



**MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | August 18, 2026**

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, August 18, 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

Vice Mayor Scott Somers, Mesa
Mayor Scott Anderson, Gilbert
Mayor Chip Wilson, Apache Junction
Mayor Julia Wheatley, Queen Creek
Lt. Governor Regina Antone, Gila River Indian
Community*

Airport Staff Present

J. Brian O'Neill, Executive Director/CEO
Scott Brownlee, Deputy Director/COO
Chuck Odom, Chief Finance Officer/CFO
Misty Johnson, Clerk of the Board
Jill Casson Owen, Attorney

** Neither present nor represented*

1. Call to Order at 9:02 a.m. Mayor Scott Anderson

2. Pledge of Allegiance

3. Gateway Business Spotlight – Garmin, presented by Ben Wigton, Site Manager

- Mr. Wigton focused his presentation on Garmin's aviation technology, and gave a recent example of Garmin's first official use of the safety-enhancing technology of Autoland to successfully land an aircraft in an emergency situation. Garmin's Mesa facility is dedicated to aircraft modifications and certifications, and is one of three flight test facilities.

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

Executive Director O'Neill shared information on MGAA's monthly and year-to-date financial performance, passenger activity, community noise report, and various other Airport projects:

- June 2026 Net Operating Loss is (\$113,221) compared to \$141,046 in June 2025. With three pay periods and a revenue-sharing payout to Allegiant Air, June was the only negative month during the entire 12-month period.
- Fiscal Year-to-Date 2026 (FYTD26) Net Operating Income is \$6,551,246 compared to \$5,546,306 in FYTD25. This is a new all-time financial performance record for the Authority.
- Mesa Gateway Airport (Airport, Gateway Airport) welcomed 158,435 commercial passengers during June 2026 compared to the 164,741 passengers during June 2025. Fiscal Year-End 2026 (FYE) commercial passenger activity is 2,007,655 compared to 2,006,347 in FYE25. The Airport set a new total commercial passenger activity record surpassing FY25's record performance by 1,308 total passengers.
- For MGAA's Community Noise Program, MGAA had six individual callers in June of this year, and 14 individual callers in June last year. This fiscal year, MGAA had 128 individual callers, compared to 145 callers last fiscal year.

- Gateway Aviation Services (GAS) pumped 1.68MM gallons of fuel in June 2026 compared to 1.94MM gallons last June. FYE26, GAS has pumped 20.81MM gallons compared to 20.55MM gallons last fiscal year.
- Non-airline revenue for June 2026 is \$978,867 compared to \$863,857 last June. FYE26 is \$10.23MM compared to \$9.79MM last fiscal year.
- The Authority has accomplished impressive results for FY26 Operational Performance Metrics. Eleven of the thirteen categories set new fiscal-year records
- Earlier this year, Allegiant announced that, due to sustained high fuel costs, it was reducing flights this summer and fall at airports across the country. Allegiant recently announced it is adding 34 roundtrip flights at Gateway Airport this winter.
- Three new well-known food & beverage concessions are planned for 2026 and 2027 openings in the terminal. The new Dunkin' is scheduled to open in time for the busy Thanksgiving Holiday travel period. Cold Beers & Cheeseburgers, replacing Macayo's Mexican Food, is scheduled to open by the end of 2026. Wetzel's Pretzels will open in early 2027. They will be located in Baggage Claim and they will have a mobile cart that will roam the three concourses.
- Non-aeronautical revenue per enplaned passenger continues to climb. From FY09–FY26, non-aeronautical revenue per enplaned passenger has increased from less than \$4.00 to nearly \$10.50 per enplaned passenger. The revenue categories are rental car, vehicle parking, retail, and food and beverage.
- In 2021, the MGAA Board of Directors reaffirmed the organization's seven strategic organizational goals - **Increase Air Service; Maintain a High Level of Community Support; Strengthen Financial Sustainability; Invest in People and Operational Assets; Attract Commercial Development; Plan, Build & Maintain Infrastructure; and Promote Regional Tourism.** These goals continue to guide the development and operation of the Airport. MGAA staff has created a 2026-2027 Program of Work that identifies broad objectives designed to meet the established organizational goals.
- The Federal Aviation Administration is delaying its Phoenix Area Modernization Project until June 2027. A proposed change to Runway 30 flight departure paths at Gateway Airport will route flights over area neighborhoods that have not historically had aircraft overflight activity.
- The Gateway East SpringHill Suites by Marriott Hotel continues construction progress and is planning to be operational and welcoming guests in the summer of 2027. The five story, 125-room hotel is located within the 273-acre Gateway East Master Development located on the east side of the Airport.
- Construction of SkyBridge Arizona's dual-brand Wyndham Hotel is going vertical with the steel frame visible from Sossaman Road. This 129-room hotel will have an extended stay option for longer-term guests and an option for guests looking for one or more nights.
- The Transportation Security Administration (TSA) and Gateway Airport are partnering on the development of a new \$44MM Checked Baggage Inspection Facility. The new 13,000 sq. ft. facility will include two state-of-the-art Explosive Detection System machines capable of processing more than 1,500 checked bags per hour. The TSA and Gateway Airport anticipate the new facility coming online in the fall of 2027.
- Reconstruction of the northern half of Runway 12R-30L is on schedule to be completed by the end of the year. The Taxiway Golf Realignment and Reconstruction Phase 1 Project is being completed simultaneously with the Runway 12R-30L Reconstruction Project to limit the amount of time Gateway Airport's primary runway is closed for construction.
- MGAA is adding 200 additional covered parking spaces in the Ray Road Economy Parking Lot. Upon completion, the project will double the covered parking capacity within the lot.

