



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | April 15, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, April 15, 2025, 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 Julia Wheatley, Queen Creek
Lt. Governor Regina Antone, Gila River Indian
Community
Mayor Mark Freeman, Mesa
Mayor Scott Anderson, Gilbert
Mayor Chip Wilson, Apache Junction

** 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

1. Call to Order at 9:00 a.m. (Mayor Wheatley, Chairwoman)

2. Pledge of Allegiance

3. Call to the Public

There were no public comments.

4. Executive Director's Report – J. Brian O'Neill, A.A.E., Executive Director/CEO

Executive Director O'Neill provided a briefing on MGAA financial performance, passenger activity, the community noise report, and various Airport projects.

- Fiscal Year-to-Date 2025 (FYTD) Net Operating Income is \$3,058,502.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 173,093 commercial passengers in February 2025. This is up from the 164,902 passengers during February of last year. This marks the third consecutive month of increases in commercial passenger activity.
- Mesa Gateway Airport Briefs
 - MGAA recently participated in the annual Mead & Hunt Air Service Development Conference held in Tempe and had the opportunity to introduce Gateway Airport to seven airlines during the three-day event.
 - MGAA recently participated in two national conventions, the 2025 NBAA Schedulers and Dispatchers Conference and MRO Americas Exposition.
 - March was a record month for many categories at Gateway Aviation Services; 2,457,4200 gallons of fuel dispensed, 306 fuel deliveries were received and 902 commercial flights were fueled.
 - Gateway Airport recently completed its annual TSA Security Inspection, and its FAA Part 139 Certification and Operations Inspection with only minor recommendations for improvement.
 - May 7, 2025 is the federal deadline for domestic airline travelers to have a federally compliant form of identification called Real ID, or in Arizona it's called Travel ID. Standard Arizona drivers' licenses and ID cards will no longer be accepted at TSA checkpoints.
- Private Development Project Updates
 - Virgin Galactic's hangar and manufacturing facility are complete. Hiring is underway. The hangar will house the mothership and the manufacturing facility will begin production of the

- six-passenger Delta spaceships later in 2025. The mothership is anticipated to visit Gateway Airport sometime in the fall of 2025.
- The demolition of several old Airport buildings has created a new aeronautical development opportunity at the south end of the Airport. In September a Request for Qualifications (RFQ) for the ± 8.00 acres of property designated for aeronautical redevelopment was released. The evaluation panel met on January 7, 2025 to review all qualified submittals. A candidate has been selected. The Authority will present this recommendation before the Board for consideration and approval.
 - Gateway Commerce Center III is being developed along the southeast corner of Sossaman Road and Velocity Way. This project includes two industrial buildings totaling approximately 98,000 sq. ft. Vertical construction began at the end of January/early February. The exterior walls are now in place. The developer is working with the City of Mesa to install enhanced landscaping.
 - SkyBridge Arizona is a 360-acre master development project offering both aeronautical and non-aeronautical private development opportunities. SkyBridge has completed the construction of two 250,000 sq. ft. flex industrial buildings designed to accommodate single and multi-tenant users, a 53,000 sq. ft. industrial building, an 82,500 sq. ft. hangar and various roadway and utility infrastructure across the site. \$30MM has been invested in infrastructure, utilities and roadways by SkyBridge Arizona. Phase II of the development will open up the aeronautical parcels along Taxiway Alpha by connecting the taxiway to the recently constructed roadways.
 - Gateway East is a 273-acre non-aeronautical Airport Business Park located on the east side of the Airport adjacent to Ellsworth Road and Gateway Boulevard. Construction is nearly complete for the 275,000 sq. ft. U.S. headquarters and manufacturing facility for Gateway East's first tenant, XNRGY Climate Systems. Manufacturing of high-end climate control systems is anticipated to begin at the end of April/beginning of May in XNRGY's new facility.
 - The Gateway East developer, The Boyer Company out of Salt Lake City is working with the City of Mesa for pre-design of a five-acre development at the intersection of Ellsworth Road and Gateway Boulevard that will include a five-story, 125-room SpringHill Suites by Marriott Hotel, two retail buildings, and restaurant pads.
 - Mesa Gateway Airport Construction Projects
 - The reconstruction of Runway 12R-30L will be completed over the next two years. Phase I began in October 2024. Once the southern portion is completed in June, Phase II, the northern half of Runway 12R-30L, will be reconstructed pending a continuation of federal funding. Concrete from the southern half of the 10,400-foot runway was removed, crushed, and reused as the sub-base below sixteen inches of new concrete. This important infrastructure project totals approximately \$45MM, with a majority of the funding coming from FAA grants.
 - The Authority is updating the signage for the front entrance of the Airport at the intersection of Ray and Sossaman Roads. A new monument sign, landscaping, irrigation, and lighting will be completed this spring.
 - A new TSA checked baggage system will replace two older Reveal machines that can only clear 200 checked bags an hour. The new upgraded explosive detection equipment will be capable of clearing 800 – 1,000 bags an hour. This additional capacity will be necessary as the Airport continues to grow. A majority of the funding for this estimated \$30MM project is coming from TSA. The project is scheduled to get underway in the fall of 2025 pending receipt of a TSA grant.

- The mill and overlay project for a portion of the hourly parking lot will mitigate the deteriorating asphalt pavement within this area. In addition, the project will consist of new traffic calming measures by installing speed humps along Airport Road in front of the passenger drop-off and pick-up areas at the terminal.

5. Gateway Business Spotlight Presentation – Yuri Hoverson, Vice President and General Manager of Able Aerospace Services

- Mr. Hoverson provided a presentation on Able Aerospace's relationship with the Authority from 2011 -2025. The presentation highlighted their dedication to community support by partnering with various organizations, and providing programs for high school and college students. He also shared a video of their facility, and the work they do as the leading supplier of component and MRO services.

6. Consent Agenda

- a) **Minutes** of the Board Meeting held on **March 18, 2025**.
- b) **Resolution No. 25-12** – Authorizing a contract with **Mead and Hunt, Inc. (Mead and Hunt)** for Air Service Development Consulting Services in an amount not to exceed \$250,000 for five years, which includes (2) one-year renewal options.
- c) **Resolution No. 25-13** – 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, 2025 and June 30, 2026 by the Chair of the Authority, the Executive Director/CEO, Deputy Director/COO or Chief Financial Officer/CFO.
- d) **Resolution No. 25-14** – Authorizing the purchase of Isolation Transformers and Primary Connector Kits, for Taxiway Lighting from **Blueglobes, LLC (Blueglobes)** in an amount not to exceed \$69,075.78, pending receipt of an FAA grant.
- e) **Resolution No. 25-15** – Authorizing the purchase of Airfield electrical and lighting supplies for Taxiway Lighting from **Anixter, Inc. (Anixter)** in an amount not to exceed \$92,934.45, pending receipt of an FAA grant.
- f) **Resolution No. 25-16** – Authorizing the purchase of LED Taxiway Edge Lights for Taxiway Lighting from **ADB Safegate Americas LLC (ADB Safegate)** in an amount not to exceed \$76,842.75, pending receipt of an FAA grant.

Mayor Chip Wilson moved to approve the Consent Agenda.
Mayor Scott Anderson seconded the motion.
The motion was carried unanimously.

6. Board Member Comments/Announcements.

None.

7. **Next Meeting: Tuesday, May 20, 2025** 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 Mesa Gateway Airport Authority may attend either in person or by audioconference.
8. **Adjournment.**
The meeting adjourned at 9:36 a.m.

Dated this 20th day of May 2025.


Misty Johnson, Clerk of the Board