

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

**September 6, 2017 - 10:00 AM - Administration Office Conference Room**

**A. CALL TO ORDER**

*The meeting was called to order at 10:10am. Chairman Nelson, Director Leffel and Executive Director La Pier were in attendance.*

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

*None.*

**C. PUBLIC COMMENTS**

*None.*

**D. REGULAR AGENDA – ACTION ITEMS**

Discussion            1. New Leasing Opportunity - New Development

*Executive Director La Pier reviewed with the committee a potential new development opportunity involving a parcel of land recently abandoned by Sky Park Self Storage. The parcel is adjacent to the self-storage facility immediately across from Monterey Jet Center. The proposal includes the lease of the property and the development of a new automobile storage facility. The proponent includes in their proposal the need for the District to recover 65' feet of District owned property currently being used as part of the adjacent golf course.*

*Executive Director La Pier expressed his opinion regarding the impact of the recovery of the property from the golf course and suggested it would be difficult for the course operator to continue to operate the golf hole impacted without significant re-design.*

*Director Leffel agreed and expressed her concern regarding the impact of the land recovery on the overall relationship between the Airport District and the United States Navy, the owners and operators of the golf course. Chairman Nelson echoed those concerns.*

*After conversation, it was agreed that the proposal should be returned to the proponent with the suggestion that the land recovery requirement be removed.*

Discussion            2. New Leasing Opportunity - Harvest Construction

*As a follow up to previous discussions with the Committee on the ongoing discussions with Harvest Construction regarding the potential development of new facilities to replace those the company currently occupies, Building 505 and 506, Executive Director La Pier reported that he had met with Ernie Lostrom and Sherman Lowe to develop a concept for redevelopment of a portion of the existing north side property to accommodate Harvest Construction development and plan for additional redevelopment in the area. He reviewed the results of that meeting with the Committee.*

*After discussion, the Committee suggested the concept be modified to include retention of an existing tenant either through planning around his existing development or construction of a new facility to house his operation. Executive Director La Pier indicated he would have additional conversation with Mr. Lostrom to reflect that suggestion.*

Discussion 3. New Leasing Opportunity - Robert Talbott, Inc.

*Executive Director La Pier reported that he had received correspondence from the CEO of Robert Talbott, Inc. requesting a new long-term lease for the property the company currently leases from the airport for a parking lot. He further requests the lease be modified to allow for development of structures in place of automobile parking. He also indicated that after some research it was determined that the property is currently indicated on the Airport Master Plan as a potential site for a new air traffic control tower.*

*The Committee and the Executive Director discussed the steps that would be needed to remove the designation of the property as a potential future site of the air traffic control tower. After discussion, the committee agreed that it would not be appropriate for the airport to move in that direction at this time.*

**E. ADJOURNMENT**

*The meeting was adjourned at 11:04am.*

Minutes Approved at the Regular  
Meeting of October 11, 2017



Matthew Nelson, Chair

ATTEST



Michael La Pier, AAE  
District Secretary