5. Consent Agenda

- a) **Minutes** of the MGAA Board Meeting held on **June 16, 2026**.
- b) **Resolution No. 26-32** – Authorizing an Amendment of the **FY27 Capital Budget** to provide \$935,195.07 in funding for the Taxiway K Pavement Failure Emergency Reconstruction Project under CIP 1346, utilizing non-grant funds.
- c) **Resolution No. 26-33** – Authorizing a Construction Contract with **Pulice Construction, Inc.** for the Taxiway K Pavement Failure Emergency Reconstruction Project, in an amount not to exceed \$935,195.07 under CIP 1346.
- d) **Resolution No. 26-34** – Authorizing an Authorization of Services with **FCI Constructors, Inc.** to provide Construction Services for the Economy Lot Covered Parking Construction Project, in an amount not to exceed \$867,039, under CIP 1332.
- e) **Resolution No. 26-35** – Authorizing a Facility Lease Agreement between Mesa Gateway Airport Authority and the **United States of America Government Services Administration** for the **Transportation Security Administration's** use of a portion of the facilities located at 6033 S. Sossaman Road and 5803 S. Sossaman Road. The lease term is seven years with a five-year guaranteed term, commencing October 1, 2026.
- f) **Resolution No. 26-36** – Authorizing an Amendment of the **FY27 Capital Budget** to provide \$405,000 in funding for the Badging Office Remodel under CIP 1347, utilizing non-grant funds.
- g) **Resolution No. 26-37** – Authorizing a Professional Services Agreement with **DWL Architects + Planners, Inc.**, to provide Design Services for the Badging Office Remodel Project in an amount not to exceed \$83,647, in non-grant funding, under CIP 1347.
- h) **Resolution No. 26-38** – Authorizing the purchase of a Runway Rubber Removal and Pavement Markings Removal Truck from **HOG Technologies** in an amount not to exceed \$830,000.

Mayor Chip Wilson moved to approve the Consent Agenda.

Vice Mayor Scott Somers seconded the motion.

The motion passed unanimously.

Consideration and Possible Approval of:

- 6. **Resolution No. 26-39** – Authorizing a Fourth Amendment to the Terminal Concession Lease Agreement with **TW Kind AZA, LLC.** to update new food and beverage concepts and the associated space from which they operate.

Mayor Julia Wheatley moved to approve Resolution No. 26-39.

Mayor Chip Wilson seconded the motion.

The motion was carried unanimously.

7. Board Member Comments/Announcements

None.

8. Call to the Public

One area resident spoke on items unrelated to the agenda.

9. Next Meeting: Tuesday, September 15, 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 9:36 a.m.

Dated this _____ day of _____ 20____.

Misty Johnson, Clerk of the Board