



**MINUTES OF THE PUBLIC MEETING OF THE
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | April 16, 2024**

A public meeting of the Phoenix-Mesa Gateway Airport Authority (PMGAA, Authority) was convened on Tuesday, April 16, 2024, beginning at 10:00 a.m. in the Board Room (Saguaro A&B) of the Gateway Administration Building, 5835 S Sossaman Road, Mesa, Arizona.

Members Present

Mayor Chip Wilson, Apache Junction
Lt. Governor Regina Antone, Gila River Indian
Community*
Mayor Julia Wheatley, Queen Creek
Mayor John Giles, Mesa
Mayor Brigitte Peterson, Gilbert
Councilmember Jim Waring, Phoenix*

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 10:00 a.m. (Mayor Wilson, 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's financial performance, passenger activity, the community noise report, and various Airport projects.
 - Fiscal Year-to-Date 2024 (FYTD) Net Operating Income is \$2,493,873.
 - Phoenix-Mesa Gateway Airport (Airport, Gateway Airport) welcomed 164,902 commercial passengers in February 2024. This is down from the 178,753 passengers during February of last year due to the three Canadian airlines no longer serving the Airport.
 - Northern Arizona University's (NAU) Workforce Development Center, in partnership with Kind Hospitality and SkyBridge, held a ground-breaking ceremony on March 19th for two two-story office buildings. Officials from SkyBridge Arizona, PMGAA, the City of Mesa, and the Arizona Board of Regents were in attendance. The first floor of one building will be a sit-down, high-quality restaurant, and the second floor will house a satellite of NAU's hospitality program.
 - The Authority has initiated a new program called **Customer Communication: Creating Positive Outcomes** to equip frontline PMGAA employees with the tools and training they need to provide passengers with a positive experience. Select staff members were identified for the train the trainers' role. They will incorporate the customer service program into ongoing training for new hires.
 - Virgin Galactic continues to complete the interior fit-out of their hangar and manufacturing facility. The two-building complex is scheduled to be operational in the summer of 2024.
 - Gulfstream Aerospace is constructing a 225,000 sq. ft. West Coast Service Center on the east side of the airfield adjacent to Ellsworth Road. This state-of-the-art facility is scheduled to be

operational in the summer of 2024. The ribbon-cutting event is anticipated to be held in either late summer or early fall.

- SkyBridge Arizona has nearly completed the construction of two 250,000 sq. ft. flex industrial buildings designed to accommodate single and multi-tenant users. Tenant inquiries are being fielded for one or both of these facilities. Progress continues on the horizontal infrastructure of the site. The interior roads for SkyBridge have been paved.
- XNRGY Climate Systems' ground-breaking event was held on April 16th. This is the first development for Gateway East which is a 273-acre, mixed-used, non-aeronautical development opportunity located on the east side of the Airport. The Boyer Company has cleared and prepped a 17-acre site within the Gateway East Master Development for the 275,000 sq. ft. XNRGY facility.
- Gateway Commerce Center III is being developed along the southeast corner of Sossaman Road and Velocity Way. This project is two industrial buildings totaling just less than 100,000 sq. ft. The appearance will be more office building than an industrial building.
- PMGAA is updating the front entrance to the Airport at the intersection of Ray and Sossaman Roads. In March, two new entrance monument design concepts were presented to the board for their consideration and preference. Representatives from the Airport's six-member communities, the PMGAA Board of Directors, and PMGAA staff have overwhelmingly selected Concept One as the design for the new airport entrance monument sign.
- The timeframe for the Center Runway 12C-30C mill and overlay project is June and July of 2024. The runway will be closed while the mill and overlay take place. The Airport has two other 10,000-foot runways and will maintain normal operations during the project.
- Repairs to Taxiway Whiskey will take place in July – September. Funding for the \$2MM project comes from ADOT. This taxiway is directly across from the terminal. Phasing of this project is critically important for maintaining access to the South Ramp.
- Thanks to the FAA, the reconstruction of inside runway 12R-30L has been consolidated from three years to two. Phase I, the south end of the runway, will commence in September 2024. This is an important infrastructure project totaling approximately \$45MM.
- Ten airport-owned buildings have reached the end of their useful life. Due to their age and deteriorated condition, they have been identified for demolition. Some of the land will be redeveloped for a higher aeronautical use.

