217
CalPERS - Safety Plan (6/30/2021 Measurement Date)	4,986,961
	<b>\$ 6,509,178</b>

<b>7. Total OPEB Liability</b>	
Actives	\$ 302,431
Retirees	1,729,821
	<b>\$ 2,032,252</b>



**MONTEREY PENINSULA AIRPORT DISTRICT  
FINANCIAL STATEMENTS UNAUDITED**

	<b>FY 2023 January ACTUAL</b>	<b>FY 2023 YEAR-TO-DATE ACTUAL</b>
<b>SOURCES AND USES OF CASH -- OPERATIONS</b>		
<b>SOURCES OF CASH</b>		
CASH RECEIVED - OPERATING REVENUE	\$ 877,476	\$ 6,572,034
CASH RECEIVED - INTEREST INCOME	2,982	82,840
CASH RECEIVED	880,458	6,654,874
<b>USES OF CASH -- OPERATIONS</b>		
CASH (DISBURSED) - OPERATING EXPENSE	(704,056)	(4,881,342)
CASH (DISBURSED) - DEBT SERVICE (INTEREST EXPENSE)	(1,881)	(13,648)
CASH (DISBURSED) - DEBT SERVICE (PRINCIPAL REDUCTION)	(4,442)	(109,201)
CASH (DISBURSED)	(710,379)	(5,004,191)
CHANGE IN CASH POSITION FROM OPERATIONS & DEBT SERVICE	170,079	1,650,682
<b>USES OF CASH -- CAPITAL PROGRAM</b>		
CASH (DISBURSED) - ALL CAPITAL PROJECTS (See Page 20)	(260,753)	(2,612,146)
CASH REIMBURSED - ALL CAPITAL PROJECTS (See Page 21)	399,507	3,232,910
CHANGE IN CASH POSITION FROM CAPITAL PROGRAM	138,755	620,765
CHANGE IN CASH POSITION FROM OPERATIONS, CAPITAL & DEBT SERVICE	<u>\$ 308,834</u>	<u>\$ 2,271,447</u>

**Supplemental Information:**

<b>PAID FROM 2023 OPERATING INC:</b>	<b>DATE PAID</b>	<b>AMOUNT PAID</b>	<b>AMOUNT UNAMORTIZED</b>
WORKER'S COMP PREPAID	7/1/2022	(43,405)	(6,221)
UAL PREPAID 07-01-2022	7/1/2022	(628,029)	(256,774)
			<u>\$ (262,995)</u>
<b>FAA CARES, CRRSA and ARPA Grants Billed FYTD</b>			<u>\$ 2,240,858</u>

**FISCAL YEAR 2023**  
**FINANCIAL STATEMENTS UNAUDITED**  
**Construction-In-Progress**  
**Jan. 31, 2023**

Project Number/AIP #	Project Name	Balance at 30-Jun-22	FYTD Additions	FYTD Placed in Service	Balance at Jan. 31, 2023	Total Project Budget	Percentage Physically Complete
<b>CFC Funded:</b>							
2019-03	Water Distribution System	\$535,192	\$122,369		\$ 657,561	\$2,828,058	45%
<b>PFC Funded:</b>							
2020-04	CCTV and Perimeter Camera System	-	6,279		6,279	200,000	5%
<b>FAA Funded:</b>							
2020-12/AIP 73	Northside GA Apron Construction	8,516,259	367,863		8,884,122	11,000,000	99%
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	95%
2022-01/AIP 79	SEP Phase B1/B2/B3 - ARFF Design	374,767	1,569,874		1,944,641	6,603,000	25%
2023-01	SEP Phase D1 - Terminal Design	150	1,804		1,954	3,775,000	0%
<b>District Only Funded:</b>							
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%
2023-08	SE Hangar Relocation - \$7M	-	16,536		16,536	7,000,000	0%
		<b>\$ 14,000,068</b>	<b>\$ 2,693,362</b>	<b>\$ (2,098,147)</b>	<b>\$ 14,595,283</b>	<b>\$ 37,402,123</b>	

**FISCAL YEAR 2023**  
**Airport Capital Improvements / Capital Expenditures**  
**FINANCIAL STATEMENTS UNAUDITED**  
**Jan. 31, 2023**

**Airport Improvement Programs**

District Expenditures  
AIP -- FAA Funded Expenditures  
AIP -- PFC Funded Expenditures  
AIP -- CFC Funded Expenditures  
**Total Capital Improvement Expenditures**

<b>Actual FY 2023</b>		
<b>Current Period</b>		
\$	16,536.26	6%
	188,133.00	72%
	20,985.38	8%
	35,098.00	13%
<b>\$</b>	<b>260,752.64</b>	<b>100%</b>

<b>Actual FY 2023</b>		
<b>Year-To-Date</b>		
\$	(873,382.45)	-33%
	2,930,420.14	112%
	432,739.45	17%
	122,368.40	5%
<b>\$</b>	<b>2,612,145.54</b>	<b>100%</b>

