

MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

July 23, 2026 – 4:30 PM Pacific Time

The Monterey Peninsula Airport District holds regular 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, in person or emailed comments are preferred. Remote comments are allowed for Board meetings which take place in the Board Room, as outlined 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 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.

Pursuant to Resolution 1862, members of the public may provide comments remotely for Board Meetings which are held in the Board Room. In the event that remote participation technology is unexpectedly not available, such as during an internet service outage, electrical outage, or other technological issue that prevents remote participation by the public, the meeting will not be continued or cancelled. Remote participation is provided as a courtesy and members of the public who rely upon remote participation to provide public comment do so at their own risk. 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 are encouraged to provide written public comment by sending an email to 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 7:00 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 Pick called to order the Regular Meeting of the Monterey Peninsula Airport District Board of Directors at 4:30 PM. Directors Ahmadi, Gaglioti, Leffel, and Miller were present. The following staff were in attendance: Executive Director Morello, District Counsel Huber, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams.

B. PLEDGE OF ALLEGIANCE

Director Leffel led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

A Transportation Security Administration (TSA) Officer, representing the TSA workforce at the checkpoint at Monterey Regional Airport, expressed appreciation for the support of their Officers throughout the years from both the Board and MRY Staff, especially during the two most recent federal government shut downs. She briefed board members on the diverse strengths brought to the airport by the current TSA team, noted their below average absentee rate, and articulated the hope for continued trust in their team to keep the airport secure.

Marlana Brown, representing Naval Support Activity Monterey, stated the Naval Postgraduate School had alumni and distinguished visitors from over fifty countries in Monterey, CA for large events and expressed their appreciation for the partnership with the Monterey Jet Center and the airport with regard to coordination and logistics.

Chair Pick stated he will need to excuse himself from the meeting in approximately one hour and proposed moving agenda item "I. Closed Session" to be the next item on the agenda. He apologized to the presenters and members of the public in attendance. Director Leffel motioned to move "Item I. Closed Session" and "Item J. Reconvene to Open Session" to next on the agenda and to continue with "Item E. Consent Agenda" when Open Session resumed. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

I. CLOSED SESSION

- 1. EMPLOYMENT.** Pursuant to Gov. Code section 54957(b), the Board will meet with District Counsel to consider the evaluation of performance related to the following position: Executive Director.

The Board entered Closed Session at 4:35 PM.

J. RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 5:41 PM. Counsel Huber stated there was no reportable action taken; Direction was given.

Chair Pick turned the Chair over to Director Leffel as Chair Pro Tem and excused himself from the meeting at 5:41 PM.

E. CONSENT AGENDA - ACTION ITEMS

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| Approve | 1. Minutes of the Special Meeting of the Monterey Peninsula Airport District Board of Directors of June 25, 2026 |
| Approve | 2. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of June 25, 2026 |
| Approve | 3. Minutes of the Airport Property Development & Lease Committee Meeting of the Monterey Peninsula Airport District Board of Directors of July 10, 2026 |
| Approve | 4. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of July 13, 2026 |
| Approve | 5. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of July 13, 2026 |
| Adopt | 6. Ordinance No. 936 (Second Reading), an Ordinance to Repeal Inactive Ordinances that Represent One-time Land and Easement Transactions Already on Record |

Director Miller motioned to approve Items E.1 – E.5 and to adopt Item E.6. Director Gaglioti seconded the motion. The motion carried unanimously by a roll call vote of 4-0 with Chair Pick absent.

F. DEFERRED CONSENT AGENDA – ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

Accept 1. Monterey Regional Airport Economic Benefit Analysis

Dave Fitz, from Coffman Associates, and the Economic Analysis team participated by videoconference.

Mr. Fitz introduced Dr. Lee McPheters and Sean Ewen of Arizona State University W.P. Carey School of Business.

Dr. McPheters explained the IMPLAN model methodology used for this analysis and pointed out it was the same methodology as used for the 2015 Economic Benefit Analysis. He gave a presentation that reviewed the highlights of the written report entitled "Monterey Regional Airport Economic Benefit Analysis".

Matthew Wright, General Manager of the Monterey Fuel Company, made public comments regarding the economic benefit of general aviation cited in the report, and his belief that it is significantly understated. He gave examples and offered to share his written points with Staff.

There were no other public comments.

Dr. McPheters answered questions from Directors and received their comments.

Presentation 2. Hangar Accessibility for General Aviation Tenants

Executive Director Morello turned the floor over to Deputy Executive Director Robare who reviewed the Staff Report regarding Hangar Accessibility for General Aviation Tenants as it relates to gate access and TSA security requirements.