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

Mr. Bianchi provided the final summary report for Gateway Tomorrow since the Board was last briefed in December 2023. The purpose of the study was to identify the important elements that must be included in a future, demand-driven commercial passenger terminal campus located on the east side of the Airport.

Mayor John Giles moved to accept the Gateway Tomorrow Planning Study final report as presented.

Mayor Julia Wheatley seconded the motion.

The motion was carried unanimously.

7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **March 19, 2024**.

- b) **Resolution No. 24-12** – Authorizing the filing of **grant applications** including agreeing to all understandings and assurances contained therein; and, authorizing the acceptance and execution of any Federal Aviation Administration (FAA) or other Federal agency, State of Arizona, Arizona County, or Arizona Local Municipal grant offer(s), applied for or received between July 1, 2024, and June 30, 2025, by the Chair of the Authority, the Executive Director/CEO, Deputy Director/COO or Chief Financial Officer/CFO.
- c) **Resolution No. 24-13** – Authorizing the procurement of Desktop Computers and Laptops from **Dell Marketing, L.P. (Dell)** in an amount not to exceed \$86,396.86.
- d) **Resolution No. 24-14** – Authorizing an **Amendment of the FY24 Capital Budget** to add \$442,282.66 in funding to the current Rental Car Care Facility Improvements Project (CIP 1242) CMAR Contract, with Willmeng Construction, Inc. for an additional rental car counter in the terminal, to add electrical facilities for future fuel needs, removal and replacement of pumping soil encountered under the existing car wash, and additional minor Owner-approved changes to meet the desired operational needs of the car rental companies.
- e) **Resolution No. 24-15** – Authorizing a contract modification to the current Rental Car Care Facility Improvements Project CMAR Contract, with **Willmeng Construction, Inc.** for an additional rental car counter in the terminal, to add electrical facilities for future fuel needs, removal and replacement of pumping soil encountered under the existing car wash, and additional minor Owner-approved changes to meet the desired operational needs of the car rental companies. This contract modification amount is not to exceed \$442,282.66 under CIP 1242.
- f) **Resolution No. 24-16** – Approving a Construction Manager at Risk (CMAR) Pre-Construction Services Contract with **Pulice Construction, Inc. (Pulice)**, for the Runway 12R-30L Reconstruction Project in an amount not to exceed \$110,645 under CIP 1072, subject to receipt of FAA and ADOT grants.
- g) **Resolution No. 24-17** – Approving the 2024 updates to the **Airport Minimum Standards**.

Mayor Brigitte Peterson moved to approve the Consent Agenda.
Mayor Julia Wheatley seconded the motion.
The motion was carried unanimously.

Consideration and Possible Approval of:

- 8. **Resolution No. 24-18** Authorizing a Construction Manager at Risk (CMAR) Construction Services Contract with **BCS Enterprises, Inc.** for Demolition Services of Airport Facilities, in an amount not to exceed \$1,425,750 under CIP1223.

Mayor Julia Wheatley moved to approve Resolution No. 24-18.
Mayor Brigitte Peterson seconded the motion.
The motion was carried unanimously.

9. Board Member Comments/Announcements.

Mayor Peterson expressed thanks for holding the April board meeting one hour later to accommodate board member's attendance at the East Valley Mayor's Prayer Breakfast at Talking Stick Golf Club from 7:00 a.m. to 9:00 a.m.

10. Next Meeting: Tuesday, May 21, 2024 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 audioconference.

11. Adjournment.

The meeting adjourned at 10:33 a.m.

Dated this ____ day of _____ 20__.

Misty Johnson, Clerk of the Board