



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | December 16, 2025**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, December 16, 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 9:00 a.m. (Lt. Governor Regina Antone, Chair)

2. Pledge of Allegiance

3. 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 \$1,755,172 compared to \$1,423,979 FYTD25.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 167,662 commercial passengers during October 2025. This is a new October record compared to the 153,438 passengers during October of last year.
- MGAA Briefs
 - Record-setting passenger activity occurred in both October and November.
 - Starting February 2026, Allegiant will begin services from Gateway Airport to three new nonstop destinations: Orange County, CA (SNA), La Crosse, WI (LSE) and Bloomington-Normal, IL (BMI).
 - Two new food and beverage concessions are coming to Gateway Airport later this year. Cold Beers & Cheeseburgers and Dunkin Donuts will be located inside the passenger terminal.
- MGAA Private Development
 - Gateway Airport's recently completed projects and those projects that are currently underway total 1.675M+ square feet of private development. The job creation and economic stability that comes from this directly benefits not only the Airport, but the entire Phoenix East Valley.
 - The Airport's business directory now lists a growing number of global industry leaders that call Mesa Gateway Airport home.
 - Virgin Galactic's unique launch vehicle, Eve, visited Gateway Airport to familiarize the aircraft with the Airport, the airfield, and the new Virgin Galactic facilities.
 - XNRGY Climate System, a Canadian-based high-end climate control system manufacturer celebrated the grand opening of their U.S. Headquarters with a ribbon cutting event on Thursday, October 23rd. Their facility is located on the east side of the Airport.

- FlightSafety International's ground-breaking event was held on Tuesday, October 21st to celebrate their investment in a new 100,000 sq. ft. Learning Center at Mesa Gateway Airport.
- The two-building Gateway Commerce Center III project at the corner of Sossaman Road and Velocity Way is complete. This project totals approximately 100,000 sq. ft. and the developer is actively looking for tenants for the two buildings.
- AmpliFLY Mesa Gateway is designing and building 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.
- SkyBridge Arizona is planning to develop a 127-room dual-brand Wyndham Hotel along South Sossaman Road. The new hotel will have an extended stay option for longer-term guests and an option for guests looking for one or more nights.
- MGAA Project Updates
 - Reconstruction of the northern half of Runway 12R-30L (Phase II) began in October 2025 and is on schedule to be completed later in 2026. This important infrastructure project totals approximately \$45MM. 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.
 - The Taxiway Golf Realignment Project will correct existing pavement issues and non-standard geometry. Construction is contingent on grant funding and this important airfield improvement project is scheduled for completion within the next two years.
 - A new Transportation Security Administration (TSA) Checked Baggage Inspection System installation is currently underway that will replace two older explosive detection machines that can only clear 200 checked bags an hour with machines 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 sharing the \$46MM project cost.
 - In FY25, the 200 covered parking spaces located within the Ray Road Economy Lot 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.

4. Consent Agenda

- a) **Minutes** of the Board Meeting held on **October 21, 2025**.
- b) **Resolution No. 25-52** – Authorizing the revised **Airport Rates and Charges** schedule with an effective date of January 1, 2026.
- c) **Resolution No. 25-53** – Authorizing the purchase of one new Kubota agricultural tractor from **Bingham Equipment Company** in an amount not to exceed \$74,861.41.
- d) **Resolution No. 25-54** – Authorizing the procurement of server equipment from **Dell Marketing, L.P.** in an amount not to exceed \$103,185.77.
- e) **Resolution No. 25-55** – Authorizing the Executive Director/CEO and/or delegate to negotiate, and for the Executive Director/CEO to execute an Air Carrier Operating Agreement with **Allegiant Air, LLC** for commercial air service at the Airport.
- f) **Resolution No. 25-56** – Authorizing the Executive Director/CEO and/or delegate to negotiate, and for the Executive Director/CEO to execute an Air Carrier Operating Agreement with **Sun Country, Inc.** for commercial air service at the Airport.

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

Consideration and Approval of:

5. **Resolution No. 25-57** – Authorizing the updated Master Plan concept for the **SkyBridge Arizona** development.

Councilmember Jeff Brown moved to approve Resolution No. 25-57.
Mayor Chip Wilson seconded the motion.
The motion was carried unanimously.

6. **Resolution No. 25-58** – Authorizing a Development Lease with **Boyer Gateway East Mesa Retail 1, L.C.**, a Utah limited liability company, for 2.47 acres (107,651 square feet), located within the Gateway East project and identified as Lots 200 and 202B, with a lease term of SIXTY-FIVE (65) years commencing on January 1, 2026, and to authorize a Third Amendment to the Master Lease with **Boyer Gateway East L.C.**, to concurrently remove Lots 200 and 202B from the Master Lease Agreement.

Mayor Scott Anderson moved to approve Resolution No. 25-58.
Mayor Chip Wilson seconded the motion.
The motion was carried unanimously.

7. **Board Member Comments/Announcements**

Council Member Jeff Brown announced that this will be his last meeting representing the Town of Queen Creek on the board of directors. Queen Creek Mayor Wheatley will return to the board beginning in January 2026.

8. **Call to the Public**

There were no public comments.

9. **Next Meeting: Tuesday, January 20, 2026** 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.

10. **Adjournment.**

The meeting adjourned at 9:38 a.m.

Dated this ____ day of _____ 20____.

Misty Johnson, Clerk of the Board