

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

August 27, 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 Pro Tem Leffel called to order the Regular meeting of the Monterey Peninsula Airport District at 4:31 PM. Directors Ahmadi and Gaglioti were present. Directors Miller and Chair Pick were expected shortly. The following staff were in attendance: Executive Director Morello, District Counsel Huber, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams. District Counsel Huber participated by videoconference.

B. PLEDGE OF ALLEGIANCE

Director Ahmadi led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director Morello announced the Monterey Regional Airport received the Monterey Peninsula Chamber of Commerce 2026 Business Excellence Award in the category of Government, Public Utilities & Transportation, at the Business Excellence Awards Dinner held July 23, 2026.

Executive Director Morello introduced Richard Rees, who was recently hired as the Monterey Peninsula Airport District Assistant Controller.

Executive Director Morello announced that Donald Williams, Monterey Peninsula Airport District Operations Manager, recently earned the designation of Certified Airport Executive (C.A.E.) from Southwest American Association of Airport Executives (SWAAAE).

Executive Director Morello announced that Whitney Robare, Monterey Peninsula Airport District Deputy Executive Director, has earned the certification of Accredited Airport Executive (A.A.E.) from the

American Association of Airport Executives (AAAE). She was also recently named SWAAAE member of the year.

Director Miller and Chair Pick arrived at 4:38 PM.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Mayor Scott Donaldson, of Del Rey Oaks (DRO), expressed appreciation for the airport's recent response efforts to a fire fuel mitigation concern, the great relationship airport staff maintains with the DRO Police department, and Director Gaglioti's time and attention to the DRO community.

E. CONSENT AGENDA - ACTION ITEMS

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| Approve | 1. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of July 24, 2026 |
| Approve | 2. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 10, 2026 |
| Approve | 3. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 10, 2026 |
| Approve | 4. Minutes of the Airport Property Development & Lease Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 14, 2026 |

No Public Comment.

Director Ahmadi pulled Item E.2.

Director Leffel motioned to approve Items E.1, E.3, and E.4. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

F. DEFERRED CONSENT AGENDA – ACTION ITEMS

Director Ahmadi pulled Item E.2 to ask a question about the August 10, 2026 minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting. In response, Air Service Committee members gave a report out on their discussion of a suggested public relations activity and their conclusion that it should not be pursued.

No Public Comment.

Director Ahmadi moved to approve Item E.2. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

G. REGULAR AGENDA - ACTION ITEMS

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|-------|--|
| Adopt | 1. Resolution No. 1937, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Loan with the United States Department of Transportation and Approving the Execution and Delivery of Documents in Connection Therewith and Certain Other Matters |
|-------|--|

Executive Director Morello introduced the Plan of Finance Team associates who attended the meeting by videoconference: Brian Gallucci, Managing Director of PFM's Airport Group; John Gillen, Finance Director with Unison Consulting, Inc.; Ben Johnson, Public Finance Attorney at Ballard Spahr; Adam Aranda, Barclays Capital, Inc.; and Travis Cooper, California Municipal Finance Authority (CMFA).

Controller Wilson gave an overview of the TIFIA (Transportation Infrastructure Finance and Innovation Act) Loan program through the U.S. Department of Transportation. He reviewed the loan requirements and the significant benefits for the Monterey Peninsula Airport District.

No Public Comment.

Chair Pick stated the Finance Committee reviewed this item and recommended adoption.

District Counsel Huber, Mr. Johnson, Mr. Gallucci, and Controller Wilson answered questions from Directors.

Director Leffel moved to adopt Resolution No. 1937, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Loan with the United States Department of Transportation and Approving the Execution and Delivery of Documents in Connection Therewith and Certain Other Matters. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Adopt 2. Resolution No. 1938, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Public Hearing Relating to Its Airport Revenue and Refunding Bonds Payable From Airport Revenues, Authorizing the Issuance and Delivery of the Airport Revenue and Refunding Bonds and Approving the Execution and Delivery of Documents In Connection Therewith and Certain Other Matters

Mr. Johnson reported that a public hearing is required for the issuance of bonds and that was done some time ago. He stated it is prudent to have another public hearing at this time and CMFA, as the conduit issuer for the airport, held their Public hearing yesterday and there was no comment.

Chair Pick opened the Public Hearing at 5:20 PM. There was no Public Comment. Chair Pick closed the Public Hearing at 5:21 PM.

Mr. Gallucci delivered a presentation that focused on the highlights of the Plan of Finance and the anticipated finance timeline. He explained the reason for having two airport revenue bond series (A & B); the key features of the Preliminary Official Statement, which contains relevant details investors need to make informed decisions; and gave an overview of the bond underwriting process.

