

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

November 30, 2023 – 9:00 AM

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 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 Sawhney called to order the special meeting of the Monterey Peninsula Airport District Board of Directors at 9:00 AM. Directors Gaglioti, Pick, Leffel, and Miller were present. The following staff were present: Executive Director La Pier, District Counsel Huber, Deputy Executive Director Morello, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams.

B. PLEDGE OF ALLEGIANCE

Director Pick led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director La Pier advised the restroom closest to the Boardroom is temporarily out of order while a new water heater is being installed.

Executive Director La Pier announced that the Monterey Regional Airport is a Carmel Chamber of Commerce 2023 Awards of Excellence Finalist in the category of Business of the Year.

Director Leffel reported the Monterey County LAFCO Commissioner's workshop held November 27, 2023, regarding policies and implementation practices for agricultural preservation and mitigation, has been continued to its regular meeting being held on December 4, 2023.

D. REGULAR AGENDA - ACTION ITEMS

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

Executive Director La Pier introduced Item D.1 stating the revisions to design concepts for the replacement passenger terminal are necessary due to budget concerns.

Deputy Executive Director Morello introduced Bart Van Vliet from HOK, who attended in person, and Matt Needham from HOK who attended by video conference.

Mr. Van Vliet reviewed a presentation titled "MRY New Terminal Facility Terminal Concept" which reviewed the overall concept, the concept / budget alignment, terminal concept alternatives, and a summary that identified the square footage and estimated cost of the four design alternatives referred to as HOK Alternative "1a", "1b", "2a", and "2b".

Mr. Van Vliet answered questions from Directors and Directors gave input on the design options.

Directors discussed the alternatives.

A break was taken from 10:31 AM to 10:41 AM.

No Public Comment.

Brian Galluci, with PFM, attended the meeting by video conference.

Controller Wilson gave a presentation regarding the replacement terminal cost and possible financing structures. He reviewed possible adjustments to cost, a possible alternative to bond financing through TIFIA, and the resulting effect on rates and charges of the different alternatives.

Executive Director La Pier introduced Brian Galluci, PFM, who explained the challenges of obtaining a TIFIA loan.

Directors discussed the assumptions and different financing scenarios and strategies.

Directors discussed their preferences for the design concept and gave additional input regarding the specifics of the designs.

Staff was directed to proceed with the design concept referred to as Alternative "2b".

E. CLOSED SESSION

1. **POTENTIAL LITIGATION.** Pursuant to Gov. Code 54957.6(b)(2), the board will meet with the Executive Director and General Counsel related to potential exposure to litigation: one case.

Directors entered Closed Session at 12:09 PM.

F. RECONVENE TO OPEN SESSION

Directors reconvened to Open Session at 12:25 PM. There was no reportable action taken.

G. ADJOURNMENT

The meeting adjourned at 12:26 PM.

Approved at the
Meeting of December 13, 2023



Mary Anh Leffel, Chair Pro Tem

ATTEST



Chris Morello
Deputy Executive Director