



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | March 15, 2022**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, March 15, 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  
Lt. Governor Monica Antone, Gila River Indian Community (*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 9:00 a.m. (Councilmember Waring, Vice Chair)
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 2022 (FYTD22) Net Operating Income is \$1,492,291.
  - Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 140,650 commercial passengers during January 2022; a 74% increase in passengers compared to January 2021.
  - Allegiant Peer Airport Benchmarking comparing Phoenix-Mesa Gateway Airport (AZA), Las Vegas International Airport (LAS), Punta Gorda Airport (PGD), St. Pete-Clearwater International Airport (PIE) and Orlando Sanford International Airport (SFB) shows AZA having the highest load factor, the second highest adjusted yield, and the third lowest cost per passenger.
  - The U.S. Forest Service is preparing its Mesa Base for the 2022 wildfire season. Aircraft have begun arriving at Gateway Airport for training.
  - Gulfstream Aerospace Corporation (Gulfstream) is currently leasing a 50,000 SF hangar at the Airport 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 erected on the first hangar and it will be available for lease later this summer/fall. This project is a speculative, private development that will address the need for hangar space for larger corporate aircraft.
- SkyBridge Arizona has received the necessary permits from the City of Mesa for their 127-room dual-brand hotel along Sossaman Road. SkyBridge Arizona hopes to begin construction during the spring/summer 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 designing two additional industrial buildings. These two flex industrial buildings will be approximately 200,000 SF and 250,000 SF respectively. SkyBridge Arizona anticipates breaking ground on these two buildings in the fall of 2022.
- Gateway *East* is a 400-acre mixed use non-aeronautical master development opportunity located on the east side of the Airport. The Boyer Company from Salt Lake City, Utah is working with the City of Mesa and the Authority on infrastructure needs to unlock the site. PMGAA is working with the developer to finalize negotiations on a master lease and master development agreement for the property.
- Allegiant has shown renewed interest in developing a large multi-use maintenance facility that would consolidate the three separate facilities they are currently leasing from PMGAA.
- The scaffolding has been removed to unveil the nearly finished exterior of the Air Traffic Control Tower (ATCT). Interior construction will continue. The Tower is on-track to be commissioned in the summer of 2022.
- Airport Authority Staff has submitted the Bipartisan Infrastructure Law (BIL) grant application. PMGAA is hoping to secure a grant from the Terminal Modernization Program 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. To handle passengers during construction, PMGAA intends to purchase a temporary sprung structure to serve as a temporary three-gate hold room. At the completion of the terminal addition, the sprung structure will be re-purposed for other Airport uses.
- PMGAA is expanding aircraft parking opportunities for larger/heavier aircraft at the south end of the airfield. Concrete has been poured for Alpha Apron Phase III and it will be available for use in early April. The Alpha Apron is located adjacent to the U.S. Forest Service, who plans to use the new aircraft parking area during the upcoming fire season. Alpha Apron Phase IV is in design and will be ready for construction once Phase III is completed.
- 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.
- 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 upon a project in the Rental Car Return Lot to re-design traffic flow, expand capacity, add new facilities for the car rental companies, and add shade structures for customer convenience.
- The Transportation Security Administration (TSA) Security Screening Checkpoint was designed for six lanes, but only had equipment installed in five of the lanes. Recently, the TSA installed

security equipment in the sixth check point lane. There is no additional staffing allocation for the sixth lane, but the TSA is working to staff the sixth lane during peak travel periods using their existing Gateway Airport staff.

- A shortage of CDL drivers last summer led to challenges getting aviation fuel deliveries. PMGAA is expanding its fuel storage capacity to try and avert future fuel delivery disruptions. Resolution 22-09 below asks for the Board's consideration and approval for the fuel farm expansion design. Phase I of this design will be the addition of three 50,000-gallon storage tanks.
- The Ray Road Economy Parking Lot Expansion Phase 3 will begin work next month. By the 4<sup>th</sup> of July holiday, this project will provide 600 additional parking spaces with another 900 parking spaces available by the end of November 2022.

#### 6. **Gulfstream Presentation** – Shea Joachim, Business Development Director

Mr. Joachim provided an update on the progress of the ground lease agreement with Gulfstream and the responsibilities of the Authority, the City of Mesa and Gulfstream in making this project successful.

The ground lease agreement with Gulfstream is anticipated to be presented for the Board's consideration at the April 19, 2022, meeting.

#### 7. **Consent Agenda**

- a) **Minutes** of the Board Meeting held on **February 16, 2022**.
- b) **Resolution No. 22-06** – Approving a construction contract with **SDB Contracting Services (SDB)** for the renovation of the rental car return lot, in an amount not to exceed \$671,121 under CIP 1222.
- c) **Resolution No. 22-07** – Authorizing Phoenix Mesa Gateway Airport Authority staff to negotiate and execute a final contract for the **North Economy Parking Lot Expansion Construction Manager at Risk (CMAR) Pre-Construction Services and Guaranteed Maximum Price (GMP) 1 Early Works, with Nesbitt Contracting Co., Inc.** in an amount not to exceed \$608,176.

**Mayor Gail Barney moved to approve the Consent Agenda.**

**Mayor Chip Wilson seconded the motion.**

**The motion was carried unanimously.**

#### **Consideration and Possible Approval of:**

8. **Resolution No. 22-08** – Adoption of the proposed **Operating Budget, Capital Budget, and Member Government Contributions** for the fiscal year ending June 30, 2023.

**Mayor Brigitte Peterson moved to approve Resolution No. 22-08.**

**Mayor Gail Barney seconded the motion.**

**The motion was carried unanimously.**

9. **Resolution No. 22-09** – Approving an Authorization of Services with **Kimley-Horn & Associates** for Engineering Design Services for the Fuel Farm Expansion Design, in an amount not to exceed \$373,867 under CIP 1216.

**Mayor Chip Wilson moved to approve Resolution No. 22-09.  
Mayor Gail Barney seconded the motion.  
The motion was carried unanimously.**

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


There were no comments or announcements.

**11. Next Meeting: Tuesday, April 19, 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.

**12. Adjournment.**

The meeting adjourned at 9:33 a.m.

Dated this 19<sup>th</sup> day of April 2022.

  
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Misty Johnson, Clerk of the Board