



**MINUTES OF PUBLIC MEETING OF THE
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | November 16, 2021**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, November 16, 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 Junction (*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 9:03 a.m. (Vice Mayor Waring)
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 \$484,540.
- Commercial passenger activity at Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) experienced a 44% increase in passengers over last September. June, July, and September were all record-setting months for passenger activity as leisure travelers return to the skies.
- On November 9th, Gulfstream Aerospace Corporation (Gulfstream) announced it will be constructing a new West Coast Service Facility at Gateway Airport bringing hundreds of high-wage jobs to the Phoenix East Valley. Phase I is a 225,000 SF facility with an investment of over \$70MM. This facility is anticipated to be operational in the latter half of 2023. Beginning in January 2022, Gulfstream will be leasing a large hangar facility on the airport and starting the recruitment process for hiring.
- In anticipation of the numerous flights being added by Allegiant this winter combined with the return of Flair, WestJet, Swoop, and the new entrance of Sun Country, the Airport has improved the baggage claim facilities, improved the baggage handling facilities, and expanded the security screening check point.

- Three of the past five months have set commercial passenger activity records with 2021 numbers mirroring those set in 2019. With the additional flights being added this winter, the 2021 numbers will likely eclipse 2019 numbers.
- The most recent concession to open in the Airport's passenger terminal is the new Tripadvisor retail/news and gift shop located between gates four and five. Tripadvisor offers expanded snacks and drinks, technology devices, and local Arizona products.
- 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 were invited to participate in an RFP process. The interview process was held in September with two finalists selected. The two finalists were asked to present their best and final proposal. Phoenix-Mesa Gateway Airport Authority (PMGAA, Authority) has received those and is in discussion with the preferred developer. A Memorandum of Understanding (MOU) will be presented at the December 21st meeting for the Board's consideration.
- Part 139 airports across the country are required to conduct a full-scale emergency preparedness exercise every three years. On February 22, 2022, Gateway Airport will host the Triennial Full-Scale Emergency Response Exercise.
- The Authority has accelerated the design of a new five-gate terminal addition that will connect to the to the main terminal creating one unified commercial passenger terminal consisting of 11 gates. PMGAA is hoping to secure a grant from the Bipartisan Infrastructure Bill to construct this important project.
- The Air Traffic Control Tower is on-track to be commissioned in the summer of 2022. Tours of the tower are being coordinated with member community Town and City Councils.
- PMGAA is expanding aircraft parking opportunities at the south end of the airfield. Alpha Apron Phase III is under construction with completion anticipated in February 2022. Phase IV is in design and will be ready for construction once Phase III is complete.
- The new Cell Phone Lot at the intersection of Ray and Sossaman Roads is complete. The signs are up directing traffic to the new location.
- The previous Cell Phone Lot is being 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.
- The Center Runway Reconstruction Design project is going out to bid in May 2022 for the reconstruction of 3,500 SF of concrete on RW 12C-30C. PMGAA is hopeful of securing a grant from the FAA for this important infrastructure project.

6. Car Rental Return Lot and Car Care Facility Presentation – Bob Draper, Engineering and Facilities Director

- Customer Facility Charge (CFC) funds are fees 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 rental car operations. 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.

7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **October 19, 2021**.
- b) **Resolution No. 21-49** – Authorizing annual changes to the **Airport Rules and Regulations**.
- c) **Resolution No. 21-50** – Authorizing the purchase of two (2) skid mounted Preconditioned Air Units (PCAir) from **ITW GSE, Inc.** in an amount not to exceed \$190,159.44 under CIP 1214.
- d) **Resolution No. 21-51** – Authorizing the procurement of server equipment from **Dell Marketing, L.P. (Dell)** in an amount not to exceed \$72,862.47 in the southeast corner of the Airport, in an amount not to exceed \$171,597 under CIP 1237.

Mayor Chip Wilson 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. 21-52** – Approving a Professional Services Agreement with **TranSystems Corporation** for Design Services for the Rental Car Care Facility Improvements, in an amount not to exceed \$390,532 under CIP 1222 and to approve an increase to the FY22 Capital Budget by this same amount funded through Customer Facility Charges (CFC).

Mayor Brigitte Peterson moved to approve Resolution No. 21-52.

Mayor Chip Wilson seconded the motion.

The motion was carried unanimously.

9. Board Member Comments/Announcements.

There were no comments or announcements.

- 10. **Next Meeting: Tuesday, December 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.

11. Adjournment.

The meeting adjourned at 9:32 a.m.

Dated this _____ day of _____ 2021.

Misty Johnson, Clerk of the Board