



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | September 16, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, September 16, 2025, 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

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

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 Mark Freeman, Vice Chair)

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.

- MGAA Briefs
 - Best July for Financials, Passengers, and Cargo!
 - Fiscal Year-to-Date 2026 (FYTD) Net Operating Income is \$889,527 compared to \$810,864 July 2024.
 - Record setting passenger activity in July 2025! (169,729 total passengers)
 - Record setting cargo activity in July 2025! (1,770,945 total pounds)
 - The Authority is working with the member communities, the Arizona Congressional Delegation, and U.S. Customs and Border Protection (USCBP) to request a second USCBP agent in order to have the infrastructure and staffing to accommodate the developing international air cargo market.
 - The Second Annual Airport Business Executives' Breakfast was held on September 10th in the Administration building of MGAA. The Airport's Business Development team invited top local executives from Airport businesses.
 - The Authority hosted a group of East Valley Councilmembers on September 3rd for a presentation and tour of the Airport. Executive Director O'Neill extended an open invitation to the Board for their elected officials to tour the Airport and to learn about the businesses at the Airport and the economic impact to the East Valley.
- MGAA Private Development
 - Virgin Galactic has begun manufacturing their first six-passenger Delta spaceships in their manufacturing facility at the north end of the airfield.

- FlightSafety International is planning a ground-breaking event on October 21, 2025 following the MGAA Board meeting. Additional details and an RSVP request will be sent in the coming weeks from FlightSafety.
- The two-building Gateway Commerce Center III project totals approximately 100,000 sq. ft. and is nearly complete. The developer has constructed speculative office suites in each building to make the spaces “move-in ready” for potential users. Tenant activity is anticipated for the end of September and beginning of October.
- The demolition of several old Airport buildings has created a new aeronautical development opportunity at the south end of the Airport. In September 2024 a Request for Qualifications (RFQ) for the ± 8.00 acres of property designated for aeronautical redevelopment was released. The evaluation panel met to review all qualified submittals and selected a developer. The developer will present their design plans before the MGAA Board for consideration and approval at the October 2025 Board meeting.
- SkyBridge Arizona is a 360-acre master development project offering both aeronautical and non-aeronautical private development opportunities. SkyBridge has built and leased more than 625,000 sq. ft. of industrial and hangar space. To date, \$30MM has been invested in infrastructure, utilities, and roadways. Phase II of the development will open up the aeronautical parcels along Taxiway Alpha.
- 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. The developer for Gateway East is The Boyer Company. Adrian Evarkiou is a partner with the Boyer Company and is here today to discuss the development of a SpringHill Suites by Marriott Hotel at the intersection of Ellsworth Road and Gateway Boulevard.
- MGAA Project Updates
 - Over the next seven years the Authority is planning several important airfield projects to connect taxiways, replace electrical vaults, and improve the condition of the existing runways. The Authority is working with the Federal Aviation Administration (FAA) and Arizona Department of Transportation (ADOT) to fund these projects. The total design and construction cost for FY25-FY31 is \$130MM.
 - A new Transportation Security Administration (TSA) checked baggage system will replace two older explosive detection machines that can only clear 200 – 300 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 portion the project’s funding, estimated to be \$45MM, is coming from a TSA grant. The project is scheduled to get underway on October 1st.

5. The Boyer Company, L.C. Presentation –Adrian Evarkiou, Partner, Boyer Company

The Gateway East master developer, The Boyer Company, is working with the City of Mesa to finalize design plans and securing the necessary permits for a five-acre development at the intersection of Ellsworth Road and Gateway Boulevard. The project includes a hotel, two retail buildings, and two restaurant pads. SpringHill Suites by Marriott is the selected hotel. It is five-stories with 127-rooms. The amenities include a pool, restaurant, bar, fitness center, and meeting space. The anticipated completion date is May 2027. The Boyer Company will submit a land lease in the next couple of months for consideration and approval for two retail buildings and two restaurant pads next to the hotel. The buildout time for these will coincide with that of the hotel.

