



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | October 21, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, October 21, 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
Mayor Mark Freeman, 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 9:00 a.m. (Lt. Governor Regina Antone, Chair)

2. Pledge of Allegiance

3. Call to the Public

There were no public comments.

4. Audited Financials Report – Jean Dietrich, Principal, CliftonLarsonAllen

Ms. Dietrich provided a brief overview of the Fiscal Year 2025 Audited Financials, resulting in the issuance of an unmodified (clean) opinion for Mesa Gateway Airport Authority. No significant deficiencies or material findings were reported. The Federal Office of Management and Budget has not yet issued the final 2025 Compliance Supplement for single audits. This delay impacts the single audits for entities with a fiscal year ending on or after June 30, 2025. Once the final compliance supplement is issued, CliftonLarsonAllen will provide the single audit report.

5. 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 2026 (FYTD) Net Operating Income is \$1,245,810 compared to \$983,437 FYTD25.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 121,717 commercial passengers during August 2025. This is lower than the 122,066 passengers during August of last year.
- MGAA Briefs
 - *Airport Magazine* is a publication of the American Association of Airport Executives (AAAE). Mesa Gateway Airport received international exposure in the October/November edition that highlighted the private development going on at the Airport.
<https://online.flippingbook.com/view/24908382/>
 - The Authority's five (5) member communities will be featured in the terminal's pedestrian walkway, with each showcasing a unique display. In addition, welcome messages from elected officials will be played across the terminal's public address system for all airport passengers.

- The federal government is advancing its Advanced Air Mobility (AAM) Program, which includes electric Vertical Take-Off and Landing (eVTOL) vehicles. The State of Arizona is also included in the conversation. The City of Mesa and the Authority are seeking a leadership role in the statewide initiative. Given its unique positioning, the Authority is an ideal location for this emerging technology. Ryan Smith and Lori Collins are representing the Authority as members of the Statewide AAM Stakeholder Group.
- Despite the ongoing federal government shutdown, the airport has not experienced any operational impacts. There have been no delays resulting from federal employee absences. In a show of solidarity with unpaid Transportation Security Administration (TSA) employees, the Airport Authority is providing breakfast for working federal employees.
- The 2025 National Business Aviation Association – Business Aviation Convention & Exposition (NBAA-BACE) was held in Las Vegas October 14-16, 2025. This an annual event attracts more than 20,000 aviation-related companies. Each year Mesa Gateway Airport is represented by members of its business development team, the FBO, and select private development partners at the Airport.
- 2025 TakeOff North America Air Service Conference will be held November 4th – 6th in Tallahassee, FL. Executive Director O'Neill has requested to meet with representatives from eight airlines.
- MGAA Private Development
 - The two-building Gateway Commerce Center III project at the corner of Sossaman Road and Velocity Way totals approximately 100,000 sq. ft. Final paint touch-ups are being completed and the developer is actively leasing the two buildings.
- MGAA Project Updates
 - Thanks to continued strong support from the FAA, the substantial reconstruction of Runway 12R-30L will be completed within a two-year time frame. Phase I began in October 2024 and was completed in May 2025. Phase II, the northern half of Runway 12R-30L, began reconstruction in October 2025. This important infrastructure project totals approximately \$45MM.
 - A new Transportation Security Administration (TSA) Checked Baggage Inspection System will replace two older explosive detection machines that can only clear 200 checked bags an hour. The new upgraded explosive detection equipment will be capable of clearing 750 bags an hour. This additional capacity will be necessary as the Airport continues to grow. The Authority and the TSA are splitting the \$45MM project cost. The project is scheduled to get underway at the end of October.
 - In FY25, the 200 covered parking spaces, located within the Ray Road Economy Lot, completed its payback period years ahead of schedule and experienced tremendous growth in customer use. To meet this increasing demand, and to continue to bolster the customer experience, the Authority will be constructing an additional 200 covered parking spaces.
 - The Taxiway Golf Realignment Project will correct existing pavement issues and non-standard geometry. Construction is contingent on grant funding and is scheduled for completion within two years.

6. AmpliFLY Mesa Gateway Presentation –Jimmy Lindblom, Partner

AmpliFLY Mesa Gateway presented their design plans for a corporate hangar facility exceeding 100,000 square feet. This significant facility is planned for a 9.6-acre aeronautical redevelopment site at the south end of the Airport.

7. Consent Agenda

- a) **Minutes** of the Board Meeting held on **September 16, 2025**.

- b) **Resolution No. 25-44** – Authorizing a purchase with **CDW Government LLC** for annual Microsoft licensing renewals, for three (3) years in an amount not to exceed \$235,408.94.
- c) **Resolution No. 25-45** – Authorizing Mesa Gateway Airport Authority's insurance broker, **USI Insurance Services LLC**, to purchase benefit plans (medical, dental, vision, basic life/accidental death & dismemberment, and short-term disability) from various carriers. This consists of a 12-month renewal January 1, 2026 through December 31, 2026 with an estimated plan cost of \$1,478,565 for the calendar year.
- d) **Resolution No. 25-46** – Authorizing the purchase of two ADA Passenger Boarding Ramps from **Timberline GSE, Inc.** in an amount not to exceed \$173,198.80.
- e) **Resolution No. 25-47** – Authorizing an Amendment of the **FY26 Capital Budget** to provide \$1,089,040.95 in funding, for the Design of the Taxiway G Rehabilitation and Realignment.
- f) **Resolution No. 25-48** – Authorizing an Authorization of Services with **Kimley-Horn & Associates** to Design the Taxiway G Rehabilitation and Realignment Project in an amount not to exceed \$1,089,040.95.
- g) **Resolution No. 25-49** – Authorizing a modification to the Memorandum of Agreement with **U.S. Customs and Border Protections** changing the minimum staffing assigned to the Gateway User Fee Facility from one officer to two officers.
- h) **Resolution No. 25-50** – Authorizing an Authorization of Services to provide Engineering Design Services with **Kimley-Horn & Associates** for the expansion of the Covered Parking in the Ray Road Economy Lot, in an amount not to exceed \$58,391.47.

Mayor Mark Freeman moved to approve the Consent Agenda.

Councilmember Jeff Brown seconded the motion.

The motion was carried unanimously.

Consideration and Approval of:

- 8. **Resolution No. 25-51** – Authorizing a Land Lease Agreement with **AmpliFLY Mesa Gateway, LLC** for 9.634 acres (419,652 SF) located near the intersection of Velocity Way and Taxiway Circle. The lease term is forty (40) years with the option to extend the term for two (2) additional periods of five (5) years each. The initial Base Rent is \$230,808.60 annually, payable in equal monthly installments of \$19,234.05 plus applicable taxes.

Councilmember Jeff Brown moved to approve Resolution No. 25-51.

Mayor Chip Wilson seconded the motion.

The motion was carried unanimously.

9. Board Member Comments/Announcements.

A groundbreaking celebration is being held for FlightSafety International's new 100,000-square-foot-Learning Center following today's board meeting. The private event is on the Airport across the street from the new Gulfstream West Coast Service Center at the intersection of Ellsworth Road and Gateway Boulevard.

- 10. Next Meeting: Tuesday, November 18, 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