



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | April 18, 2017**

A public meeting of the Phoenix-Mesa Gateway Airport Authority was convened on April 18, 2017, beginning at 8:35 a.m. in the Board Room (Saguaro A & B) of the Gateway Administration Building, 5835 South Sossaman Road, Mesa, Arizona.

**Members Present**

Mayor John Giles, Mesa  
Mayor Jenn Daniels, Gilbert  
Mayor Jeff Serdy, Apache Junction  
Vice Mayor Jeff Brown, Queen Creek  
Councilmember Thelda Williams, Phoenix  
Lt. Governor Monica Antone, Gila River Indian  
Community\*

*\*Neither present nor represented*

**Airport Staff Present**

J. Brian O'Neill, Executive Director/CEO  
Scott Brownlee, Deputy Director/COO  
Chuck Odom, CFO  
Maria Gonzalez, Clerk of the Board  
Ann Marie Anderson, Attorney

**Members of the Public**

Roc Arnett  
Councilwoman Robin Barker, City of Apache Junction  
Jason Barney, Circle G  
Jamie Bennett, Town of Queen Creek  
Aric Bopp, City of Mesa  
Matt Busby, City of Apache Junction  
Scott Butler, City of Mesa  
Humberto Castro, Sky Plus  
Chuck Christiansen, Premier Engineering  
Tracy Corman, Town of Queen Creek  
Kent Dibble, Dibble Engineering  
Ken Halverson, Jetstrip/KMH  
Fred Himovitz, HPI  
Brian Howard, CEI

Chris Hucker, Mead & Hunt  
John Lewis, East Valley Partnership  
Andy Kunasek, Fraport  
Jim McCauley, Wells Fargo  
Felipe Monrey, Sky Plus  
Bridget Penten, City of Phoenix  
Bryant Powell, City of Apache Junction  
Carlos Puente, Sky Plus  
Steve Reeder, Kimley-Horn  
Stephanie Salazar, Arizona State University  
Gabriele Soto F., Sky Plus  
Angela Talbot, JE Dunn Construction  
Q. Williams, GT  
Bob Winrow, WSP/Parsons Brinckerhoff

1. **Call to Order** at 8:35 a.m. (Mayor John Giles, Chair)

2. **Motion to Convene into Executive Session (8:35 a.m.)**

Pursuant to A.R.S. § 38-431.03(A)(3) and (A)(7), the Board of Directors may convene into executive session for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body and to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property as it relates to the Master Developer Request for Proposal.

**Mayor Jenn Daniels moved to convene into Executive Session. Councilmember Thelda Williams seconded the motion. The motion was carried unanimously.**

3. **Reconvene from Executive Session to Regular Session (9:15 a.m.)**

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**

The Board of Directors received information related to operational activity, noise summary, fuel sales, and financials. Fiscal Year-to-Date (FYTD) actual Net Income is \$718,756, an 8% increase over last fiscal year.

With respect to the Northeast Area Development Plan, the Federal Aviation Administration (FAA) issued a Finding of No Significant Impact (FONSI) and a Record of Decision (ROD) for the Environmental Assessment (EA). These important documents allow the Airport to proceed with the development of 700 acres of prime real estate located adjacent to Route 202 and SR 24.

Phase III of the North Apron Area Replacement Project began on March 27, 2017 and is scheduled for completion on May 9<sup>th</sup>, representing approximately 60% completion of the overall project.

The FAA approved the Passenger Facility Charge (PFC) #5 application; PFC #5 encompasses reimbursement for 17 completed projects and five new projects, including the EA for the Air Traffic Control Tower.

Construction on the new Barrio Brewing Company restaurant in the Gateway Aviation Center continues to progress. The scheduled completion date is April 29, 2017.

Effective December 7, 2017, PMGAA's three-letter identifier will change from AZA/IWA to AZM.

PMGAA completed the software implementation for Phase I of the new Enterprise Resource Planning (ERP) System. Phase I includes core financials, capital projects, grants, and cashiering; tentative "go-live" date of April, 2018.

PMGAA developed a Strategic Business Plan, and is in the process of implementing a "tactical plan" at the department level designed to help the organization reach seven specific goals: 1) Increase Air Service; 2) Maintain a High Level of Community Support; 3) Strengthen Financial Sustainability; 4) Invest in People and Operational Assets; 5) Attract Commercial Development; 6) Plan, Build and Maintain Infrastructure; and 7) Promote Regional Tourism.

**6. Consent Agenda**

- a. **Minutes** of the Telephonic Board Meeting held on *March 21, 2017*.
- b. **Resolution No. 17- 11** Authorizing a contract with  **Eggen Weed Control** for herbicide application for airport premises in an amount not to exceed \$149,737.26 for three years with (2) one year renewal options not to exceed \$51,922.10 and \$52,960.54 each year respectively.
- c. **Resolution No. 17-12** Approval of Authorization of Services No. 16A-1705 with **Dibble Engineering** for the Sossaman Road & Terminal Roadways Modifications Design for a total cost not-to-exceed \$123,151.
- d. **Resolution No. 17-13** Authorizing an Amended and Restated Land Lease with **HDH Systems Williams AZ, LLC** for the parcel located at 5655 South Sossaman Road. The lease term is 28 years and 10 months, with no extension options. Annual ground rent is \$116,085.37.
- e. **Resolution No. 17-14** Authorizing a Facility Lease with **Allegiant Air, LLC** for the facility located at 6045 South Sossaman Road. The lease term is five years with no extension options. Annual rent is \$123,459.

**Mayor Jenn Daniels moved to approve the Consent Agenda; Councilmember Thelda Williams seconded the motion. The motion was carried unanimously.**

**Consideration and Possible Approval of:**

7. **Resolution No. 17-15** Authorizing a new five-year operating agreement with **Allegiant Travel Company**.

**Councilmember Thelda Williams moved to approve Resolution No. 17-15; Mayor Jenn Daniels seconded the motion. The motion was carried unanimously.**

8. **Resolution No. 17-16** Approval of an Authorization of Services with **Premier Engineering** for Final Design Services for the Ellsworth Channel Relocation Project for a total cost not-to-exceed \$491,000.

**Mayor Jenn Daniels moved to approve Resolution No. 17-16; Councilmember Thelda Williams seconded the motion. The motion was carried unanimously.**

9. **Resolution No. 17-17** Authorizing a Memorandum of Understanding identifying **SkyBridge Partners** as the preferred respondent to the Master Developer Request for Proposal.

**Mayor Jenn Daniels moved to approve Resolution No. 17-17; Vice Mayor Jeff Brown seconded the motion. The motion was carried unanimously.**

10. **Board Member Comments/Announcements**

There were no comments.

11. **Next Meeting:** May 16, 2017 at 9:00 a.m. in the Board Room (Saguaro A & B) of the Gateway Administration Building, 5835 South Sossaman Road, Mesa, Arizona.

12. **Adjournment.**

The meeting adjourned at 9:56 a.m.

Dated this 16th day of May, 2017.

  
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Maria E. Gonzalez, Clerk of the Board