



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | August 19, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, August 19, 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

Lt. Governor Regina Antone, Gila River Indian Community
Councilmember Scott Somers, Mesa
Mayor Scott Anderson, Gilbert
Mayor Chip Wilson, Apache Junction
Councilmember Jeff Brown, Queen Creek

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 9:02 a.m. (Lt. Governor Antone, Chair)

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 \$5,411,348 compared to \$4,111,268 FYTD24. This is a new all-time financial performance record for the Authority. The record financial results can be attributed to new land leases and increased passenger activity.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 164,741 commercial passengers in June 2025. This is up from the 158,512 passengers during June of last year. Fiscal Year 2025 was the best year ever for total passenger activity with 2,006,347 commercial passengers.
- MGAA Briefs
 - FY25 was a very good year with new records set in all operational performance metrics categories.
 - Air cargo activity continues to soar to new heights with totals surpassing seven million pounds during this past fiscal year.
 - The Authority is working with the member communities, the congressional delegation from Arizona and U.S. Customs and Border Protection (USCBP) to request a second USCBP agent in order to have the infrastructure and staffing to accommodate the developing international air cargo market.
 - Another opportunity associated with the continued growth and success of the Airport is to evaluate the Airport's long-term aviation fuel storage needs and to strategically plan for increased fuel storage demand in the future.
 - The initial investment of 200 spaces in the Ray Road Economy Parking Lot Covered Parking Area has been paid back within six years. The anticipated pay back of this investment was 10 to 12 years. The Authority is exploring adding another 200 spaces to covered parking to meet the increasing customer demand.

- **MGAA Private Development**
 - The two building Gateway Commerce Center III project totals approximately 100,000 sq. ft. and is scheduled to be fully complete by late August. The developer is constructing speculative office suites in each building to make the spaces “move-in ready” for potential users. Tenant activity is anticipated for the end of September and beginning of October.
 - The demolition of several old Airport buildings has created a new aeronautical development opportunity at the south end of the Airport. In September 2024 a Request for Qualifications (RFQ) for the ± 8.00 acres of property designated for aeronautical redevelopment was released. The evaluation panel met to review all qualified submittals and selected a developer. The developer will present their design plans before the MGAA Board for consideration and approval at the October 2025 Board meeting.
 - SkyBridge Arizona is a 360-acre master development project offering both aeronautical and non-aeronautical private development opportunities. SkyBridge has built and leased more than 600,000 sq. ft. of building space. To date, \$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.
 - The Gateway East developer, The Boyer Company is working with the City of Mesa to finalize design plans and securing the necessary permits for a five-acre development at the intersection of Ellsworth Road and Gateway Boulevard. The project includes a five-story, 125-room SpringHill Suites by Marriott Hotel, two retail buildings, and two restaurant pads.
- **MGAA Project Updates**
 - The reconstruction of Runway 12R-30L is halfway complete. Phase I, the southern half, began in October 2024 and was completed at the end of May. The full runway has been open since May. Phase II, the northern half, will begin reconstruction in the fall of 2025. This important infrastructure project totals approximately \$45MM, with a majority of the funding coming from FAA grants.
 - A new TSA checked baggage system will replace two older explosive detection machines that can only clear 200 – 300 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 portion the project’s funding, estimated to be \$45MM, is coming from a TSA grant. The project is scheduled to get underway in the fall of 2025 pending receipt of a TSA grant.
 - The Hourly Parking Lot, located directly in front of the terminal, has recently been milled and overlaid with asphalt. A new shade structure, designed to protect customers and the revenue control equipment from the intense Arizona sun, has also been installed as part of the project.
 - Strategically-placed speed bumps were installed in July along the curb in front of the Airport terminal. These four-lane speed bumps, with enhanced pavement markings, have dramatically reduced the speed of traffic along the terminal curb.
 - The Authority has received a federal grant to update the aging airfield electrical system. Over the next two years, the electrical system will be updated in conjunction with ongoing runway projects. This will include new LED lighting, upgrading the vaults, and the wiring connecting all aspects of the airfield.

5. FlightSafety International Presentation – Barbara Telek, President

FlightSafety International, a Berkshire Hathaway company, is a professional aviation training company operating the world’s largest fleet of advanced full-flight simulators at learning centers and

training locations internationally. The expansion of its operations will include an investment in a new 100,000 sq. ft. Learning Center at Mesa Gateway Airport.

6. Consent Agenda

- a) **Minutes** of the Board Meeting held on **June 17, 2025**.
- b) **Resolution No. 25-30** – Authorizing a Construction Manager at Risk Construction Services Contract, with **Pulice Construction, Inc.**, for the Runway 12R-30L Reconstruction Phase 2 Project in an amount not to exceed \$27,103,229.20, pending receipt of FAA Grant Funding.
- c) **Resolution No. 25-31** – Approving an Authorization of Services to provide Construction Administration Services with **Kimley-Horn & Associates** for the Runway 12R-30L Reconstruction Phase 2 Project in an amount not to exceed \$1,180,178.79, pending receipt of FAA Grant Funding.
- d) **Resolution No. 25-32** – Authorizing the purchase of airfield asphalt repair services with **Hi-Lite Airfield Services, LLC** for an amount not to exceed \$325,000.
- e) **Resolution No. 25-33** – Authorizing the purchase of two vehicles from **San Tan Auto Partners, LLC, dba San Tan Ford**, in an amount not to exceed \$72,979.60.

Mayor Chip Wilson moved to approve the Consent Agenda.
Councilmember Jeff Brown seconded the motion.
The motion was carried unanimously.

Consideration and Approval of:

- 7. **Resolution No. 25-34** – Authorizing an Amendment of the FY26 Capital Budget to provide \$4,152,446.25 in funding, for the Construction of Aviation Way. The Mesa Gateway Airport Authority and the **City of Mesa** entered into an Intergovernmental Agreement on August 10, 2022, for the construction of Aviation Way, which aided the Airport with the eastside development.

Councilmember Jeff Brown moved to approve Resolution No. 25-34.
Mayor Scott Anderson seconded the motion.
The motion was carried unanimously.

- 8. **Resolution No. 25-35** – Authorizing a Land Lease Agreement with **FlightSafety International Inc.** for approximately 7.944 acres (346,046 SF) located at the intersection of Aviation Way and Gateway Boulevard. The lease term is fifty (50) years with the option to extend the term for three (3) additional periods of five (5) years each. The initial Base Rent is \$197,246.22 annually, payable in equal monthly installments of \$16,437.19 plus applicable taxes.

Councilmember Scott Somers moved to approve Resolution No. 25-35.
Mayor Chip Wilson seconded the motion.
The motion was carried unanimously.

9. Board Member Comments/Announcements.

Lt. Governor Antone announced a sign unveiling for FlightSafety International immediately following today's meeting. Shuttle transportation is being provided for members of the Board who would like to participate.

10. Next Meeting: Tuesday, September 16, 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.

11. Adjournment.

The meeting adjourned at 9:53 a.m.

Dated this _____ day of _____ 20____.

Misty Johnson, Clerk of the Board