

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

February 8, 2023 – 10:00 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.

Members of the public may participate in the Board meeting via Zoom video conference. To view the Board meeting via Zoom video conference, please visit www.zoom.us/join and enter the following Meeting ID: **870 5456 8141**. The password for this meeting is: **20220208**. If you do not have access to the internet, you may also participate telephonically by calling (253) 215-8782 and entering the same Meeting ID and password.

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. 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

The meeting of the Airport Property Development & Leases Committee meeting of the Monterey Peninsula Airport District was called to order at 10:05 AM. Directors Miller and Sawhney, Executive Director La Pier, and Acting Board Secretary Adams were in attendance.

B. COMMUNICATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

C. PUBLIC COMMENTS

None.

D. REGULAR AGENDA – ACTION ITEMS

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| Review | <ol style="list-style-type: none"> 1. Ordinance No. XXXX, 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, |
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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 the subject saying if we fail to consider and adopt the 2022 California Building Standards then they are adopted in their entirety by default. The 2022 California Fire Code is incorporated and it requires fire suppression in all new hangar construction. The Airport has the ability to grant themselves exemptions to these codes and it is suggested Section 412.3.6 of the 2022 California Fire Code be adopted with the condition that all new hangar construction with door height less than 28 feet, which are located within 1000 feet of an Aircraft Rescue and Fire Fighting facility, and which are replacing hangars that do not have fire suppression sprinklers, such hangars shall be exempt from the fire suppression sprinkler requirement of Chapters 8, 9, 10 and 11 of NFPA 409.

Executive Director La Pier further explained that fire suppression is either water or foam and water is not safe to use on a fuel fire. There are foam systems, but they contain PFAS, a chemical that is corrosive, and hazardous to health and the environment. These systems are highly unreliable, going off inadvertently and creating an expensive cleanup.

Directors discussed the idea of not requiring fire suppression in the new hangars being built. It was noted they are right next to the new AARF building, which has foam fire suppression equipment, and the hangars will have fire alarms.

It was determined that Executive Director La Pier would ask for the Fire Chief's opinion as well as Matt Wright at the Jet Center.

Discuss 2. Leasing Activity Review

Executive Director La Pier reviewed the possibilities for tenants of the new "corporate" hangar. Two interested parties have fallen through, so we've engaged a commercial real estate agent to market the new hangar. There was a discussion about the idea of selling the hangar and requiring a ground lease vs. leasing the hangar itself.

Executive Director La Pier gave an update on the new car rental lease agreement negotiations. He stated that Hertz had a request for a minor change, but now Enterprise is asking for some significant changes. All car rental lease agreements need to have the same terms per FAA grant rules. Directors discussed the requests from Enterprise and came to agreement on a recommendation for one of the requests. Executive Director La Pier stated the agreement will come back to the Board for approval once negotiations have been completed.

Executive Director La Pier gave an update on a current tenant that is interested in a 1.2 acre parcel adjacent to their current property lease.

Executive Director La Pier gave an update on the AARF services contract proposal process.

Directors discussed land use ideas for the future.

Directors discussed where maintenance might store equipment in the future.

E. ADJOURNMENT

The meeting adjourned at 11:20 AM.

Approved at the
Meeting of February 15, 2023



LisAnne Sawhney, Chair

ATTEST



Michael La Pier, AAE
District Secretary