Matt Pasztalaniec, a member of the public speaking on behalf of NSSI hangar tenants, read a statement regarding the malfunction of the assigned security access gate that prevented NSSI tenants from being able to access their hangars. They requested security access to an alternative gate to use during a breakdown and easier access to Maintenance.

Matt Pasztalaniec read a statement from a northeast hangar tenant (who was not in attendance) that detailed suggestions for an alternate plan when the assigned security gate is inoperable.

Mark Merrill, a hangar tenant in the north, relayed an experience when he needed his plane and had no access; he asked for a contingency plan to be developed.

Martin McKendrick, a NE hangar tenant, reiterated the need to easily access Maintenance.

Stan, an NSSI hangar tenant for 30 years, asked for redundant access to the hangars.

Deputy Executive Director Robare and Executive Director Morello answered questions from Directors and made additional comments.

Accept 3. Revisions to the Employee Handbook Personnel Policy Manual June 2026

Executive Director Morello stated Section 4.03 and Section 5.02 have been edited. There were no questions.

- Adopt 4. Resolution No. 1936, A Resolution Granting a Public Road Easement with the City of Monterey and Outlining Ongoing Obligations for the Roundabout at Olmsted and Garden Road

Executive Director Morello introduced Item G.4. She referred to the plat map and legal description of the relevant area and gave an overview of the division of responsibilities accomplished by granting this easement.

Paul Dyson, a member of the public, commented on the benefits of roundabouts.

Director Ahmadi announced that Lease Committee recommends adoption of Resolution No. 1936.

Executive Director Morello answered questions from Directors.

Director Miller motioned to adopt Resolution No. 1936, A Resolution Granting a Public Road Easement with the City of Monterey and Outlining Ongoing Obligations for the Roundabout at Olmsted and Garden Road. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 4-0 with Director Pick absent.

- Discuss 5. Transportation Association of Monterey County (TAMC) Scenic Route 68 Corridor Improvement Project Update

There was a discussion about the fact that the TAMC board will meet on this subject at their August board meeting.

It was recommended the Executive Director write a letter to TAMC in support of the Scenic Route 68 Corridor Improvement Project roundabouts.

H. BOARD REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

The Board receives Department Reports which do not require any action by the Board.

Board Member questions (if any) for Standing Committees (Finance, Air Service, Lease)

Ad-Hoc Committee Reports:

<u>Committee</u>	<u>Director</u>
Local Jurisdiction Liaison	Directors Leffel & Pick

Liaison/Representatives Reports:

<u>Agency Liaison/Representative</u>	<u>Director</u>
Local Agency Formation Commission (LAFCO)	Director Leffel
Regional Taxi Authority (RTA)	Director Ahmadi
Transportation Agency for Monterey County (TAMC)	Director Pick / Miller Alternate
Special Districts Association Liaison	Director Leffel / Pick Alternate
Association of Monterey Bay Area Governments (AMBAG)	Director Pick / Leffel Alternate

Board Member Reports on Conferences and Events attended at Monterey Peninsula Airport District Expense (if any) as Approved by the Board (per AB 1234 and the Finance & Accounting Policy Manual).

Director Leffel reported Local Jurisdiction had no meetings.

Director Leffel reported that LAFCO has no meetings in July.

Director Ahmadi reported on the annual Regional Taxi Authority meeting.

Director Miller reported TAMC had no meeting in July.

Director Leffel reported on the Special Districts Association quarterly meeting.

Director Leffel reported that AMBAG did not meet in July.

No Public Comment.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- AMBAG Presentation on the 2050 Municipal Transportation Plan

L. DISCUSSION OF FUTURE AGENDAS

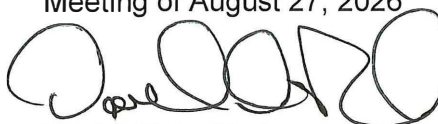
There was discussion but no items added to future agendas.

No Public Comment.

M. ADJOURNMENT

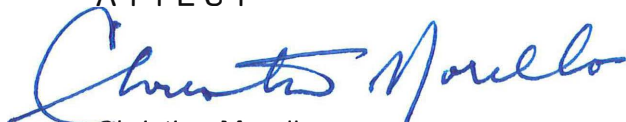
The meeting adjourned at 7:42 PM.

Approved at the
Meeting of August 27, 2026



Danial Pick, Chair

ATTEST



Christine Morello
District Secretary