

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

March 26, 2026 – 5:30 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 the meeting to order at 5:30 PM. Directors Ahmadi, Gaglioti, and Leffel 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.

Chair Pick announced that an amended agenda had been posted on Monday, March 23, 2026 to add an alternate location for this meeting in order to allow Director Miller to participate. Director Miller is expected to attend the meeting by videoconference momentarily.

B. PLEDGE OF ALLEGIANCE

Director Gaglioti led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director Morello reported that during a Congressional Hearing on March 25, 2026, top Transportation Security Administration (TSA) officials warned that smaller airports could be forced to shut down due to TSA staffing shortages. She stated that is not the case for Monterey Regional Airport; TSA officers are reporting to work here and MRY will not be forced to shut down.

Executive Director Morello announced that the local water company has informed the airport of a temporary service interruption that will begin on Sunday, March 29, 2026 at 9:30 PM with service returned by 5:00 am the next morning that will be communicated to passengers through signage in the terminal building.

Chair Pick expressed gratitude for our local TSA professionals who are reporting to work in spite of not receiving a paycheck during the temporary government shutdown of the Department of Homeland

Security. Chair Pick announced Staff had established a donation drop box in support of TSA employees and thanked them for instituting that initiative.

Chair Pick announced the Salinas Chamber of Commerce has named Executive Director Christine Morello the Salinas Chamber of Commerce Businesswoman of the Year.

Director Ahmadi asked for a moment of silence for those affected by the fatal accident at LaGuardia airport this week.

Director Pick reported that Director Miller had joined the meeting at 5:35 PM by teleconference from the alternate location posted on the agenda.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. CONSENT AGENDA - ACTION ITEMS

- Approve 1. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of February 26, 2026
- Approve 2. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of March 9, 2026
- Approve 3. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of March 16, 2026

Director Leffel motioned to approve Items E.1 – E.3. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

F. DEFERRED CONSENT AGENDA – ACTION ITEMS

None.

G. REGULAR AGENDA - ACTION ITEMS

- Receive 1. The Brown Act 2026 Edition

The Brown Act 2026 Edition was distributed to board members on the dais.

District Counsel Huber explained that Senate Bill (SB) 707 made multiple changes to the Brown Act effective January 1, 2026 and one of the changes was that elected officials must receive a printed copy of the Brown Act once each year.

No Public Comment.

- Action 2. Local Agency Formation Commission of Monterey County (LAFCO) Ballot Selection for One Alternate Special District Representative to LAFCO

No Public Comment.

Director Gaglioti made a motion to select Dave Kong as the Monterey Peninsula Airport's ballot choice for the Local Agency Formation Commission of Monterey County (LAFCO) Alternate Special District Representative to LAFCO. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

- Adopt 3. Resolution No. 1923, A Resolution Accepting the Guaranteed Maximum Price No. 4 from Hensel Phelps Construction for the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D2 Replacement Terminal Construction

Executive Director Morello stated that Guaranteed Maximum Price (GMP) No. 4 includes reductions to GMP No. 1, No. 2, and No.3 for a total value engineering of -\$3,048,693.00. Construction costs for GMP #4 are a not-to-exceed \$12,442,012.00 for a total not-to-exceed contract cost of \$98,770,401.00, which is below the cost that has been modeled in the Plan of Finance.

No Public Comment.

Executive Director Morello and Deputy Executive Director Robare answered questions from Directors.

Chair Pick reported that the Finance Committee reviewed this item and recommends adoption.

Director Leffel motioned to adopt Resolution No. 1923, A Resolution Accepting the Guaranteed Maximum Price No. 4 from Hensel Phelps Construction for the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D2 Replacement Terminal Construction. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

- Adopt 4. Resolution No. 1924, A Resolution Authorizing the Expenditure of Funds for Simpson Gumpertz & Heger Inc. for Advanced Terminal Waterproof Inspections

Executive Director Morello explained the construction methodology for the replacement terminal building foundation and waterproof membrane and the reasons for the recommendation to obtain a 10-year No Dollar Limit (NDL) warranty for the membrane. She stated that in order to qualify for the advanced warranty, additional third-party inspections are required. This resolution will authorize the expense.

