



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | July 20, 2021**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, July 20, 2021, 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 John Giles, Mesa  
Councilmember Jim Waring, Phoenix (*via videoconference*)  
Mayor Brigitte Peterson, Gilbert  
Mayor Chip Wilson, Apache Junction  
Lt. Governor Monica Antone, Gila River Indian Community (*via videoconference*)  
Mayor Gail Barney, Queen Creek (*via videoconference*)

**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 9:02 a.m. (Mayor Giles)

**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 financial performance, passenger activity, the community noise report, and various Airport projects.

- Fiscal Year-to-Date (FYTD) Net Operating Income is \$2,610,368.
- Commercial passenger activity at Gateway Airport continues to recover from the COVID-19 pandemic. For FYE21, Gateway Airport was down 12% compared to FYE20. June 2021's passenger total of 151,219 commercial passengers was the highest June passenger activity number in the history of the Airport.
- Flair Airlines is returning to Gateway Airport this fall with seasonal, nonstop routes to Vancouver, Calgary, and Toronto, Canada.
- Swoop is planning to return to Gateway Airport for the winter season with nonstop service to Edmonton, Winnipeg, and Toronto, Canada beginning in September and continuing through the end of April.
- WestJet Airlines is planning to return to Gateway Airport for the winter season with nonstop service to Calgary, Canada beginning October 31<sup>st</sup> and continuing through the end of April.
- Beginning August 19<sup>th</sup>, Allegiant Air will begin nonstop service to Pittsburgh, Pennsylvania.

- Sun Country Airlines will be coming to the Airport for the first time beginning in November with flights to Minneapolis.
- Site work and underground utilities are being installed for the Gateway Executive Airpark's 183,000 SF hangar complex. This impressive three-hangar project is comprised of both multi-tenant and single tenant lease opportunities. The first two hangars should be operational in the first quarter of 2022. The larger multi-tenant hangar is scheduled to be completed in late fall of 2022.
- SkyBridge Arizona is diligently working with the City of Mesa to obtain permitting, and variances needed to progress with the design phase for its 127-room Wyndham dual-brand hotel along Sossaman Road.
- SkyBridge Arizona has acknowledged they will bring forward a take-down package for two additional industrial buildings to fulfill the need for large, single tenant flex industrial buildings. These two buildings will be approximately 200,000 SF feet and 240,000 SF respectively.
- In June, PMGAA supplied the U.S. Forest Service with more than 700,000 gallons of aviation fuel while they were actively fighting the Telegraph and Mescal fires east of the Airport. Many of the aircraft stationed here this summer have been relocated to bases in California to fight the fires in the west. PMGAA acknowledges the Herculean efforts of the men and women of the U.S. Forest Service.
- Record fuel sales for the month of June topped 2.3MM gallons and contributed to the Fiscal Year record of more than 20MM gallons of fuel sold in FY2021.
- The Arizona Department of Transportation conducted their latest Economic Impact Study of all the individual airports across the state. The 2012 study shows PMGAA contributed \$685,042,000 in total economic benefit to the region. The 2019 study, using the same criteria, shows the economic benefit increasing to \$1,761,781,074.
- Gateway *East* is a 400-acre mixed use non-aeronautical master development opportunity located on the east side of the Airport. The Gateway *East* Master Developer solicitation continues. The RFQ process had 12 highly qualified submissions. The top four submissions have been invited to participate in an RFP process. The finalists are The Boyer Company, Catellus Development Corporation, Douglas Allred Corporation and Trammel Crow Company & Sunbelt Holdings.
- PMGAA's parking contractor is experiencing significant staffing challenges to the point where performance expectations are not being met. PMGAA Staff has stepped in as shuttle bus drivers to supplement the level of commitment the parking coordinator is able to provide. The Authority is looking to bring in additional parking shuttle contractors to support Airport activities until the end of the busy summer travel season.
- The construction contractor for the new air traffic control tower performed a trial lift of the two-story 225,000-pound steel structure. The structure is scheduled to be placed during the last week of July/first week of August. Once this massive steel structure is securely in place, the crane will then lift the 550SF tower cab into place. The project is scheduled to be completed by summer 2022.
- PMGAA is preparing to expand aircraft parking opportunities at the south end of the airfield. Alpha Apron Phase III will begin construction at the end of this year's fire season. Last month the PMGAA Board approved the Authorization of Services for Phase IV design engineering services.
- PMGAA is constructing a new remain overnight (RON) pad for four aircraft across the ramp from the north end of the commercial passenger terminal. This project will be completed in early fall.
- Terminal Modernization Project Design Services - This new modern structure will be connected to the main terminal with a concourse to expand the commercial passenger capacity of the Airport. It will be a 4-5 gate terminal replacing the temporary terminal annex building that opened in 2007 when Allegiant Air began scheduled service in Arizona.