Mr. Gallucci and Controller Wilson answered questions from Directors.

Executive Director Morello distributed revised copies of Resolution No. 1938 to the dais and those in physical attendance and asked that adoption of Resolution No. 1938 include the highlighted modification. The modification added "The Authorized Officers are also authorized, based upon the advice of the District's municipal advisor, to determine whether obtaining bond insurance is advisable" in Section 8 and "municipal bond insurance policies and commitments and surety bond policies or other agreements" in Section 9. Mr. Gallucci added that the additions reflect clear authorization to allow for the possibility of bond insurance should it be deemed beneficial at a later date.

Director Leffel moved to adopt Resolution No. 1938, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Public Hearing Relating to Its Airport Revenue and

Refunding Bonds Payable From Airport Revenues, Authorizing the Issuance and Delivery of the Airport Revenue and Refunding Bonds and Approving the Execution and Delivery of Documents In Connection Therewith and Certain Other Matters, including the modification presented today. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

A break was taken from 6:06 PM to 6:15 PM. Director Miller returned from break at 6:18 PM.

Approve 3. Professional Service Agreement between the Monterey Peninsula Airport District and Garver-USA, Inc. (Garver) for Planning Services Support

Executive Director Morello explained the need for professional planning support services. She highlighted the expected deliverables, which are on a time and materials basis, and reported the expense will be offset by savings from two open staff positions.

No Public Comment.

Director Morello answered questions from Directors.

Director Leffel motioned to approve the Professional Service Agreement between the Monterey Peninsula Airport District and Garver-USA, Inc. (Garver) for Planning Services Support. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 4. First Amendment to the Employment Agreement between the Monterey Peninsula Airport District and Christine Morello

District Counsel Huber stated this agreement reflects direction given to him by the Board of Directors after a favorable evaluation of the Executive Director.

No Public Comment.

Director Leffel motioned to approve the First Amendment to the Employment Agreement between the Monterey Peninsula Airport District and Christine Morello. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 5. Amendment to the Professional Services Agreement with PFM Financial Advisors, LLC to Provide Financial Analysis in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation Phase 6 Series 2026 GARBS

Executive Director Morello stated the last amendment to the PFM Professional Services Agreement did not include the services related to the issuance of the GARBS (General Airport Revenue Bonds). This amendment is to provide financial analysis in support of the Series 2026 GARBs.

No Public Comment.

Director Leffel moved to approve both Item G.5, Amendment to the Professional Services Agreement with PFM Financial Advisors, LLC to Provide Financial Analysis in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation Phase 6 Series 2026 GARBS and Item G.6, First Amendment to the Professional Services Agreement Between Monterey Peninsula District and Barnes & Thornburg LLP for Professional Services as Bond/Tax and Disclosure Counsel, dated as of August 27, 2026. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 6. First Amendment to the Professional Services Agreement Between Monterey Peninsula District and Barnes & Thornburg LLP for Professional Services as Bond/Tax and Disclosure Counsel, dated as of August 27, 2026

The board approved Item G.6 unanimously by a roll call vote of 5-0 together with Item G.5 as recorded above.

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 Gaglioti's report of SWAAAE Annual Summer Conference, July 19-22, 2026

Staff answered questions from Directors regarding Staff Reports.

Director Gaglioti reported highlights of the SWAAAE Annual Summer Conference which he attended July 19-22, 2026.

There were no Local Jurisdiction meetings.

Director Leffel reported for LAFCO.

There was no Regional Taxi Authority meeting.

Chair Pick reported for TAMC.

There was no Special Districts meeting.

Director Leffel reported that no one attended the AMBAG meeting due to a conflict.

I. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- AMBAG Presentation on the 2050 Municipal Transportation Plan

J. DISCUSSION OF FUTURE AGENDAS

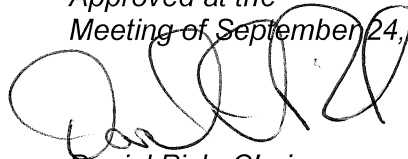
There was a discussion about possible future agenda items; none were determined.

There was general agreement to hold a Board Visioning Workshop in October 2026.

K. ADJOURNMENT

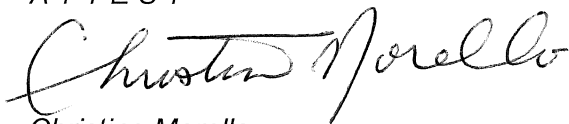
The meeting adjourned at 7:03 PM.

Approved at the
Meeting of September 24, 2026



Danial Pick, Chair

ATTEST



Christine Morello
District Secretary