



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | May 20, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, May 20, 2025, beginning at 10:00 a.m. in the Board Room (Saguaro A&B) of the Gateway Administration Building, 5835 S Sossaman Road, Mesa, Arizona.

Members Present

Mayor Julia Wheatley, Queen Creek
Lt. Governor Regina Antone, Gila River Indian
Community
Mayor Mark Freeman, Mesa*
Mayor Scott Anderson, Gilbert
Mayor Chip Wilson, Apache Junction

** Neither present nor represented*

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

1. Call to Order at 10:21 a.m. (Mayor Wheatley, Chairwoman)

2. Pledge of Allegiance

3. Call to the Public

There were no public comments.

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

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

- Fiscal Year-to-Date 2025 (FYTD) Net Operating Income is \$4,112,452.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 261,536 commercial passengers in March 2025. This is up from the 210,368 passengers during March of last year. This marks the best month ever for commercial passenger activity.
- Mesa Gateway Airport Briefs
 - Global logistics leader DSV Air and Sea, continues to increase their wide body air cargo operations by transporting products from Asia and Europe to the Valley for their growing number of manufacturing customers in and around the Greater Phoenix area.
 - The Authority is working with U.S. Customs and Border Protection to explore increasing staffing to accommodate the rising number of international air cargo operations.
 - May 7, 2025 was the federal deadline for domestic airline travelers to have a federally compliant form of identification. The Arizona Travel ID is the credential that complies with federal Real ID mandates. Educational messaging by TSA nationally and Gateway Airport locally led to a smooth transition for the majority of travelers at Gateway Airport who either had a compliant driver's license, a valid U.S. passport, or participate in the Global Entry Program.
- Private Development Project Updates
 - Virgin Galactic's hangar and manufacturing facility are complete. Hiring is underway. The hangar will house the mothership and the manufacturing facility will begin production of the six-passenger Delta spaceships later in 2025.

- The demolition of several old Airport buildings has created a new aeronautical development opportunity at the south end of the Airport. Developers for AmpliFLY are considering two options for the \pm 8.00 acres of property designated for aeronautical redevelopment. Plan A is to build-to-suit a customized corporate office and hangar for one tenant. Plan B is to build a large 100,000 - 125,000 SF speculative hangar with the option to subdivide. Authority staff will present Amplifly's eventual project before the Board for consideration and approval.
- Gateway Commerce Center III is being developed along the southeast corner of Sossaman Road and Velocity Way. This project includes two industrial buildings totaling approximately 98,000 sq. ft. Vertical construction began at the end of January/early February. The exterior walls are now in place.
- SkyBridge Arizona is a 360-acre master development project offering both aeronautical and non-aeronautical private development opportunities. SkyBridge has completed the construction of two 250,000 sq. ft. flex industrial buildings designed to accommodate single and multi-tenant users, a 53,000 sq. ft. industrial building, an 82,500 sq. ft. hangar, and various roadway and utility infrastructure across the site totaling approximately \$30MM. Phase II of the development will open up the aeronautical parcels along Taxiway Alpha by connecting the taxiway to the recently constructed roadways.
- Gateway East is a 273-acre non-aeronautical Airport Business Park located on the east side of the Airport adjacent to Ellsworth Road and Gateway Boulevard. Construction is nearly complete for the 275,000 sq. ft. U.S. headquarters and manufacturing facility for Gateway East's first tenant, XNRGY Climate Systems. Manufacturing of high-end climate control systems is anticipated to begin in XNRGY's new facility. Hiring is underway. Phase I could be up to 700 employees.
- Gateway East developer, The Boyer Company, is working with the City of Mesa for pre-design of a five-acre development at the intersection of Ellsworth Road and Gateway Boulevard that will include a five-story, 125-room SpringHill Suites by Marriott Hotel, two retail buildings, and restaurant pads.
- Mesa Gateway Airport Construction Projects
 - The reconstruction of Runway 12R-30L will be completed over the next two years. Phase I began in October 2024. The southern portion is scheduled for completion at the end of May. The runway will open and remain open until Phase II, the northern half of Runway 12R-30L, begins reconstruction in the fall of 2025, pending a continuation of federal funding. This important infrastructure project totals approximately \$45MM, with a majority of the funding coming from FAA grants.
 - The new Airport entrance monument sign, landscaping, irrigation, and lighting is now complete at the intersection of Ray and Sossaman Roads.
 - A new TSA checked baggage system will replace two older Reveal machines that can only clear 200 checked bags an hour. The new upgraded explosive detection equipment will be capable of clearing 800 – 1,000 bags an hour. This additional capacity will be necessary as the Airport continues to grow. A majority of the funding for this estimated \$45MM project is coming from TSA. The project is scheduled to get underway in the fall of 2025 pending receipt of a TSA grant.
 - The mill and overlay project for a portion of the Hourly Parking Lot will mitigate the deteriorating asphalt pavement within this area. In addition, the project will consist of new traffic calming measures by installing speed humps along Airport Road in front of the passenger drop-off and pick-up areas at the terminal.

5. Consent Agenda

- a) **Minutes** of the Board Meeting held on **April 15, 2025**.
- b) **Resolution No. 25-17** – Authorizing **Alliant Insurance Services, Inc.** under the terms of its existing Insurance Broker / Risk Management Consulting Agreement with the Mesa Gateway Airport Authority to purchase specific lines of insurance on behalf of the Authority beginning July 1, 2025, not to exceed premium cost of \$697,993.
- c) **Resolution No. 25-18** – Authorizing an Intergovernmental Agreement with the **City of Mesa** for Aircraft Rescue and Firefighting Services, for three (3) years in an amount not to exceed \$1,830,638 for year one effective July 1, 2025, with two additional years, not to exceed \$1,921,395 and \$2,016,668 respectively. The Term may be extended for two (2) additional one-year periods at a negotiated rate prior to extension.
- d) **Resolution No. 25-19** – Authorizing the purchase of Business and Revenue Management Software and related Support and Maintenance from **GCR, Inc., dba TADERA** in an amount not to exceed \$307,782.52 which includes the initial software purchase, implementation, training and three (3) years of licensing, and support and maintenance.
- e) **Resolution No. 25-20** – Approving an Authorization of Services with **Combs Construction Company, Inc.** for Construction of the Hourly Parking Lot Mill & Replacement Improvements, in an amount not to exceed \$486,326.03 under CIP 1281.

Mayor Chip Wilson moved to approve the Consent Agenda.
Lt. Governor Regina Antone seconded the motion.
The motion was carried unanimously.

Consideration and Approval of:

- 6. **Resolution No. 25-21** – Approving the **Second Amended and Restated Intergovernmental Agreement** and to recommend that the Members execute the Second Amended and Restated Intergovernmental Agreement. To recommend that the Members execute the **Second Amended and Restated Joint Powers Airport Authority Agreement**. To approve adoption of the revised **Bylaws**.

Mayor Scott Anderson moved to approve Resolution No. 25-21.
Mayor Chip Wilson seconded the motion.
The motion was carried unanimously.

7. Board Member Comments/Announcements.

None.

- 8. **Next Meeting: Tuesday, June 17, 2025** at 9:00 a.m. in the Board Room (Saguaro A&B) of the Gateway Administration Building, 5835 S Sossaman Road, Mesa, Arizona. Members of the Mesa Gateway Airport Authority may attend either in person or by audioconference.

9. Adjournment.

The meeting adjourned at 10:42 a.m.

Dated this _____ day of _____ 20____.

Misty Johnson, Clerk of the Board