



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | February 17, 2026**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, February 17, 2026, 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 (*via audioconference*)
Mayor Julia Wheatley, 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

1. **Call to Order** at 9:02 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.

- Changes to aircraft landing fees are being actively discussed at the national, regional, and local levels as a solution for airports facing increasing funding challenges. Aircraft now using an airport that implements a new landing fee would likely shift flight activity to other airports in the region to avoid paying the new landing fee. Mesa Gateway Airport (Airport, Gateway Airport) has a thriving mix of commercial, corporate, military, and general aviation activity. The vast majority of Gateway Airport's 300,000+ annual operations do not pay a landing fee to use the Airport. The MGAA Board is supportive of protecting the Airport and MGAA staff will continue to monitor the evolution of landing fees and make recommendations to the MGAA Board as necessary.
- December 2025 Net Operating Income is \$328,887 compared to \$99,636 in December 2024.
- Fiscal Year-to-Date 2026 (FYTD) Net Operating Income is \$2,700,636 compared to \$1,796,903 in FYTD25.
- Gateway Airport welcomed 197,534 commercial passengers during December 2025 compared to the 196,249 passengers during December 2024.
- FYTD26 commercial passengers' activity is 927,055 compared to 897,184 in FYTD25.
- Launch parties were held to celebrate Allegiant's three new destinations. Allegiant began services from Gateway Airport to three new nonstop destinations. Service to La Crosse, WI (LSE) began on February 6th, Orange County, CA (SNA) began on February 12th, and Bloomington-Normal, IL (BMI) began on February 13th.
- 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 Federal Aviation Administration (FAA), the substantial reconstruction of Runway 12R-30L will be completed within a two-year timeframe. Phase I began in October 2024 and was completed in May 2025. The old concrete at the north end of the

runway has been removed, crushed, and recycled as the new runway's sub-base. The soil has been stabilized through lime treatments, and final grading is complete. Concrete will begin to be placed later this week.

- 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 over the next two years. The timing of the project is planned to overlap with Phase II reconstruction of Runway 12R-30L in order to limit the number of runway closures for the two projects.
- A new Transportation Security Administration (TSA) Checked Baggage Inspection System installation is currently underway to replace two older explosive detection machines that can only clear 200 checked bags an hour with state-of-the-art 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. The foundation for the new Checked Baggage Inspection Facility will begin being poured this week.
- The TSA worked with the Authority to temporarily install a third Explosive Detection System Machine (EDS) in the lobby of the terminal. This new machine will assist with anticipated capacity surges during the busy February - April spring travel season.
- The 200 covered parking spaces located within the Ray Road Economy Lot have experienced tremendous growth in popularity. To meet increasing demand, and to continue to bolster the customer experience, the Authority will be constructing an additional 200 covered parking spaces. The possibility of putting solar panels on the extension of the covered parking spaces is being considered. Moving forward with solar panels is contingent upon a strong business justification and project cost.
- Dunkin' will be the newest concession opening in the terminal near Gate Four. Design plans have been submitted for review and the new Dunkin' concession will be under construction within the next several months.
- A new terminal entrance sign has been designed and will replace the current sign at the entrance to the terminal off of Sossaman Road.
- Gateway Airport is the first airport selected to participate in an FAA pilot program that allows for the conversion of a U.S. Contract Tower to an FAA Tower. The conversion could start within the next 18 to 36 months.
- Each year, the FAA conducts a FAR Part-139 Certification Inspection. The 2026 FAA Certification Safety Inspection shows Gateway Airport had a clean inspection with no reportable conditions.
- Garmin announced a new aviation facility at Gateway Airport for testing and development. The facility consists of hangar and office space to accommodate approximately 75 employees.
- A hotel groundbreaking will be held for SpringHill Suites by Marriott at Gateway East following the February Board meeting. Construction for this five-story, 129-room hotel with a restaurant, fitness facility, and conference rooms will be underway in early 2026.
- Gateway Commerce Center III is a two-building development totaling approximately 100,000 sq. ft. with move-in ready office suites for aviation and non-aviation tenants. HB Aerospace is the first tenant in this development.

4. Consent Agenda

- a) **Minutes** of the Board Meeting held on **January 20, 2026**.
- b) **Resolution No. 26-05** – Authorizing an Amendment of the **FY26 Capital Budget** to include \$250,000 for a Vertipad Design and Construction Project, contingent upon being selected for the

State's proposal of the pilot program and pending receipt of the State funds specifically allocated for Advanced Air Mobility within Arizona.

- c) **Resolution No. 26-06** – Authorizing a reimbursement to the **City of Mesa** of \$83,158.90 for providing the Salt River Project Power Distribution access to the Gateway East Development. The Mesa Gateway Airport Authority and the City of Mesa entered into an Intergovernmental Agreement on August 10, 2022 for Gateway East Infrastructure.
- d) **Resolution No. 26-07** – Authorizing an Amendment of the **FY26 Capital Budget** to provide the capacity in funding for the Construction of the Taxiway G Realignment / Reconstruction – Phase 1 Project, in the amount of \$14,200,000, contingent upon receipt of grant funding from the Federal Aviation Administration and the Arizona Department of Transportation.
- e) **Resolution No. 26-08** - Authorizing a Construction Manager at Risk Pre-Construction Services Contract with **Pulice Construction, Inc.** for the Taxiway G Realignment / Reconstruction – Phase 1 Project in an amount not to exceed \$55,680.25, pending FAA and ADOT approval.

Regarding Resolution 26-06, Mayor Freeman expressed concern over a possible conflict of interest as the Mayor of the City and recused himself from discussing or voting on this item.

Resolution 26-06 was pulled from the Consent Agenda.

Mayor Julia Wheatley moved to approve the Consent Agenda omitting Resolution 26-06. Mayor Scott Anderson seconded the motion. The motion was carried unanimously.

Consideration and Approval of:

- 5. **Resolution No. 26-06** – Authorizing a reimbursement to the **City of Mesa** of \$83,158.90 for providing the Salt River Project Power Distribution access to the Gateway East Development. The Mesa Gateway Airport Authority and the City of Mesa entered into an Intergovernmental Agreement on August 10, 2022 for Gateway East Infrastructure.

Mayor Julia Wheatley moved to approve the Resolution 26-06. Mayor Scott Anderson seconded the motion. The motion carried with four voting in favor. Mayor Freeman abstained.

6. Board Member Comments/Announcements

The Board of Directors has been invited for a ceremonial photo op for the ground breaking of the SpringHill Suites by Marriott at Gateway East following the conclusion of this meeting.

7. Call to the Public

None.

- 8. **Next Meeting: Tuesday, March 17, 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.

9. Adjournment.

The meeting adjourned at 9:45 a.m.

Dated this 17th day of March 2026.

Misty Johnson

Misty Johnson, Clerk of the Board

by
Jeanine Rogers