**FY 2022/23 District Capital Expenses/Budget:**

		<b>Actual PTD</b>	<b>Budget PTD</b>	<b>Actual FYTD</b>	<b>Budget FYTD</b>
2019-03 Water Distribution System	C	\$ 35,098.00	-	\$122,368.73	\$ 1,051,705.00
2020-04 CCTV and Perimeter Camera System	R	-	-	6,278.97	200,000.00
2020-12 Northside GA Apron Construction	R	8,221.40	20,405.00	367,863.13	440,194.00
2020-13 Northside VSR Improvement	R	-	-	103,969.95	-
2020-14 Northwest Building Abatement	D	-	50,000.00	-	144,425.00
2021-04 SEP Phase A1 Commercial Apron	R	-	-	427,819.87	1,398,403.00
2022-01 SEP Phase B1/B2/B3-ARFF Design	R	200,896.98	949,167.00	1,569,874.07	3,819,169.00
2022-02 Replacement Vehicles	D	-	-	(27,859.00)	55,000.00
2023-01 SEP Phase D1 Terminal Design	R	-	209,720.00	1,804.11	1,468,040.00
2023-02 Runway 28L-10R Treatment	R	-	-	-	2,170,000.00
2023-03 Commercial Apron Construction	R	-	-	-	-
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
2023-08 Southeast Hangar Relocation	D	16,536.26	-	16,536.26	-
		<b>\$260,752.64</b>	<b>\$1,229,292.00</b>	<b>\$2,612,145.54</b>	<b>\$11,596,936.00</b>

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**  
**Jan. 31, 2023**

Project Number/AIP #	Project Name	FAA	PFC	CFC	Totals
<b>Jul 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System			14,950	
<b>FAA/PFC Funded:</b>					
2021-04/AIP 76	SEP Phase 1 A1- Commercial Apron Design	171,860	6,711		
		171,860	6,711	14,950	<b>\$193,521</b>
<b>Aug 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System			1,402	
<b>FAA/PFC Funded:</b>					
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	<b>\$166,069</b>
<b>Sept 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System				
<b>FAA/PFC Funded:</b>					
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	-	<b>\$537,125</b>
<b>Oct 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System			64,185	
<b>FAA/PFC Funded:</b>					
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	64,185	<b>\$1,011,944</b>
<b>Nov 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System				
<b>FAA/PFC Funded:</b>					
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	-	<b>\$442,107</b>
<b>Dec 2022 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System				
<b>FAA/PFC Funded:</b>					
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	-	<b>\$482,637</b>
<b>Jan 2023 Reimbursements</b>					
<b>CFC Funded:</b>					
2019-03	Water Distribution System			20,983	
<b>FAA/PFC Funded:</b>					
2022-01/AIP 79	SEP Phase B1/B2/B3 - ARFF Design	378,524			
		378,524	0	20,983	<b>\$399,507</b>
		<b>\$2,898,132</b>	<b>\$233,257</b>	<b>\$101,520</b>	<b>\$3,232,910</b>

**FISCAL YEAR 2023**  
Schedule Of Cash and Investments  
FINANCIAL STATEMENTS UNAUDITED

	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Value At Jan. 31, 2023</u>	<u>Interest Rate</u>
<b>UNRESTRICTED:</b>				
<b>Pooled Money Investment Account - MPAD</b>				
State of California - Local Agency Investment Fund	Various	Various	<u>\$ 11,736,046.97</u>	2.07%
<b>Money Market Account - MPAD</b>				
JP Morgan Chase - District Reserve - Money Market Account			<u>170,068.56</u>	0.01%
<b>Debt Service Accounts - MPAD</b>				
JP Morgan Chase - California Energy Commission Loan Reserve			<u>94,929.61</u>	0.01%
<b>Royal Alliance - Certificates of Deposits and Cash Equivalents - MPAD</b>				
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	<u>60,247.72</u>	Variable
			<u>1,085,247.72</u>	
<b>General Accounts - MPAD</b>				
JP Morgan Chase - various checking accounts			<u>4,004,247.62</u>	
			<u>17,090,540.48</u>	
MPAD Cash and Investments - Unrestricted			(72,802.20)	
Less: L.A.I.F. 6/30/2022 Fair Value Adjustment			(27,768.26)	
Less: CDs Jan. 31, 2023 matrix pricing adjustment			<u>(27,768.26)</u>	
Subtotal: Unrestricted Cash and Investments			<u><b>\$ 16,989,970.02</b></u>	