6. Consent Agenda

- a) **Minutes** of the Board Meeting held on **August 19, 2025**.
- b) **Resolution No. 25-36** – Authorizing an Amendment of the **FY26 Capital Budget** to provide an additional \$14,587,121 in funding, to the initial \$30,000,000 Capital Budget that was approved in March 2025, for the TSA In-Line Checked Baggage System Design/Construct Project under CIP 1265, subject to receipt of a TSA OTA Grant. The new project total will be \$44,587,121, which includes the Design costs of \$1,125,991.50.
- c) **Resolution No. 25-37** – Authorizing a Construction Manager at Risk Construction Services Contract with **The Weitz Company, LLC** for the TSA In-Line Checked Baggage System Improvements Project, in an amount not to exceed \$41,643,882 pending receipt of a TSA grant.
- d) **Resolution No. 25-38** – Approve a Professional Services Agreement to provide Construction Administration Services with **Studdiford Technical Solutions, LLC** for the In-Line Checked Baggage System Improvements Project, in an amount not to exceed \$925,997 pending the receipt of a TSA grant.
- e) **Resolution No. 25-39** – Authorizing a contract with **Cross Fire Protection, LLC**, to provide Airport Wide Fire System Test, Inspect, Monitoring, and Repair services for all fire protection/alarm systems installed throughout the Airport's property, in an amount not-to-exceed \$55,848.50, (excluding repair services), for the first year of the contract. Thereafter, price adjustments will be considered annually, up to 5%, subject to written approval by the Airport. Contract Award with an initial term of three (3) years, with two (2) one (1)-year options to renew that may be exercised at the sole discretion of the Airport.
- f) **Resolution No. 25-40** – Authorizing a contract with **Kleen-Tech Services, LLC** for Power Washing Services, in an amount not to exceed \$23,564.00 (excluding as needed services), for the first year of the contract. Thereafter, price adjustments will be considered annually, up to 5% provided the adjustments are submitted in writing with thirty (30) days' advance notice. Contract Award with an initial term of three (3) years, with two (2) one (1)-year options to renew that may be exercised at the sole discretion of MGAA.
- g) **Resolution No. 25-41** – Authorizing an Amendment to the Development Lease on Lot 210 with **Boyer Gateway East Mesa Building 1, L.C.**, a Utah limited liability company, to adjust the base rent schedule and update the name of the Airport and Airport Authority.
- h) **Resolution No. 25-42** – Authorizing the First Amendment to the Master Development Agreement with **Boyer Gateway East L.C.**, to update the boundaries for the Development Phases of the Project.

Mayor Chip Wilson moved to approve the Consent Agenda.

Councilmember Jeff Brown seconded the motion.

The motion was carried unanimously.

Consideration and Approval of:

- 7. Resolution No. 25-43** – Authorizing a Development Lease with **Boyer Gateway East Mesa Hotel 1, L.C.**, a Utah limited liability company, for 1.725 acres (75,138 square feet) located within the Gateway East project and identified as Lot 201. The lease term is SIXTY-FIVE (65) years commencing on October 1st, 2025. To authorize a Second Amendment to the Master Lease with **Boyer Gateway East L.C.**, to concurrently remove Lot 201 from the Master Lease Agreement and update the Declaration of Covenants, Conditions, Restrictions and Easements for Gateway East.

Mayor Scott Anderson moved to approve Resolution No. 25-43.

Mayor Chip Wilson seconded the motion.

The motion was carried unanimously.

8. Board Member Comments/Announcements.

Council Member Brown introduced the Town of Queen Creek's Management Assistant Intern, Jordan Thornton. Jordan is enrolled at ASU and is studying for her Master's Degree in Public Administration. She is also the recipient of the Jane L. Morris Fellowship. Jane Morris served as Executive Director/CEO of Gateway Airport.

- 9. Next Meeting: Tuesday, October 21, 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.

10. Adjournment.

The meeting adjourned at 9:34 a.m.

Dated this ____ day of _____ 20____.

Misty Johnson, Clerk of the Board