



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | February 16, 2022**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Wednesday, February 16, 2022, 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 (*via videoconference*)  
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 9:00 a.m. (Mayor Giles)

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Call to the Public**

There were no public comments.

**5. Fiscal Year 2023 Budget Presentation** – Chuck Odom, Chief Financial Officer

- Mr. Odom provided a proposed FY23 Operating and Capital Budget for the Board’s review. The Board will be asked to consider the budget for approval at the March 15, 2022, PMGAA Board meeting.
- Mayor Giles asked what the fiscal impact would be if PMGAA does not secure a grant from the Bipartisan Infrastructure Law (BIL). Executive Director O’Neill replied that plans for construction of the new five-gate terminal addition will be put on hold until federal funding is available in the future.

**6. Consent Agenda**

- a) **Minutes** of the Board Meeting held on **December 21, 2021**.
- b) **Resolution No. 22-01** – Amending the Board of Director’s **Procurement Policy** 19-27.

- c) **Resolution No. 22-02** – Adopting the revised **Airport Rates and Charges** schedule with an effective date of February 16, 2022.
- d) **Resolution No. 22-03** – Authorizing the purchase of Unleaded and Diesel fuel from the lowest priced **State contract vendor** at market prices for the Airport Authority use and resale in the amount of \$60,000.
- e) **Resolution No. 22-04** – Authorizing the purchase of Jet A and 100LL Avgas fuel from **Ascent Aviation Group, Inc. (World Fuel)** for Airport Authority resale in the amount of \$875,000.

**Mayor Brigitte Peterson moved to approve the Consent Agenda.**  
**Mayor Chip Wilson seconded the motion.**  
**The motion was carried unanimously.**

**Consideration and Possible Approval of:**

- 7. **Resolution No. 22-05** – Authorizing additional \$4,500,000 for FY22 Capital Budget for two new projects, CIP 1222 **Construction of the Car Rental Return Lot**, and CIP 1241 **North Economy Parking Lot Expansion**.

**Mayor Chip Wilson moved to approve Resolution No. 22-05.**  
**Mayor Brigitte Peterson seconded the motion.**  
**The motion was carried unanimously.**

**At 9:20 a.m., Chair Giles turned the meeting over to Vice Chair Waring before leaving to attend a prior commitment.**

**8. 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 2022 (FYTD22) Net Operating Income is \$1,118,414.
- Calendar Year-End 2021 (CYE21) Net Operating Income was \$3,448,955.
- A comparison of CY20 and CY21 metrics for commercial passengers, operations, revenue, and fuel showed the various % changes between the two most recent years. CY19 data was included to provide a more realistic comparison to pre-pandemic activity levels.
- Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 175,432 commercial passengers during December 2021; an 80% increase in passengers compared to December 2020.
- 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 currently leasing a 50,000 SF hangar at the Airport to serve as a "beachhead" while their new facility is being constructed.
- Three hangars totaling 183,000 SF are under construction in the Gateway Executive Airpark located at the north end of the airfield. Steel is being constructed on the first two hangars. Earthwork has begun on the larger 115,000 SF hangar. This project is a speculative, private development that will address the need for hangar space for larger corporate aircraft. All three of the hangars will be available for lease in 2023.

- SkyBridge Arizona continues to grow. The City of Mesa recently issued the necessary permits for construction of a 127-room dual-brand hotel along Sossaman Road. SkyBridge Arizona hopes to break ground during the spring of 2022. The hotel will offer rooms for both transient overnight guests and extended stay customers. Design work on SkyBridge Arizona's horizontal infrastructure – taxi lane extension, entrance roadways, sewer, water, fiber, and other utilities – continues. SkyBridge is also in the planning stage for two additional industrial buildings. These two flex industrial buildings will be approximately 200,000 SF and 250,000 SF respectively.
- Gateway *East* is a 400-acre mixed use non-aeronautical master development opportunity located on the east side of the Airport. PMGAA is working with The Boyer Company from Salt Lake City, Utah on a master lease and master development agreement for the property.
- February 2022 has been a busy month for military operations at Gateway Airport. More than 50 military aircraft have been stationed at Gateway Airport so far in February. These training missions provide a positive economic impact on restaurants, hotels, and other greater Phoenix attractions and entertainment venues.
- Federal, state, and local elected officials have been taking advantage of PMGAA's invitation to tour the new air traffic control tower (ATCT, Tower) and Airport terminal. PMGAA enjoys showing off all the changes to its owners and supporters.
- PMGAA is hoping to secure a grant from the Terminal Modernization Program of the BIL to construct a new five-gate, 30,000 SF terminal addition that will connect to the main terminal creating one unified commercial passenger terminal consisting of 11 gates.
- The finished exterior of the ATCT will be unveiled in the coming weeks. Interior construction will continue, and the Tower is still on-track to be commissioned in the summer of 2022.
- PMGAA is expanding aircraft parking opportunities for larger/heavier aircraft at the south end of the airfield. Alpha Apron Phase III is currently under construction and Phase IV is in design process and will be ready for construction once Phase III is completed. The Alpha Apron is the area of the airfield where the US Forest Service refuels its aircraft and refills them with firefighting retardant.
- The BIL also includes much-needed funding for other important Airport projects. PMGAA has received an additional \$4.4MM for reconstruction of its Center Runway. PMGAA is working closely with its partners at the Federal Aviation Administration (FAA) to try and complete the runway reconstruction project in one year.
- On February 22<sup>nd</sup>, the Airport will be conducting its Triennial Full-Scale Emergency Preparedness Exercise. The Federal Aviation Administration (FAA) requires Part-139 airports to conduct a live simulated emergency drill every three years. The training exercise is designed to evaluate and improve personnel readiness, efficient and effective coordination, and increased communication among all first responders, mutual aid agencies, emergency vehicles, and area hospitals.

#### **9. Board Member Comments/Announcements.**

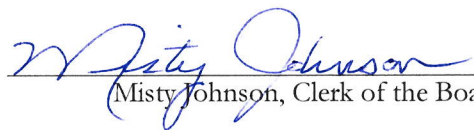
There were no comments or announcements.

- 10. Next Meeting: Tuesday, March 15, 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.

#### **11. Adjournment.**

The meeting adjourned at 9:36 a.m.

Dated this 15<sup>th</sup> day of March 2022.

  
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Misty Johnson, Clerk of the Board