**FISCAL YEAR 2023**  
Schedule Of Cash and Investments  
FINANCIAL STATEMENTS UNAUDITED

	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Value At Jan. 31, 2023</u>	<u>Interest Rate</u>
<b>RESTRICTED:</b>				
<b>Passenger Facility Charges (PFCs) - RESTRICTED:</b>				
JP Morgan Chase - Passenger Facility Charges (PFCs)			\$ 1,224,269.36	0.01%
Royal Alliance - Certificates of Deposits and Cash Equivalents:				
American Express NATL BK	04/13/22	04/15/24	100,000.00	2.60%
Capital One Bank USA New York CFT DEP ACT/365	04/13/22	04/15/25	100,000.00	3.15%
Goldman Sachs Bk USA New York CTF DEP ACT/365	04/13/22	04/15/24	100,000.00	2.25%
Cash and Cash Equivalents	Various	Various	268,124.09	Variable
			<u><u>\$ 1,792,393.45</u></u>	
<b>Customer Facility Charges (CFCs) - RESTRICTED:</b>				
JP Morgan Chase - Customer Facility Charges (CFCs)			<u><u>\$ 1,111,220.95</u></u>	0.01%
<b>Tenant's Security Deposits - RESTRICTED:</b>				
JP Morgan Chase - Money Market Account			<u><u>\$ 461,254.43</u></u>	0.01%
<b>Airport Improvement Program - RESTRICTED:</b>				
JP Morgan Chase - AIP Checking Account			<u><u>\$ 5,000.00</u></u>	
Sub-Total: MPAD Cash and Investments - Restricted			3,369,868.83	
Less: CDs Jan. 31, 2023 matrix pricing adjustment			<u>(10,068.00)</u>	
Sub-total: Restricted Cash and Investments			<u><u>3,359,800.83</u></u>	
<b>Total MPAD Cash and Investments:</b>			<u><u>\$ 20,349,770.85</u></u>	

Monterey Peninsula Airport District  
CARES, CRSSA and ARPA Grants, Expenditures Processed and Balances  
Jan. 31, 2023

**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	-

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

\*Draws submitted and pending approval.



# MONTEREY FIRE DEPARTMENT

## Report to Airport Board of Directors

February 2023

### 1. Incident Responses

Engine assigned to Fire Station 16 (Airport) responded to a total of 34 incidents during the month as follows:

- MPAD property – 3
- City of Monterey – 25
- Other Cities in Monterey Fire Jurisdiction – 0
- Auto / Mutual Aid – 6

### 2. Training

Personnel completed a total of 37.5 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

- On February 15, we successfully passed the annual FAA inspection. That includes a review of all of our records as well as a simulated response to an on-field incident. There were no violations or other issues and we met the required response time requirement with time to spare.
- We spent considerable time this month putting together a proposal to continue our relationship as your Fire Department. We look forward to discussing it with you and negotiating an agreement for an ongoing mutually beneficial partnership.

### 4. Incident List – on Airport property incidents

Alarm Date / Time	Response Time	Location	Incident Type
2/3/2023 11:26 AM	0:07:56	200 Fred Kane DR	Arcing, shorted electrical equipment
2/3/2023 2:03 PM	0:02:02	200 Fred Kane DR	Smoke detector activation, no fire - unintentional
2/21/2023 8:17 PM	0:07:58	200 Fred Kane DR	No incident found on arrival at dispatch address



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

---

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

1. The following reports are attached:
  - February 2023 Noise Comment Report
  - Operating and Expense Reports for the Taxi (through February 2023) and TNC ground transportation systems (through January 2023)
  - Commercial Flight Cancellations & Delays Report for February 2023
  - Commercial Flight Schedule for March 2023
2. The airport hosted the FAA for its annual certification inspection. Aside from some very minor discrepancies the inspection went well.
3. The Airport assisted the Monterey Peninsula Foundation with the AT&T Pro Am staging around 150 courtesy cars as well as welcoming players both at the terminal and two FBO's.
4. Below is the summary of scheduled airline activity for March 2023:

Alaska Air operated by SkyWest / Horizon

- SAN varies between four and six times a week using the EMB 175.
- SEA operates daily using the EMB 175.
- Scheduled to operate a monthly total of 104 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 18 flights (Arrivals and Departures)

United operated by SkyWest

- SFO operates daily using the CRJ 200.
- LAX operates daily using the CRJ 200 / 700
- DEN operates daily using the CRJ 200.
- Scheduled to operate a monthly total of 196 flights (Arrivals and Departures)

American operated by AA / Envoy

- PHX is scheduled to operate three flights a day using the CRJ 900.

- DFW operates twice daily using the A319.
- Scheduled to operate a monthly total of 310 flights (Arrivals and Departures)

Cumulatively speaking, the airlines have decreased flights by 30 (628 vs 658) compared to March 2022, a decrease of 4%. The number of available seats has decreased by approximately 4% (50,956 vs 53,200).

