



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | July 19, 2022**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, July 19, 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 Brigitte Peterson, Gilbert  
Councilmember Jim Waring, Phoenix (*via videoconference*)  
Mayor Chip Wilson, Apache Junction  
Lt. Governor Monica Antone, Gila River Indian Community (*via videoconference*)  
Vice Mayor Jeff Brown, Queen Creek  
Mayor John Giles, Mesa

**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 Peterson, Chair)

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Moment of Silence for Queen Creek Mayor Gail Barney**

**5. Call to the Public**

There were no public comments.

**6. 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.

- Preliminary and unaudited Year-End Fiscal Year 2022 (FY22) Net Operating Income is \$4,821,599.
- Record Setting May! Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 137,336 commercial passengers during May 2022; a 23% increase in passengers compared to May 2021. Allegiant has notified the Authority of reductions in service for June, July, and August due to a pilot shortage impacting their service system wide.
- Virgin Galactic announced it will be leasing two of the three Gateway Executive Airpark hangars located at the north end of the airfield. The remaining hangar, which is nearly complete, will be available for lease this fall. Virgin Galactic intends to use the hangars as a final assembly manufacturing facility for its spaceships. Gateway Airport is not becoming a spaceport. The spaceships will be transported to Spaceport America, New Mexico for their launch activities.

- Senator Sinema, Senator Kelly, and Congressman Stanton were instrumental in PMGAA receiving a \$14.4MM grant from the Bipartisan Infrastructure Law (BIL) Terminal Modernization Program to construct a new 30,000 SF, 5-gate terminal addition.
- As part of the BIL, PMGAA received a supplemental AIP Grant appropriation of approximately \$4.4MM each year for the next five years.
- Renovations continue for the new Macayo's Mexican Food/Infusion Coffee & Tea Crafters. The anticipated opening for these two new restaurants will be in late August or early September.
- The Master Development Agreement and the Master Lease Agreement with The Boyer Company was approved at the June Board meeting. Gateway *East* is a 300-acre mixed use non-aeronautical master development opportunity located on the east side of the Airport. The Boyer Company is currently working on a master plan and with the City of Mesa on entitlements.
- Design for SkyBridge Arizona's horizontal infrastructure – taxi lane extension, entrance roadways, sewer, water, fiber, and other utilities – is complete. SkyBridge Arizona is designing two additional industrial buildings. These two flex industrial buildings will be approximately 250,000 SF each. Great to see progress continuing on this exciting Master Development!
- Gateway Tomorrow is a planning initiative to reset and refine the vision for a future commercial passenger terminal campus on the east side of Airport. A Request for Qualifications (RFQ) for the long-range planning project has been issued. The evaluation panel met on July 18<sup>th</sup> with the three most qualified submitters for the interview portion of the selection process. At the September 20<sup>th</sup> Board meeting the committee's top choice will be presented to the Board for their consideration and approval.
- The exterior of the Air Traffic Control Tower (ATCT) is complete and interior construction is nearly complete. The ATCT is on-track to be commissioned at the end of August.
- A ticketing terminal connector has been designed to allow passengers to proceed from the ticketing terminal building directly into the security screening checkpoint area. This customer service enhancement project will increase the queuing area for the security screening checkpoint by approximately 30% and will keep passengers in a climate-controlled environment from ticketing through security screening. A portion of the FY23 BIL AIP Supplemental Grant will be used to fund this project.
- PMGAA has expanded aircraft parking opportunities for larger/heavier aircraft at the south end of the airfield. Alpha Apron Phase III was completed just before the wildfire season this year and is now in use by the U.S. Forest Service. The design for Alpha Apron IV is complete and construction will begin once the Airport's new ATCT is finished.
- Federal funding received from the BIL, Federal Aviation Administration (FAA), and the Arizona Department of Transportation (ADOT) will allow portions of Runway 12C/30C to be reconstructed during FY23. The runway will be closed for six to eight months while the reconstruction takes place. The Airport has two additional 10,000-foot runways and will maintain normal operations during the entire project.
- PMGAA is improving the Rental Car Return Lot and the Rental Car Care Facility. Construction on the Rental Car Return Lot has begun. This project will use Customer Facility Charge (CFC) funds to re-design traffic flow, expand capacity, add new office facilities, and erect shade structures for customer convenience. CFC funds are fees assessed to passengers renting cars at the Airport. These funds go directly into a dedicated account and can only be used to improve the infrastructure and facilities for rental car operations.
- PMGAA is planning to expand its fuel storage capacity to protect against future fuel delivery disruptions. Current fuel storage is 250,000 gallons which is a 3-day supply and susceptible to

fuel delivery disruptions. An additional 300,000 gallons in tank storage is being planned and will increase fuel storage on-Airport to a 7-day supply. This extra capacity will further protect the Airport and its customers from future fuel delivery disruptions.

- The Ray Road Economy Parking Lot expansion project is nearly complete. An additional 1,300 parking spaces will be available by the end of July.

