



PENINSULA AIRPORT COMMISSION

REAL ESTATE COMMITTEE MINUTES

APRIL 11, 2019

PRESIDED: Jay Joseph

A Real Estate Committee meeting of The Peninsula Airport Commission was held on Thursday, April 11, 2019 at 10:00 a.m. in the Commission Room at the Newport News/Williamsburg International Airport, pursuant to due notice.

Commissioners present were:

Jay Joseph and Tom Herbert

Executive Director

Mike Giardino

Legal Counsel

Phillip Hatchett, Esq.

Administrative Assistant

Ms. Patricia F. Speno

Public in Attendance

Viveca Munger-Legal Assistant

Peter Dujardin – Daily Press

Commissioner Jay Joseph called the meeting to order at 10:00 am.

KENTUCKY FARMS LEASE – Mr. Giardino reported that the current lease expires December 31, 2019, that the airport issued an RFP for a new operator, and that the successful proposal was from individuals already involved in the operations. Mr. Steve Jensen is not continuing his involvement. Mr. Giardino indicated the rent would be about the same as for the expiring lease and that he had met repeatedly with the proposed tenant to iron out various lease clauses, including the indemnification insurance provision. He also indicated that a sublease to the tack shop operator would be permitted.

Mr. Joseph and Mr. Herbert said they would recommend approval of the lease to the full commission once it is in final form.



NEWPORT NEWS CITY PUBLIC SCHOOL LEASE- Mr. Hatchett reported that the lease for the Newport News City school has been sent to the City Attorney. Mr. Hatchett advised there are areas of the building that are not being leased. Mr. Joseph asked to see the exhibits describing that leased area. Mr. Hatchett explained the termination notice and said we would discuss this and other matters further in closed session.

MOBILE HOME PARK- Mr. Giardino reported that the management agreement for the mobile home park expires April 30, 2019 and the airport issued two RFPs for new management, one last fall and one recently. Neither RFP generated an acceptable proposal. Mr. Giardino said he will notify the commission that airport staff will manage the mobile home park as of May 1st.

Mr. Herbert asked if the lots were metered for electricity. Ms. Viveca Munger asked if she could answer that and other questions after she formally starts her job with the airport and is in a better position to study the operation of the mobile home park.

Mr. Giardino added we will create new lease documentation for the tenants, will make this a smooth transition, and will honor all current leases.

CLOSED SESSION

The Chair will now entertain a motion that the Committee for Real estate of the PAC convene in a closed meeting pursuant to Virginia code sections 2.2-3711 (A) 3 AND 8 regarding discussion, considerations regarding acquisition, leasing and use of Commission property for public purposes or the disposition of same where discussion in an open meeting would adversely affect the negotiating or litigating posture of the Commission and consultation with legal counsel employed or retained by the Commission regarding collections and other matters.

The Real Estate Committee entered into closed session at 10:20am and reconvened in open session at 11:05am.

RESOLVED that to the best of the Commissions knowledge, only public business matters lawfully exempt from open meeting and only such public business matters were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in Closed Meeting.

Commissioner Tom Herbert made the motion to certify Closed Session and Commissioner Jay Joseph seconded the motion. The motion carried 2-0.

ADJOURNED There being no further business, the meeting was adjourned at 11:10 a.m.