## MRY AIRPORT NOISE COMMENT LOG

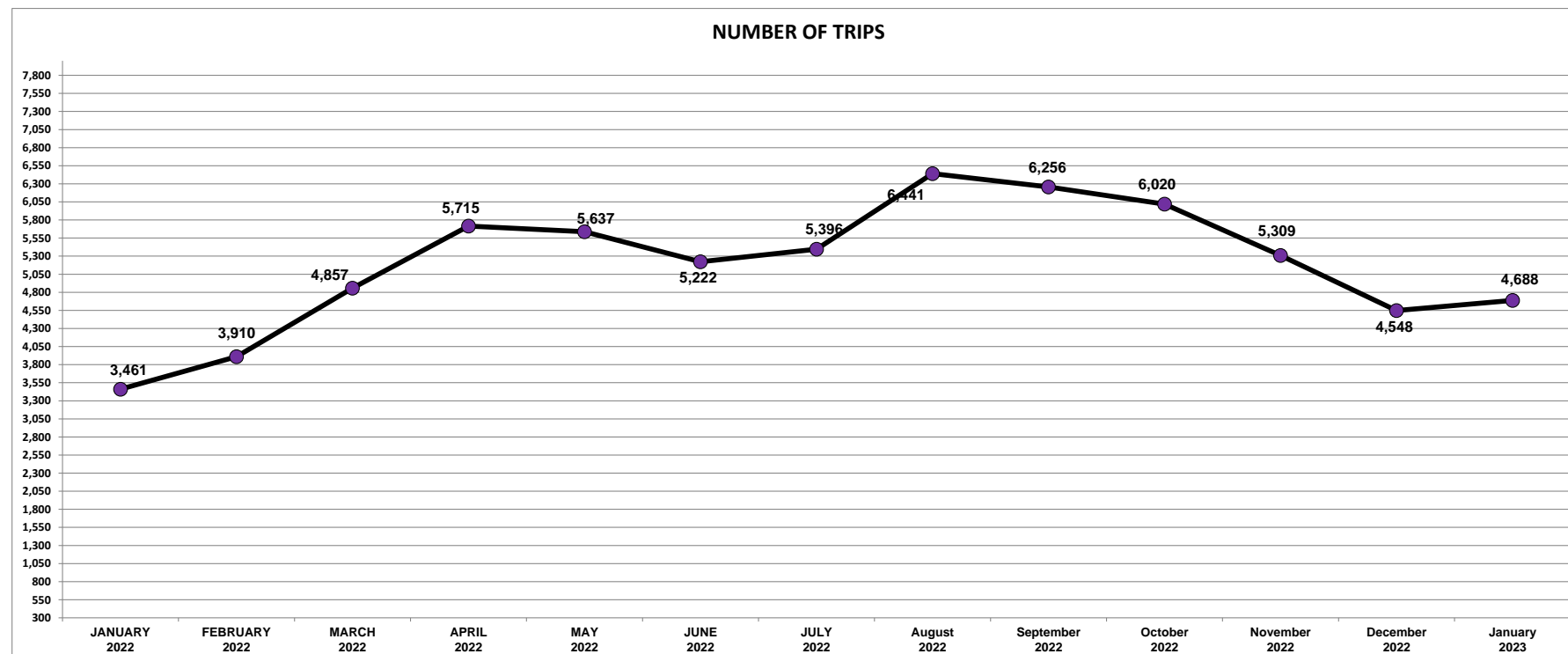
### FEBRUARY 2023

	Name	Location (Address)	Incident Date	Incident Time	Aircraft ID	</> of Flight	Comments	By	Action Taken	Notes/Reported Weather
<b>AIR OPERATIONS CENTERED AT MONTEREY AIRPORT</b>										
1	Steve Souza	Old Monterey	2/11/2023	6:00 AM	UNK	UNK	Question: would you please have your airplanes not fly over the downtown Monterey area. Your noise keeps waking people up in the neighborhood. I close my windows, have dual pane, and use earplugs. I am doing my part, please stop flying over this area.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	
2	Michael Gibson	Spreckels	2/14/2023	8:53 PM	A319	28 L App	With the addition of the new DFW to MRY route, there has been a huge uptick in aircraft noise being routed over Spreckels. The aircraft are being directed via the VOR or other vector at KSNS and then routed over Spreckels at or below 3,000', for approach into KMRY. Controllers should be advised of this increase in noise over our town and route these new aircraft south of Spreckels please. Regards, Michael Gibson	DW	Responded no new routes have been made, however the type of aircraft has changed	Aircraft using Raceway Visual approach
3	Cheryl Whitworth	Spreckels	2/14/2023	8:53 PM	A319	28 L App	Very loud jet heading to your airport very low to the town of spreckels. It has been happening more frequently	DW	Responded that comment would be logged	Aircraft using Raceway visual Approach
4	Erin Blomquist	Spreckels	2/20/2023	8:45 AM	A319	28L	A very loud plane flew low over my development. It could be heard inside our home with all our windows closed. There is plenty of open space and farm fields nearby, please consider rerouting it so that it does not fly directly overhead our small development.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual
5	Roberta Cummings	Spreckels	2/20/2023	8:45 PM	A319	28L	Loud.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual
6	Daniel Brown	Spreckels	2/20/2023	8:45 PM	A319	28L	Commercial aircraft flying low enough to cause a disturbance over television.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual
7	Michael Gibson	Spreckels	2/20/2023	8:45 PM	A319	28L	AA2174 DFW-MRY We are getting tired of this. Enough is enough. Fly these planes elsewhere. Our town is very organized and we will go to the county, FAA, and airport authority.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual

