

**MINUTES OF THE PUBLIC MEETING OF THE
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | March 19, 2024**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA, Authority) was convened on Tuesday, March 19, 2024, beginning at 9:00 a.m. in the Board Room (Saguaro A&B) of the Gateway Administration Building, 5835 S Sossaman Road, Mesa, Arizona.

Members Present

Mayor Chip Wilson, Apache Junction
Lt. Governor Regina Antone, Gila River Indian
Community (*via audioconference*)
Mayor Julia Wheatley, Queen Creek
Councilmember Julie Spilsbury, Mesa
Mayor Brigitte Peterson, Gilbert
Councilmember Jim Waring, Phoenix *

Airport Staff Present

J. Brian O'Neill, Executive Director/CEO
Scott Brownlee, Deputy Director/COO
Chuck Odom, CFO
Misty Johnson, Clerk of the Board
Jill Casson Owen, Attorney
** Neither present nor represented*

1. Call to Order at 9:00 a.m. (Mayor Wilson, Chair)

2. Roll Call

3. Pledge of Allegiance

4. Call to the Public

There were no public comments.

5. Executive Director's Report – J. Brian O'Neill, A.A.E., Executive Director/CEO

Executive Director O'Neill provided a briefing on PMGAA's financial performance, passenger activity, the community noise report, and various Airport projects.

- Fiscal Year-to-Date 2024 (FYTD) Net Operating Income is \$2,417,225.
- Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 158,391 commercial passengers in January 2024. This is down from the 176,267 passengers during January of last year due to the three Canadian airlines no longer serving the Airport.
- On February 20th, PMGAA held a Ribbon-Cutting Ceremony for its new five-gate, 30,000 sq. ft. terminal addition. Several hundred federal, state, and local elected officials; community representatives, business leaders; and project team members were in attendance to celebrate the official opening of the new South Concourse.
- In the latter half of February, the U.S. Forest Service began training out of Gateway Airport for the upcoming fire season.
- A Phoenix East Valley Community Information Update Survey is being distributed to Economic Development Departments within communities in the Phoenix East Valley. The survey gathers information on the current population; average household income; top ten private employers and the number of local employees; recent corporate relocations, expansions, or announcements of growth plans; and other "Local Information" that airlines may find of interest when choosing to fly in and out of Gateway Airport.
- Virgin Galactic is leasing two of the three hangars in the Gateway Executive Airpark located at the north end of the airfield. Construction continues for the 40,000 sq. ft. hangar and a 125,000

sq. ft. manufacturing facility adjacent to Cessna, Embraer, and Boeing. The two-building complex is scheduled to be operational in the Summer of 2024.

- Gulfstream Aerospace is constructing a 225,000 sq. ft. West Coast Service Center on the east side of the airfield adjacent to Ellsworth Road. This state-of-the-art facility is scheduled to be operational in the Summer of 2024. While the West Coast Service Center is being constructed, Gulfstream has established a base at the Airport and is leasing over 100,000 sq. ft. of hangar space. The industry-leading company has already hired over 250 local employees.
- SkyBridge Arizona is constructing two 250,000 sq. ft. flex industrial buildings designed to accommodate both single and multi-tenant users. The two buildings are scheduled to be completed in Q2 2024. Northern Arizona University's (NAU) Mesa Workforce Development Center, in partnership with Kind Hospitality and SkyBridge, is building two two-story facilities. The first floor of one building will be a sit-down, high-quality restaurant, and the second floor and second building will house a satellite of NAU's hospitality program. The ground-breaking ceremony for the project was held on March 19th.
- Gateway East is a nearly 300-acre, mixed-used, non-aeronautical development opportunity located on the east side of the Airport. The Boyer Company has cleared and prepped a 17-acre site within the Gateway East Master Development for a 275,000 sq. ft. manufacturing facility for XNRGY Climate Systems, a leader in the design and manufacturing of advanced energy-efficient commercial climate control systems. This will be XNRGY's U.S. headquarters.
- Gateway Commerce Center III will be developed along the southeast corner of Sossaman Road and Velocity Way. This project is two small industrial buildings totaling just less than 100,000 sq. ft. The appearance will be of an office complex with no loading dock visibility from Sossaman Road.
- PMGAA is updating the front entrance to the Airport at the intersection of Ray and Sossaman Roads. Two new entrance monument design concepts were presented to the Board for their consideration and preference.
- The timeframe for the Center Runway 12C-30C mill and overlay project is the Summer of 2024. The runway will be closed while the mill and overlay take place. The Airport has two other 10,000-foot runways and will maintain normal operations during the project. The \$4MM+ in funding for this project comes from a Bipartisan Infrastructure Law (BIL) grant.
- Reconstruction of inside runway 12R-30L has been consolidated from a three-year project to being completed within two years beginning with Phase 1 at the south end of the runway in Fall 2024. This is a \$45MM project. The FAA has committed to an Airport Improvement Program (AIP) grant for \$20MM in FY24 for Phase I and \$25MM in FY25 for Phase for the north end of the runway.
- Repairs to Taxiway Whiskey will take place in Fall 2024. Funding for the \$2MM project comes from ADOT. This taxiway is directly across from the terminal. Phasing of this project is critically important for maintaining access to the South Ramp.

6. SkyBridge Arizona Presentation – Will Mosely, SkyBridge Arizona General Manager

Mr. Mosely provided a brief update on SkyBridge Arizona's construction and marketing activities.

7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **February 20, 2024**.

- b) **Resolution No. 24-08** – Authorizing the purchase of replacement terminal seats from **Airport Seating Alliance** in an amount not to exceed \$160,000.00.
- c) **Resolution No. 24-09** – Authorizing a lease agreement with the **United States Department of Agriculture, Forest Service (USDA-FS)** for the exclusive use of 276,699 square feet of Airport-owned apron (Alpha Apron Phase 3). The lease term commences on April 1, 2024, and terminates on March 31, 2029.

Mayor Julia Wheatley moved to approve the Consent Agenda.
Mayor Brigitte Peterson seconded the motion.
The motion was carried unanimously.

Consideration and Possible Approval of:

- 8. **Resolution No. 24-10** Adopting the proposed **Operating Budget, Capital Budget, Debt Service Budget, and Member Government Contributions** for the fiscal year ending June 30, 2025. .

Mayor Brigitte Peterson moved to approve Resolution No. 24-10.
Mayor Julia Wheatley seconded the motion.
The motion was carried unanimously.

- 9. **Resolution No. 24-11** Authorizing a contract with **Snell and Wilmer L.L.P.** for Primary Legal Counsel Services for an initial term of three (3) years, with two (2) optional one-year extensions.

Mayor Brigitte Peterson moved to approve Resolution No. 24-11.
Mayor Julia Wheatley seconded the motion.
The motion was carried unanimously.

10. Board Member Comments/Announcements.

Mayor Peterson will deliver the Gilbert State of the Town address on April 23, 2024, at 6:00 p.m. in Municipal Building I – Council Chambers, 50 East Civic Center Drive, Gilbert, 85296.

- 11. **Next Meeting: Tuesday, April 16, 2024** at 10:00 a.m. in the Board Room (Saguaro A&B) of the Gateway Administration Building, 5835 S Sossaman Road, Mesa, Arizona. Members of the Phoenix-Mesa Gateway Airport Authority may attend either in person or by audioconference.

12. Adjournment.

The meeting adjourned at 9:31 a.m.

Dated this 16th day of April 2024.



Misty Johnson, Clerk of the Board