- PMGAA is constructing a new cell phone lot at the intersection of Ray and Sossaman Roads. Once completed, the current cell phone lot will be repurposed into a new parking lot for terminal tenant employees. This important project will free up revenue spaces currently being used by 150 terminal tenant employees in the Daily Parking Lot.
- PMGAA is embarking on two important projects to improve car rental infrastructure at Gateway Airport. The first undertaking is to update and reconfigure the rental car return lot to improve traffic flow. The second is to improve the car care facility at the south end of the Airport. This facility is where vehicles are maintained, fueled, washed, and vacuumed in preparation for new customers. These projects are funded by Customer Facility Charge (CFC) funds, a dedicated fee assessed to passengers renting cars at the Airport. The CFC amount is \$2.50 per rental day. These funds go into a dedicated account and can only be used to improve the infrastructure and facilities for the rental car operation.

## 6. Consent Agenda

- a) **Minutes** of the Board Meeting held on **June 15, 2021**.
- b) **Resolution No. 21-26** Authorizing the purchase of janitorial supplies from **Network Services Company** in partnership with **Waxie Sanitary Supply** for FY22, in an amount not to exceed \$100,000.
- c) **Resolution No. 21-27** – Authorizing a contract with **Flagship Airport Services, Inc. (Flagship)** for janitorial services, in an amount not to exceed \$2,243,648.69 for three years with two (2) one-year renewal options not to exceed \$789,388.37 and \$811,096.55 respectively each year.
- d) **Resolution No. 21-28** – Authorizing the purchase of one backhoe from **Bingham Equipment Company**, in an amount not to exceed \$59,421.02.
- e) **Resolution No. 21-29** – Authorizing additional paving services with **Ace Asphalt of Arizona, Inc. (Ace Asphalt)** be added to the previous Board Approved North Remote Aircraft Parking Apron Project under CIP 1229, in an amount not to exceed \$53,721.

**Mayor Chip Wilson moved to approve the Consent Agenda.**  
**Councilmember Jim Waring seconded the motion.**  
**The motion was carried unanimously.**

## Consideration and Possible Approval of:

7. **Resolution No. 21-30** – Approving a Construction Contract with **Combs Construction Company, Inc. (Combs Construction)** for the construction of the Alpha Apron Expansion Phase III utilizing Passenger Facility Charge (PFC) funds in an amount not to exceed \$8,512,421.73 under CIP 719 and approve an additional \$2,900,000 increase to the FY22 Capital Budget due to increased construction costs.

**Mayor Brigitte Peterson moved to approve Resolution No. 21-30.**  
**Mayor Chip Wilson seconded the motion.**  
**The motion was carried unanimously.**

8. **Resolution No. 21-31** – Approving an Authorization of Services for Alpha Apron Expansion Phase III Construction Administration Services with **Kimley-Horn and Associates (KHA)** in an amount not to exceed \$247,709.50 under CIP 719.

**Mayor Brigitte Peterson moved to approve Resolution No. 21-31.**  
**Mayor Chip Wilson seconded the motion.**  
**The motion was carried unanimously.**

9. **Resolution No. 21-32** – Authorizing a contract with **DWL Architects + Planners, Inc. (DWL)** for Terminal Modernization Design Services, in an amount not to exceed \$948,243 under CIP 1201, and to approve bringing this Terminal Modernization Design and Construction Project (CIP 1201) forward to be included in the FY22 Capital Budget in the amount of \$12,122,000.

**Mayor Chip Wilson moved to approve Resolution No. 21-32.**  
**Mayor Brigitte Peterson seconded the motion.**  
**The motion was carried unanimously.**

10. **Board Member Comments/Announcements.**

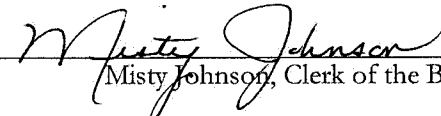
There were no comments or announcements.

11. **Next Meeting: Tuesday, September 21, 2021** 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 Phoenix-Mesa Gateway Airport Authority may attend either in person or by telephone/videoconference.

12. **Adjournment.**

The meeting adjourned at 9:45 a.m.

Dated this 21<sup>ST</sup> day of September 2021.

  
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Misty Johnson, Clerk of the Board