8	Cheryl whitworth	Spreckels	2/20/2023	8:45 PM	A319	28L	Low flying plane yet again. Very very loud	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual
9	Brandon Stettenbenz	DRO	2/20/2022	6:30 AM	A319	28L dep	Hi, The flight that leaves at 6:30am is very loud for the neighborhood and wakes a lot of the community up. This flight does not follow the voluntary curfew and the jet engines are much louder than any other flight leaving at that time. Please change this.	MC	Explained the curfew was indeed voluntary and that the airport has no power to enforce a mandatory curfew, or change airline schedules or equipment types	
10	Norra Madsen	Spreckels	2/24/2023	10:50 PM	A319	28L	DFW TO MONTEREY OVER SPRECKELS LOUD AND EXTREMELY DISRUPTIVE WHILE TRYING TO GO TO BED PEACEFULLY ON A FRIDAY NIGHT.	BR	Responded that weather and ATCT dictate the traffic pattern and that overflight was unavoidable	RNAV or Visual
<b>AIR OPERATIONS ORIGINATING FROM ANOTHER AIRPORT</b>										
<b>AIR OPERATIONS OF UNKNOWN ORIGIN</b>										
<b>MONTHLY TOTALS and COMPARISONS</b>										

	Feb-23	Feb-22	% Change	Other Airport	UNKNOWN ORIGINS
Number of Complaints:	10	7	43%		
Number of Operations:	3,995	5,502	-27%		
			% Change		
Annual Total	15	8	88%	0	0

## Transportation Network Companies (TNCs)



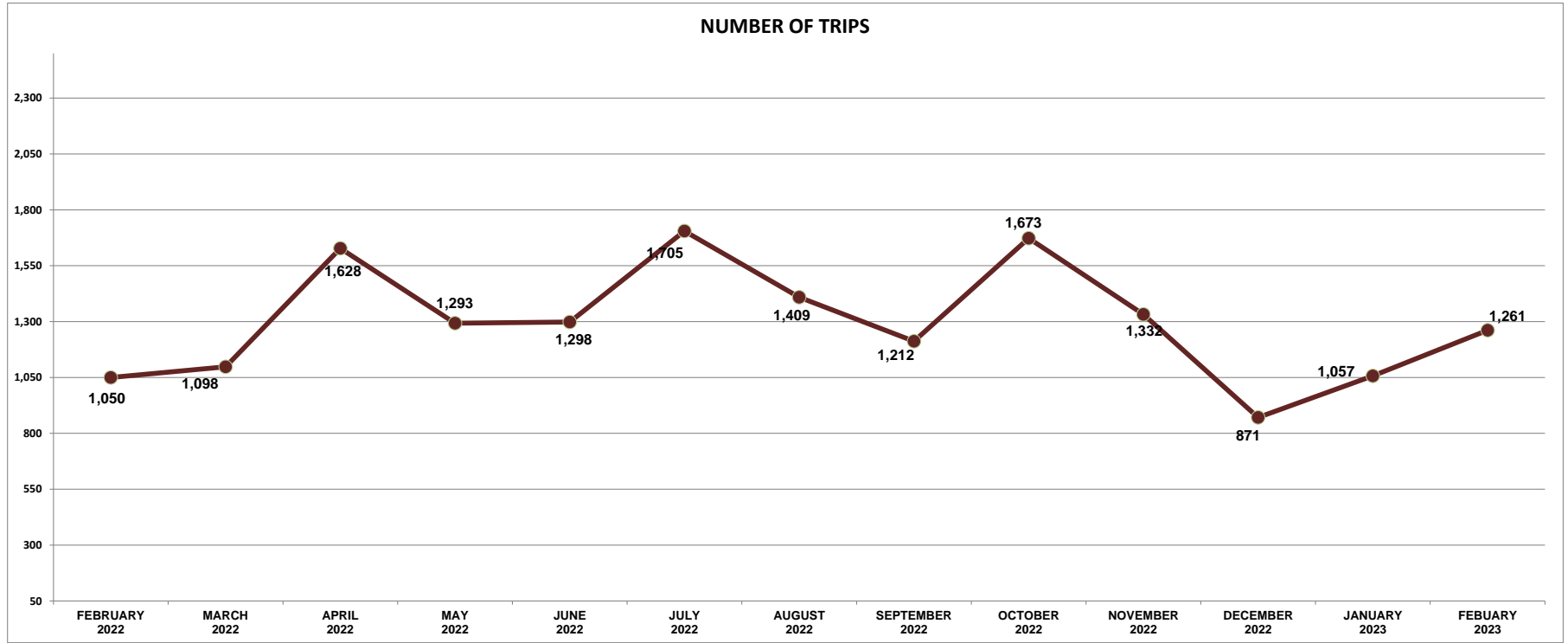
	2022 JANUARY	2022 FEBRUARY	2022 MARCH	2022 APRIL	2022 MAY	2022 JUNE	2022 JULY	2022 August	2022 September	2022 October	2022 November	2022 December	2023 January
NUMBER OF TRIPS	3,461	3,910	4,857	5,715	5,637	5,222	5,396	6,441	6,256	6,020	5,309	4,548	4,688
NUMBER OF TNCs	2	2	2	2	2	2	2	2	2	2	2	2	2
TNC TRIP FEES	\$ 10,383	\$ 11,730	\$ 14,571	\$ 17,145	\$ 16,911	\$ 15,666	\$ 16,188	\$ 19,323	\$ 18,768	\$ 18,060	\$ 15,927	\$ 13,644	\$ 14,064
TNC PAYMENT PENALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TNC - TOTAL REVENUE	\$ 10,383	\$ 11,730	\$ 14,571	\$ 17,145	\$ 16,911	\$ 15,666	\$ 16,188	\$ 19,323	\$ 18,768	\$ 18,060	\$ 15,927	\$ 13,644	\$ 14,064

