



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

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA) was convened on Tuesday, November 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 Brigitte Peterson, Gilbert  
Councilmember Jim Waring, Phoenix (*via  
audioconference until 9:38 a.m.*)  
Mayor Chip Wilson, Apache Junction  
Lt. Governor Monica Antone, Gila River Indian  
Community\*  
Vice Mayor Jeff Brown, Queen Creek  
Mayor John Giles, Mesa\*

*\* Neither present nor represented*

**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  
Tony Bianchi, Planning Project Manager

1. **Call to Order** at 9:03 a.m. (Mayor Peterson, 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 (FYTD) Net Operating Income is \$587,301.
- Record setting passenger activity in September! Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 114,515 in September, a 22% increase in passengers compared to September 2021. Gateway Airport also welcomes the return of Sun Country Airlines, Swoop, WestJet and Flair for a very busy and successful winter season.
- Gulfstream has been leasing a 50,000 SF hangar at the Airport since the beginning of 2022 while their new 225,000 SF West Coast Service Center is constructed. The City of Mesa is providing landside infrastructure for wet and dry utilities and PMGAA is providing airside infrastructure improvements for access to the airfield. Vertical construction on the West Coast Service Center began on November 12<sup>th</sup>.
- Virgin Galactic is leasing two of the three hangars in the Gateway Executive Airpark located at the north end of the airfield. Virgin Galactic intends to use the hangars as a final assembly manufacturing facility for its spaceships. The spaceships will be transported to New Mexico for their launch activities.

- Construction is underway on SkyBridge Arizona's new 129-room hotel and associated roadway infrastructure. They also recently received approval from the City of Mesa for two 250,000 SF industrial buildings and construction will begin after the first of the year. Construction of taxilane Sierra is expected to begin in early 2023 as well.
- 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 working with the City of Mesa and the Authority on zoning and design standards for Phase I of the project.
- The new Macayo's Mexican Food/Infusion Coffee & Tea Crafters concession in the terminal opened on October 22<sup>nd</sup>.
- May 3, 2023 is the Travel ID/Real ID deadline. The Authority is campaigning to encourage passengers to get their Real ID compliant driver's license in advance of the new deadline.
- A 6,000 SF temporary terminal facility is being constructed to serve as three-gates during construction of a new 30,000 SF five-gate terminal addition. Once the terminal addition is complete, the temporary sprung structure facility will be disassembled and reassembled for reuse, possibly as a U.S. Customs and Border Protection FIS facility.
- Construction of an enclosed pedestrian walkway will 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.
- Gateway Airport is continuing its expansion of the Alpha Apron. Phase IV is an additional 250,000 SF of concrete to increase parking for larger and heavier aircraft. Alpha Apron Phase III was completed just before the wildfire season this year and was used by the U.S. Forest Service.
- Center Runway Reconstruction began on October 3<sup>rd</sup> and is anticipated to be complete by April 2023. The runway will be closed while the reconstruction takes place. The Airport has two other 10,000-foot runways and will maintain normal operations during the entire project. Funding for this project utilizes a combination of FAA entitlement, discretionary and Bipartisan Infrastructure Law (BIL) grants.
- Improvements to the Rental Car Return Lot are complete. This project used Customer Facility Charge (CFC) funds to re-design traffic flow, expand capacity, and add new office facilities. Shade structures are on back-order and will be erected for customer convenience. The Rental Car Care Facility, where all rental vehicles are maintained, washed, and vacuumed will undergo updates as well. This project will start in the spring of 2023 and will take approximately nine to twelve months to complete.
- A new and improved parking lot revenue control system will be fully operational in all public parking lots at the Airport in time for the busy Thanksgiving holiday. This new system replaces the old token system previously used by PMGAA.
- PMGAA is constructing two taxiway connectors for Gulfstream Aerospace Corp. Gulfstream and the Authority are sharing the cost of the project. Anticipated completion of this project is February 2023, well in advance of Gulfstream needing to connect their new facility to the airfield.

**6. Presentation: Gateway Tomorrow Planning Study – Tony Bianchi, Planning Project Manager**

- Gateway Tomorrow is a planning initiative designed to reset and refine the vision for a future commercial passenger terminal campus on the east side of Airport. The goal of this project is to develop a vision that will provide guidance to PMGAA and its stakeholders in the future decision-making process for the relocation of the passenger terminal and support facilities from the west side of the Airport to the east side. The project is not intended to lead into an immediate design and construction project.

## 7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **October 18, 2022**.
- b) **Resolution No. 22-69** – Authorizing a contract with **Fluoresco Services, LLC, (Fluoresco)** for design, fabrication, and installation of signs.
- c) **Resolution No. 22-70** – Approving an agreement with **TranSystems Corporation**, for Construction Administration Services, for the Rental Car Care Facility Improvements Project, in an amount not to exceed \$197,440 under CIP 1242.
- d) **Resolution No. 22-71** – Authorizing an agreement with **Mead & Hunt, Inc. (Mead & Hunt)**, for Planning Study Services for the Eastside Terminal Analysis - Gateway Tomorrow Project, in an amount not to exceed \$399,964, under CIP 1253.
- e) **Resolution No. 22-72** – Authorizing the purchase of two vehicles from **San Tan Auto Partners, LLC dba San Tan Ford (San Tan Ford)**, in an amount not to exceed \$77,658.34.
- f) **Resolution No. 22-73** – Authorizing the purchase of one Dual Electric GPU from **ITW GSE, Inc. (ITW GSE)** in an amount not to exceed \$151,496.28.

**Vice Mayor Jeff Brown 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. 22-74** Adopting the revised **Airport Rates and Charges** schedule with an effective date of January 1, 2023.

**Mayor Chip Wilson moved to approve Resolution No. 22-74.  
Vice Mayor Jeff Brown seconded the motion.**

**The roll call vote determined there was no longer a quorum. Therefore,  
Resolution 22-74 will be placed on the consent agenda for the December 20,  
2022 PMGAA Board meeting.**

## 9. Board Member Comments/Announcements.

None.

**10. Next Meeting: Tuesday, December 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.

**11. Adjournment.**

The meeting adjourned at 9:40 a.m.

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

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Misty Johnson, Clerk of the Board