

# MINUTES OF THE SPECIAL MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

August 7, 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 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](http://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.

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**

*Chair Pro Tem Leffel called to order the Special Meeting of the Monterey Peninsula Airport District Board of Directors at 9:05 AM. Directors Pick, Miller, and Gaglioti were in attendance. Chair Sawhney was absent. The following staff were present: Executive Director La Pier, District Counsel Huber, Acting Board Secretary Adams, Deputy Executive Director Morello, and Controller Wilson. District Counsel Huber participated via Zoom videoconference.*

### **B. PLEDGE OF ALLEGIANCE**

*Chair Pro Tem Leffel led the Pledge of Allegiance.*

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

*Executive Director La Pier announced the issues with the ILS System are ongoing but, so far, the Airport hasn't lost any flights because of it.*

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

Direction      1. Concepts for Monterey Regional Airport's Replacement Passenger Terminal Complex by the HOK Design Leadership Team

*The HOK Design Leadership Team joined the meeting by Zoom videoconference. Bart van Vliet of HOK introduced Alan Bright, Youngsuk Choi, Sean Quinn, and Yonguk Kim.*

*Mr. van Vliet recapped the design goals and the recent visioning sessions held with the Board, staff and terminal tenants, and members of the public. He indicated the goal for today is to determine a preference for one of the two concepts that are being presented.*

Executive Director La Pier reported each Visioning Session outside the Board session was attended by 25-30 people. In addition, every major tenant was represented and the public was a diverse group. There was an email invitation to those who attended the Visioning Sessions, and by social media for the public, to vote on their favorite design concept. To date 57 votes have been cast.

Directors agreed they would like to know the vote results. Executive Director La Pier reported there were 32 votes for the "treehouse" concept and 25 votes for the "cove" concept.

Mr. Alan Bright gave a recap of the design goals, reviewing common themes that emerged from the Visioning Sessions.

Mr. Youngsuk Choi reviewed the site design project goals and a conceptual site plan that included parking, drop off zones, art or "landing" zones, pedestrian walkways, rest areas, zones for signage, and stormwater infiltration and detention features.

No Public Comment.

The HOK team answered questions from Directors regarding the site design. Directors gave suggestions regarding considerations for public transit, an aging population, and the proposed art zone.

Mr. Sean Quinn presented the sustainability concept for the new terminal design and the roadmap to zero net energy and LEED Platinum certification. He answered questions from Directors regarding renewable energy systems, passive design systems, and natural ventilation.

A break was taken from 10:24 AM to 10:29 AM.

Mr. Alan Bright reviewed the two architectural design concepts labeled "the treehouse" and "the cove".

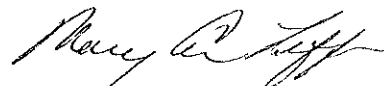
Directors discussed the concepts with regard to energy efficiency, secure and landside food concession areas, and flexible space.

Director Miller motioned to approve moving forward with the design concept referred to as "the treehouse". Director Gaglioti seconded. The motion passed unanimously by a roll call vote of 4-0 with Chair Sawhney absent.

**E. ADJOURNMENT**

The meeting adjourned at 11:34 AM.

Approved at the  
Meeting of August 16, 2023



Mary Ann Leffel, Chair Pro Tem

ATTEST



Michael La Pier, AAE  
District Secretary