



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | December 21, 2021**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, December 21, 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\*

**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 9:01 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 \$746,608.
- So far this fiscal year, commercial passenger activity at Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) has experienced a 47% increase in passengers compared to FYTD21.
- Since November 1, 2021, twelve new nonstop destinations have been added at Gateway Airport. Allegiant has added a significant number of new destinations. Sun Country has begun service to Minneapolis. Flair, WestJet, and Swoop are providing service to Vancouver, Edmonton, Calgary, Winnipeg, and Toronto Canada.
- Gateway Airport has set passenger activity records in four of the last six months. Two new records were set over the busy 2021 Thanksgiving Holiday travel period. November 24<sup>th</sup> was the busiest day in the history of the Airport with more than 4,600 enplaned air travelers (8,600 total passengers) passing through its doors. Monday, November 27<sup>th</sup> then eclipsed that record with more than 5,300 enplaned passengers (10,600 total passengers).
- Each year, all Part 139 Commercial Service Airports undergo a certification inspection by the Federal Aviation Administration (FAA). This year's inspection resulted in no reportable conditions!

- Gulfstream Aerospace Corporation (Gulfstream) will be constructing a new West Coast Service Center at Gateway Airport. Phase I is a 225,000 SF facility with an investment of over \$70MM. Construction will begin in the spring of 2022. Gulfstream is now leasing a 50,000 SF hangar at the Airport and has started the hiring process for 300-350 Gateway Airport employees.
- Three hangars totaling 183,000 SF are under construction in the Gateway Executive Airpark located at the north end of the airfield. Two of the hangars will be available for lease by the end of the second quarter 2022. Earthwork has begun on the larger 115,000 SF hangar scheduled to be completed in the summer of 2022.
- SkyBridge Arizona continues to grow. Design work on the horizontal infrastructure is underway for a taxiway extension, roadways, sewer, water, and fiber. Coordination efforts are ongoing with the City of Mesa to complete the entitlement process to obtain permitting and variances needed to proceed with construction of a 127-room Wyndham dual-brand hotel along Sossaman Road. The hotel will offer rooms for both transient overnight guests and extended stay customers. SkyBridge is planning for two additional industrial buildings. These two buildings will be approximately 200,000 SF and 250,000 SF respectively.
- The Bipartisan Infrastructure Bill has been signed into law. A portion of the funding in this bill is designed for terminal modernization. PMGAA is hoping to secure a grant from the Bipartisan Infrastructure Law to construct a new five-gate terminal addition that will connect to the main terminal creating one unified commercial passenger terminal consisting of 11 gates.
- The Air Traffic Control Tower is on-track to be commissioned in the summer of 2022. The glass in the tower cab has been installed and work is being done on the elevator. Tours of the tower are being coordinated with member community elected officials.
- PMGAA is expanding aircraft parking opportunities at the south end of the airfield. Alpha Apron Phase III is under construction and getting ready for concrete pours. Completion is anticipated in February 2022. Phase IV is in design and will be ready for construction once Phase III is complete.
- The Hourly Parking Lot is critical to the successful, efficient operation of the Airport because it provides the opportunity for the drop off and pick up of passengers in need of someone else's assistance to travel – elderly, underage, physical or mental limitations. Closure of the Hourly Parking Lot creates significant challenges and hardships for the traveling public. Eliminating the maximum daily parking rate (\$18.00) will make overnight parking in the Hourly Parking Lot much less attractive and will increase parking availability for those air travelers in need of assistance.
- The previous Cell Phone Lot was repurposed into a new parking lot for terminal tenant employees. This important project opened revenue spaces currently being used by 150 terminal tenant employees in the Daily Parking Lot.
- The Bipartisan Infrastructure Law contains an additional \$4.4MM coming to the Airport to be used for projects like the Center Runway Reconstruction project. This is the reconstruction of 3,500 SF of concrete on RW 12C-30C. PMGAA is working with FAA to try and condense the project into one year.

**6. Gateway *East* Presentation** – Shea Joachim, Business Development Director

- Gateway *East* is a 400-acre mixed use non-aeronautical master development opportunity located on the east side of the Airport. January 2021 began the RFQ process which 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 being selected. The two finalists were asked to present their best and final proposal. The PMGAA Board of Directors is being asked to consider and approve a Memorandum of Understanding (MOU) with the Boyer Company, L.C. as the preferred

development partner for the Gateway *East* development opportunity. Matt Jensen, a partner with the Boyer Company, L.C., spoke to further introduce the Boyer Company, their history, and to acknowledge this great opportunity.

## 7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **November 16, 2021**.
- b) **Resolution No. 21-53** – Authorizing the purchase of airfield asphalt services with **Sunland Asphalt & Construction, LLC** for an amount not to exceed \$99,770.88.
- c) **Resolution No. 21-54** – Authorizing the Executive Director to execute an Air Carrier Operating Agreement with **WestJet**, an Alberta Partnership, for commercial air service at the Airport.
- d) **Resolution No. 21-55** – Approving a new one-year Air Carrier Operating Agreement with **Allegiant Air, LLC**.
- e) **Resolution No. 21-56** – Authorizing Amendment 2 to the Land Lease with **Pegasus Mesa Owner, LLC** to add 5,840 square feet to the Premises located at the corner of Sossaman Road and Velocity Way.
- f) **Resolution No. 21-57** – Authorizing the Adjustment Amendment to the Master Lease with **Mesa SkyBridge, LLC** to remove 5,840 square feet from the northwest corner of the Property.
- g) **Resolution No. 21-58** – Authorizing the elimination of the maximum daily charge for the **Hourly Parking Lot** effective December 22, 2021.

**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:

8. **Resolution No. 21-59** – Authorizing a Memorandum of Understanding with **The Boyer Company, L.C.** to acknowledge the Boyer Company, L.C. as the preferred proposer and establish an exclusive negotiation period and the terms under which PMGAA staff will work to establish a Master Development Agreement with the Boyer Company, L.C.

**Mayor Chip Wilson moved to approve Resolution No. 21-59.**  
**Councilmember Jim Waring seconded the motion.**  
**The motion was carried unanimously.**

9. **Resolution No. 21-60** – Authorizing the Executive Director/CEO and/or delegate to negotiate and execute a final contract for the Airport's Parking Access Revenue Control System (PARCS) Replacement, CIP 998, with **Scheidt & Bachman USA, Inc. (S&B)** for equipment installation and support and maintenance in an amount not to exceed \$650,000.

**Mayor Brigitte Peterson moved to approve Resolution No. 21-60.**  
**Mayor Chip Wilson seconded the motion.**  
**The motion was carried unanimously.**

- 10. Resolution No. 21-61** – Authorizing the Executive Director/CEO and/or delegate to negotiate and execute a final contract for the Airport’s Parking Access Revenue Control System (PARCS) Replacement, CIP 998, with **SDB, Inc.** for system infrastructure in an amount not to exceed \$375,000.

**Councilmember Jim Waring moved to approve Resolution No. 21-61.  
Lt. Governor Monica Antone seconded the motion.  
The motion was carried unanimously.**

**11. Board Member Comments/Announcements.**

There were no comments or announcements.

- 12. Next Meeting: Tuesday, January 18, 2022** 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.

**13. Adjournment.**

The meeting adjourned at 9:40 a.m.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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Misty Johnson, Clerk of the Board