Cumulative 12-Month Operating Income: \$ 191,997

Fiscal Year To Date (July 2022 - June 2023) Operating Income: \$ 115,974

13-MONTH ROLLING COMPARISON

Taxis

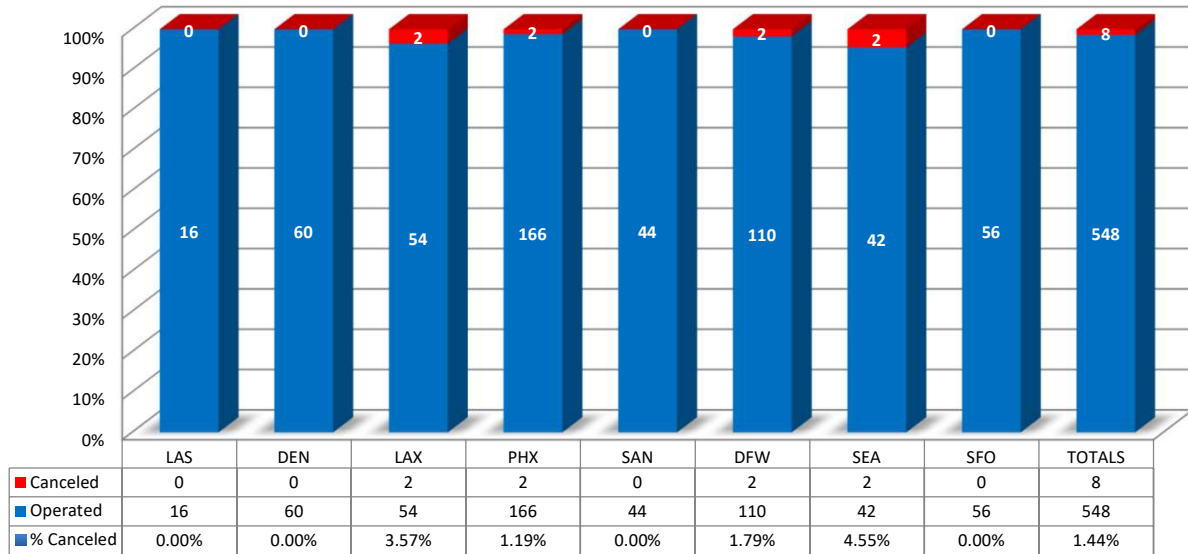


	2022 FEBRUARY	2022 MARCH	2022 APRIL	2022 MAY	2022 JUNE	2022 JULY	2022 AUGUST	2022 SEPTEMBER	2022 OCTOBER	2022 NOVEMBER	2022 DECEMBER	2023 JANUARY	2023 FEBRUARY
NUMBER OF TRIPS	1,050	1,098	1,628	1,293	1,298	1,705	1,409	1,212	1,673	1,332	871	1,057	1,261
PERMITS SOLD	1	0	0	1	17	7	3	1	0	0	0	1	1
TAXI TRIP FEES	\$ 3,150	\$ 3,294	\$ 4,884	\$ 3,879	\$ 3,894	\$ 5,115	\$ 4,227	\$ 3,636	\$ 5,019	\$ 3,996	\$ 2,613	\$ 3,171	\$ 3,783
TAXI PERMIT FEES	\$75	\$0	\$0	\$50	\$850	\$175	\$75	\$100	\$0	\$100	\$100	\$100	\$100
TAXI - TOTAL REVENUE	\$ 3,225	\$ 3,294	\$ 4,884	\$ 3,929	\$ 4,744	\$ 5,290	\$ 4,302	\$ 3,736	\$ 5,019	\$ 4,096	\$ 2,713	\$ 3,271	\$ 3,883
CURB MGMT CONTRACT													
SOFTWARE LICENSE/HOSTING								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BEACON LICENSING	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,083	\$ 2,916	\$ 2,916	\$ 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	\$ 2,916	\$ 2,916	\$ 2,916	\$ 2,916	\$ 2,916
OPERATING INCOME / (LOSS)	\$ 1,142	\$ 1,211	\$ 2,801	\$ 1,846	\$ 2,661	\$ 3,207	\$ 2,219	\$ 820	\$ 2,103	\$ 1,180	\$ (203)	\$ 355	\$ 967
FYTD 2023 (July 2022 - June 2023) OPERATING INCOME / (LOSS)													\$ 13,309
CUMULATIVE (12-MONTH) OPERATING INCOME / (LOSS)													\$ 19,167