No Public Comment.

Executive Director Morello answered questions from Directors.

Chair Pick reported that the Finance Committee reviewed this item and recommends adoption.

Director Leffel motioned to adopt Resolution No. 1924, A Resolution Authorizing the Expenditure of Funds for Simpson Gumpertz & Heger Inc. for Advanced Terminal Waterproof Inspections. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

- Adopt 5. Resolution No. 1925, A Resolution of the Monterey Peninsula Airport District Declaring Certain Property to be Surplus and Authorizing Disposal Thereof

District Counsel Huber reported that before Staff can sell or otherwise dispose of District assets, those property assets must be declared as surplus. Resolution No. 1925 declares the 2003, E-One Titan Aircraft Rescue and Fire Fighting (ARFF) vehicle as surplus property. This vehicle is no longer needed as the new Oshkosh Panther is now the primary ARFF vehicle and the Rosenbauer is now the backup ARFF vehicle.

No Public Comment.

District Counsel Huber answered questions from Directors.

Director Leffel motioned to adopt Resolution No. 1925, A Resolution of the Monterey Peninsula Airport District Declaring Certain Property to be Surplus and Authorizing Disposal Thereof. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 6. Amendment 1A to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility

Executive Director Morello reported that during recent discussions with the car rental companies regarding the space in the replacement terminal building, they collectively requested that we consider adding an outside facility to serve as a consolidated rental car concession (RAC) facility, rather than counters and offices inside the relocated building. Otto Construction is the Construction Manager-at-Risk for the Landside Improvements Project and for design services for a Rental Car Ready Return lot next to the relocated terminal. Amendment 1A to the professional services agreement allows for an additional design scope to include an RAC facility. This project would be funded by the customer facility charges (CFC's) that are currently being collected.

No Public Comment.

Executive Director Morello answered questions from Directors.

Director Leffel motioned to approve Amendment 1A to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 7. Lease Extension Letter for Woody's at the Airport

Executive Director Morello explained the need for a Lease Extension for Woody's at the Airport. The current lease expired, and operations are converted to a month to month agreement. This extension will reinstate the terms of the original lease and codify a right of first refusal for restaurant operations in the relocated terminal. She stated Tim Wood has reviewed the terms and agrees with them.

No Public Comment.

The Lease Committee recommends approval.

Director Leffel motioned to approve the Lease Extension Letter for Woody's at the Airport. Director Ahmadi seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

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:

Committee

Director

Local Jurisdiction Liaison

Directors Leffel & Pick

Liaison/Representatives Reports:

Agency Liaison/Representative	Director
Local Agency Formation Commission	Director Leffel
Regional Taxi Authority	Director Ahmadi
Transportation Agency for Monterey County	Director Pick / Miller Alternate
Special Districts Association Liaison	Director Leffel / Pick Alternate
Association of Monterey Bay Area Governments	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).

Controller Wilson, Executive Director Morello, and Deputy Executive Director Robare answered questions from Directors regarding Department Reports.

Director Leffel reported for LAFCO.

There was no Regional Taxi Authority meeting.

Chair Pick reported for TAMC.

Director Leffel reported the next Special Districts Association meeting is April 21, 2026.

Director Leffel reported for AMBAG.

I. CLOSED SESSION

- 1. EMPLOYMENT.** Pursuant to Government Code Section 54957.6, the Council will meet with the Executive Director and General Counsel to consider the salaries, salary schedules, and/or compensation related to the following positions: All Represented and Unrepresented Positions.

No Public Comment.

The Board of Directors entered Closed Session at 6:57 PM.

J. RECONVENE TO OPEN SESSION

The Board of Directors reconvened to Open Session at 7:38 PM.

District Counsel Huber reported that there was no reportable action; direction was given.

K. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- AMBAG Presentation on the 2050 Municipal Transportation Plan

L. DISCUSSION OF FUTURE AGENDAS

None.

M. ADJOURNMENT

The meeting adjourned at 7:38 PM.

Approved at the
Meeting of April 23, 2026



Mary Ann Leffel, Chair Pro Tem

ATTEST



Christine Morello
District Secretary