## 7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **June 21, 2022**.
- b) **Resolution No. 22-39** – Authorizing the purchase of pavement materials from **Brewer Cote of Arizona** for FY23, in an amount not to exceed \$75,000.
- c) **Resolution No. 22-40** – Authorizing the purchase of airfield asphalt repair services with **Sunland Asphalt of Arizona, Inc. (Sunland)** for an amount not to exceed \$100,000.
- d) **Resolution No. 22-41** – Approving an Authorization of Services for Alpha Apron Expansion Phase IV Construction Support and Observation Services with **Kimley-Horn & Associates** in an amount not-to-exceed \$472,116 under CIP 1231.
- e) **Resolution No. 22-42** – Authorizing an amendment of the FY23 Capital Budget to provide an additional \$6,575,000 in funding for the **Terminal Modernization Construction Project** under CIP 1201.
- f) **Resolution No. 22-43** – Authorizing a contract with **DWL Architects + Planners, Inc.** for Construction Administration Services for the Terminal Modernization Construction Project, in an amount not to exceed \$389,399 under CIP 1201.
- g) **Resolution No. 22-44** – Approving an Authorization of Services with **Dibble Engineering** for Construction Phase Services for the Center Runway 12C/30C Reconstruction Project in an amount not to exceed \$703,719 under CIP 1202.
- h) **Resolution No. 22-45** – Authorizing an amendment of the FY23 Capital Budget to provide an additional \$3,583,000 in funding to CIP 1202 **Center Runway 12/30C Reconstruction Project** under CIP 1202.
- i) **Resolution No. 22-46** Authorizing an Intergovernmental Agreement with the **City of Mesa** for the construction of Aviation Way.
- j) **Resolution No. 22-47** – Authorizing a Facility Lease Agreement with **Sierra Building Systems, LLC** for the facility located at 6416 South Sossaman Road. The lease term is five (5) years, commencing August 1, 2022, with five (5) additional one-year renewal options.
- k) **Resolution No. 22-48** – Authorizing a Development Lease with **SkyB Lot 109 LLC**, an Arizona limited liability company, for 15.059 acres located within the SkyBridge Arizona project identified as Lot 109. The lease term is SIXTY (60) years commencing on August 1st, 2022. To authorize an Adjustment Amendment with **MESA SKYBRIDGE, LLC** to concurrently remove Lot 109 from the Master Lease Agreement.

- l) **Resolution No. 22-49** – Authorizing a Development Lease with **SkyB Lot 108 LLC**, an Arizona limited liability company, for 13.8609 acres located within the SkyBridge Arizona project identified as Lot 108. The lease term is SIXTY (60) years commencing on August 1st, 2022. To authorize an Adjustment Amendment with **MESA SKYBRIDGE, LLC** to concurrently remove Lot 108 from the Master Lease Agreement.

**Mayor John Giles moved to approve the Consent Agenda.**  
**Vice Mayor Jeff Brown seconded the motion.**  
**The motion was carried unanimously.**

**Consideration and Possible Approval of:**

7. **Resolution No. 22-50** – Approving a Construction Contract with **Pulice Construction, Inc.** for Construction of the Alpha Apron Expansion Phase IV Project in an amount not to exceed \$8,614,693 under CIP 1231.

**Mayor Chip Wilson moved to approve Resolution No. 22-50.**  
**Councilmember Jim Waring seconded the motion.**  
**The motion was carried unanimously.**

8. **Resolution No. 22-51** – Approving a Construction Contract with **Coffman Specialties, Inc.** for Construction of the Center Runway 12C/30C Reconstruction Project in an amount not to exceed \$15,777,632 under CIP 1202, subject to receipt of two (2) FAA federal grants to Phoenix-Mesa Gateway Airport Authority.

**Mayor Chip Wilson moved to approve Resolution No. 22-51.**  
**Councilmember Jim Waring seconded the motion.**  
**The motion was carried unanimously.**

9. **Resolution No. 22-52** – Authorizing a contract for the Terminal Modernization Construction Manager at Risk Construction Services and Guaranteed Maximum Price, with **McCarthy Building Companies, Inc.** in an amount not to exceed \$25,997,410 under CIP 1201.

**Mayor Giles disclosed a personal interest in Resolution 22-52 and recused himself from discussing or voting on this item.**

**Vice Mayor Jeff Brown moved to approve Resolution No. 22-52.**  
**Mayor Chip Wilson seconded the motion.**  
**The motion was carried unanimously.**

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

Following the Pledge of Allegiance, Chair Peterson asked to observe a moment of silence in remembrance of Mayor Gail Barney.

On behalf of the Authority, Executive Director O'Neill presented Mayor Giles with a crystal trophy for his outstanding leadership and thoughtful guidance as PMGAA's Chairman of the Board of Directors during FY22.

**11. Next Meeting: Tuesday, September 20, 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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Misty Johnson, Clerk of the Board