\* September 1st swap to "OBD" system

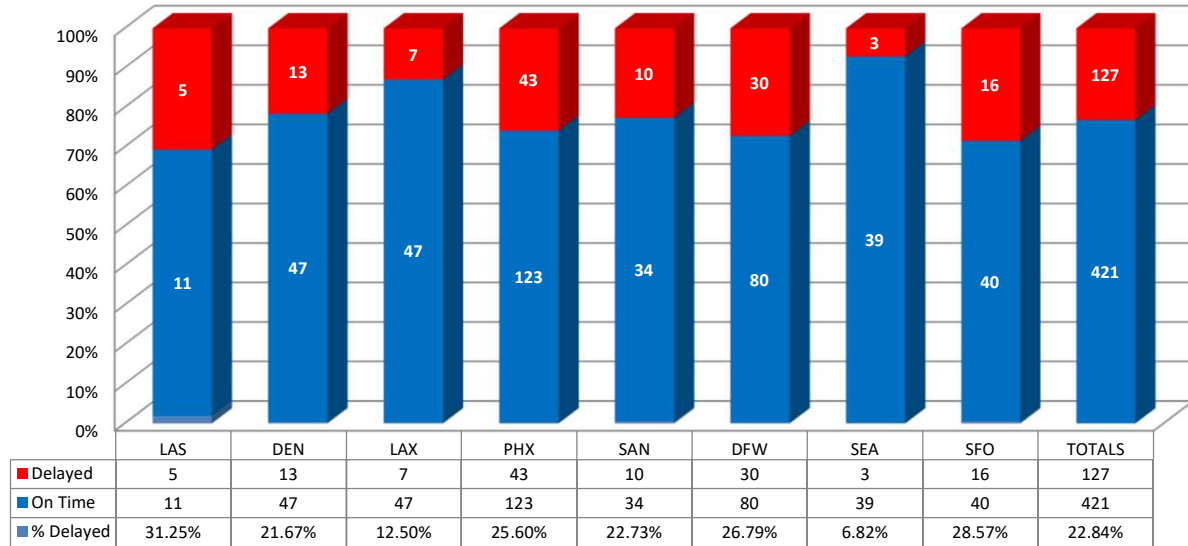
## February 2023

### February Commercial Flights Operated vs. Canceled



**TOTAL CANCELATIONS: 8**

### February Commercial Flights On Time vs. Delayed



**TOTAL DELAYS: 127**



# Monterey Regional Airport

## March 2023 Flight Schedule



Aircraft Type (Seats)	ARRIVALS					DEPARTURES					Aircraft Type (Seats)
	FROM	AIRLINE	FLIGHT	TIME	SCHD	TO	AIRLINE	FLIGHT	TIME	SCHD	
CRJ700 (66)	LAX		5310	9:30 AM	DAILY	PHX		5012	5:30 AM	DAILY	EMB175 (76)
EMB175 (76)	PHX		4907	11:50 AM	DAILY	DFW		2181	6:15 AM	DAILY	A319 (128))
CRJ200 (50)	SFO		5479	12:00 PM	DAILY	LAX		5658	10:30 AM	DAILY	CRJ700 (66)
EMB175 (76)	SEA		3379	1:00 PM	21,22 28,29	PHX		4907	12:25 PM	DAILY	EMB175 (76)
A319 (128))	DFW		2118	1:05 PM	DAILY	DEN		5778	12:30 PM	DAILY	CRJ200 (50)
CRJ200 (50)	DEN		5438	1:50 PM	DAILY	SEA		3379	1:40PM	21,22 28,29	EMB175 (76)
CRJ700 (66)	PHX		3097	3:50 PM	DAILY	DFW		2118	2:00 PM	DAILY	A319 (128))
CRJ700 (66)	LAX		5280	3:50 PM	26-31	SFO		4729	2:30 PM	DAILY	CRJ200 (50)
EMB175 (76)	SAN		3489	2:10 PM 2:10PM 4:15 PM	16-20, 23-27 30-31 1-3,6,9,10,13	PHX		3097	4:25 PM	DAILY	CRJ700 (66)
A319 (156)	LAS		141	7:35 PM 9:30 PM	3, 10 6, 14, 17, 21, 24, 28	LAX		5410	4:35 PM	26-31	CRJ700 (66)
EMB175 (76)	SEA		3471	5:10 PM 6:30 PM	1-15 16-20, 23-31	SAN		3484	2:55 PM 2:55PM 4:55 PM	16-20, 23-27 30-31 1-3,6,9,10,13	EMB175 (76)
EMB175 (76)	SAN		3380	7:30 PM	5,12	LAS		36	8:30 PM 10:20 PM	3, 10 6, 14, 17, 21, 24, 28	A319 (156)
A319 (128))	DFW		2174	9:00 PM	DAILY	SEA		3471	5:55PM 7:10PM	1-15 16-20, 23-31	EMB175 (76)
CRJ700 (66)	PHX		5009	10:30 PM	DAILY	SAN		3484	8:05 PM	5,12	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:** March 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 February 2023:

➤ **ARFF Construction**

- Underground utility installation has continued through February 2023.
- Building concrete floor is schedule to be poured the first week of March and delivery of the steel for the frame is scheduled for the end of March 2023.

