

**MINUTES OF THE SPECIAL MEETING OF THE AIRPORT PROPERTY DEVELOPMENT & LEASES
COMMITTEE OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS
February 6, 2017 10:00 AM, BOARD ROOM**

A. CALL TO ORDER

Director Nelson called to order the Special Meeting of the Board of Directors at 10:02am. Chair Nelson, Director Leffel, and Executive Director La Pier were present. Don Parmiter, Skyway Self Storage, was also in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

Discussion 1. Approval Status - Sky Park Self-Storage

Don Parmiter, Managing Director for Skyway Self Storage, addressed the Committee inquiring about the status of the final approval for the construction of the new addition to their development. He indicated that the lease approval was completed in September 2016 and, with the market changing, he was concerned that the project needed to move forward as soon as possible.

Executive Director La Pier indicated he was informed by the Planning and Development staff that the remaining approval either was received or about to be received from Native American Tribal representatives. That appears to be the final approval required from an environmental standpoint. He assured Mr. Parmiter he would hear from the Planning staff within the week regarding next steps.

Discussion 2. Well Water Distribution System

Executive Director La Pier presented the idea of a Customer Facility Charge – supported well water distribution system that would be constructed to bring the existing well water from the north side of the airport to the car wash facility on the south side of the airport. He refreshed the committee on the findings of a 2015 study that indicated a proposed routing for the distribution system infrastructure as well as a rough cost estimate of \$1.5 million.

Discussion was had regarding the potential to impose a Customer Facility Charge on car rental transactions at the airport to generate revenues to support a debt issuance. Executive Director La Pier distributed a memorandum from Legal Counsel Huber's office outlining the steps, requirements and restrictions regarding implementation of this fee.

The committee agreed the continued exploration regarding this potential development was warranted and asked that they be kept up to date on progress.

Discussion 3. Market Analysis – Proposed North Side Development

As a means of providing appropriate data to the Master Plan Environmental effort, Executive Director La Pier introduced the idea of engaging a firm that specializes in development planning to look at what

non-aeronautical development opportunities may be possible on the north side. The information would be used to help identify traffic levels based on potential uses that would be incorporated into the traffic studies currently underway as part of the environmental process.

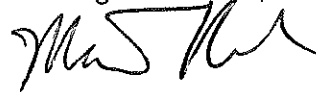
The qualifications of two firms, Jones Lang LaSalle and Kosmont Companies were distributed to the committee. Review and discussion regarding the qualifications followed. Based upon that review and discussion, the committee thought it best to move forward with Kosmont Companies in this effort given their significant experience with similar projects in the State and the principles familiarity with the local market. Executive Director La Pier indicated he would contact Kosmont Companies to inquire about their availability and associated fee.

E. ADJOURNMENT

The next meeting of the Committee was scheduled for Friday March 3, 2017 at 9:30 am.

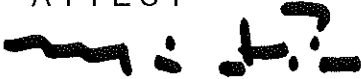
The meeting adjourned at 12:33pm.

Minutes Approved at the Regular
Meeting of March 9, 2017



Matthew Nelson, Chair

ATTEST



Michael La Pier, AAE
District Secretary