➤ **Building License Update**

- Calendar year 2022 had 75 Business Licenses processed.
- As of February 28, 2023 we have received 49 applications for 2023.

➤ **Commercial Ramp Design**

- Construction solicitation was posted on February 7, 2023 with a Request for Proposal due date of March 30, 2023.
- A mandatory pre-bid meeting was held on February 28, 2023 with four contractors in attendance.

➤ **American Airlines Fleet Upgrade Media Event**

- Staff assisted the public relations team with setup and escorting for the February 9, 2023 media event.

➤ **Well Water Distribution System**

- The first quarter and second quarter sampling event for Radionuclides was completed in January 2023 and the third quarter sampling is scheduled for April 2023.
- A presentation from the hydrologist regarding capacity and from Kimley-Horn presenting the draft water distribution route will be provided at the April 2023 board meeting.

FUNDING				EXPENDITURES				STATUS			
	PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	2/28/2023	% 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	\$448,470	\$8,884,122	99%	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 completed design and FAA gave approval to begin solicitation.The Notice to Bidders was published on February 7, 2023 and Request for Proposals are due on March 30, 2023.
4	2022-01	79	18-22-C-00-MRY	\$6,603,000	\$258,771	\$1,685,870	\$1,944,641	25%	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 complete. The concrete pad for the building will be poured the first week of March 2023. The steel frame delivery is tentatively scheduled for the end of March 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.	The draft HOK Scope of Work was discussed at an online meeting with FAA in February 2023. It is anticipated that a contract for Terminal Design will be brought to the Board for consideration at the April 27, 2023 meeting.
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		The Project is out to bid and Request for Proposals are due on March 30, 2023.

FUNDING				EXPENDITURES				STATUS			
PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	2/28/2023	% Physical Complete	Project Name	Current Status	4 Week Look Ahead	
OUTSIDE FUNDED PROJECTS:											
8	2019-03	N/A	N/A	\$2,828,058	\$520,242	\$137,319	\$657,561	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 are completing the water distribution route and project design specifications. A presentation will be provided at the April 27, 2023 board meeting.
9	2023-08	N/A	N/A	\$7,100,000		\$3,516,536	\$3,516,536	0%	SOUTHEAST HANGAR RELOCATION	A purchase agreement with Monterey Fuel Company was approved at the January meeting.	Staff have been reviewing the design submittals. A construction permit should be provided to Avila Construction in March 2023.
PFC FUNDED PROJECTS											
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 early March 2023.
DISTRICT ONLY FUNDED PROJECTS											
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.

FUNDING				EXPENDITURES				STATUS			
	PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2023 Expenditures to Date	2/28/2023	% Physical Complete	Project Name	Current Status	4 Week Look Ahead
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.
15	2023-06	N/A	N/A	\$100,000		\$15,833	\$15,833	5%	AIRFIELD VEHICLE GATE IMPROVEMENTS	A contract was approved at the February 2023 Board meeting with R&S Erection Company	R&S have ordered the materials for the improvements. There is a three to five week lead time for the materials. It is anticipated the improvements will begin in April 2023.
16	2023-07	N/A	N/A	\$325,000		\$25,000	\$25,000	15%	TERMINAL BUILDING OUTSIDE PAINTING and WEST HOLD ROOM UPGRADES	A contract was approved at the January 2023 meeting with RC Elite Painting Company.	The work began in February 2023 beginning on the east portion of the non-secure area of the terminal building. The weather has delayed the next phase for a week. But when the painters resume they will work on the front of the building heading to the west end.



# POLICE

## DEL REY OAKS

# MONTHLY POLICE ACTIVITY REPORT

**February 2023**

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

---

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

### Highlights

Del Rey Oaks Police Officers responded to approx 6 **door and gate alarms** in February.

### 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. 2/08/22 5:14 PM Ofcr Dirkes  
TSA Check Point  
Ofcr Dirkes responded to lost purse located near TSA check point. Ofcr Dirkes recovered a purse and placed it lost and found.
2. 2/16/2023 3:54 PM Ofcr Gomez  
Airline Counter Alaska: Undeclared firearm/loose ammo  
Ofcr Gomez responded to multiple calls involving passengers with ammo and an undeclared firearm. Ofcr Gomez seized items and booked them at DROPD
3. 2/19/23 10:30 PM Det Moore  
Short Term Parking lot: Suspicious circumstances  
Det Moore responded to a red Lexus with major damage parked in the short term parking lot. Det Moore reviewed video and saw the veh was driven in with damage. Greenfield PD conducted F/U in an attempt to contact registered owner.
4. 2/26/23 6:20 AM Ofcr Dowson  
Olmstead/HWY 68 Traffic accident  
Ofcr Dowson responded to major traffic accident which resulted in damage to fenceline. Monterey PD responded and handled investigation.

END OF REPORT.