MINUTES OF THE PUBLIC MEETING OF THE
MESA GATEWAY AIRPORT AUTHORITY
BOARD OF DIRECTORS | October 20, 2026

A public meeting of the Mesa Gateway Airport Authority (MGAA, Authority) was convened on Tuesday, October 20, 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

Mayor Mark Freeman, 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 9:00 a.m. Mayor Mark Freeman**

2. **Pledge of Allegiance**

3. **Motion to convene into Executive Session**
   a) Pursuant to A.R.S. § 38-431-03 (A)(1), the Board of Directors may convene into executive session for the purpose of discussion and consideration regarding the Executive Director/CEO's annual review.

   Mayor Julia Wheatley moved to convene into Executive Session.
   Mayor Scott Anderson seconded the motion.
   The motion was carried unanimously.

4. **Motion to reconvene from Executive Session to Regular Session (9:49 a.m.)**

   Mayor Chip Wilson moved to reconvene the MGAA Board of Directors meeting.
   Lt. Governor Regina Antone seconded the motion.
   The motion was carried unanimously.

5. **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:

   - August 2026 Net Operating Income is $298,965 compared to $356,284 in August 2025.
   - Fiscal Year-to-Date 2027 (FYTD27) Net Operating Income is $1.25MM compared to $1.18MM in FYTD26.
   - Mesa Gateway Airport (Airport, Gateway Airport) welcomed 120,112 commercial passengers during August 2026 compared to the 121,717 passengers during August 2025. Fiscal Year 2027 (FY) commercial passenger activity is 285,164 compared to 291,446 in FY26.
   - For MGAA's Community Noise Program, MGAA had three individual callers in August of this year, and six individual callers in August last year. This fiscal year, MGAA had nine individual callers, compared to 20 callers last fiscal year.

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- Gateway Aviation Services (GAS) pumped 1.19MM gallons of fuel in August 2026 compared to 1.41MM gallons last August. FY27, GAS has pumped 2.80MM gallons compared to 3.12MM gallons last fiscal year.
- Non-airline revenue for August 2026 is $831,022 compared to $665,995 last August. FYE27 is $1.87MM compared to $1.61MM last fiscal year.
- For the third consecutive year, the MGAA Business Development Office hosted top executives from airport-based companies for a business breakfast. The networking event highlighted exciting changes underway at Gateway Airport, strengthened corporate partnerships, and explored ideas for future joint initiatives.
- Waymo is planning to become the newest addition to Gateway Airport's ground transportation services. A promotional activity with the MGAA Board of Directors is planned for today.
- Gateway Airport has been selected by the Transportation Security Administration (TSA) as one of 13 initial airports nationwide to offer *Gateside by TSA PreCheck*. This new program administered and managed entirely by TSA, allows approved, non-ticketed individuals to access the post-security area of the terminal.
- At the March 17, 2026 MGAA Board meeting, Resolution 26-12 was approved to authorize imposing a landing fee on itinerant aircraft weighing less than 12,500 pounds Max Gross Landing Weight to increase revenue to support airfield operations, in an amount not to exceed the highest itinerant aircraft landing fee imposed at any other metropolitan Phoenix airport. A new, simplified landing fee schedule for Falcon Field Airport will go before the City of Mesa Council for consideration and approval at their December 8, 2026 meeting. MGAA will continue to monitor this issue.
- MGAA is evaluating an Aircraft Rescue and Firefighting (ARFF) vehicle purchase. Before committing to the purchase, the Authority is researching FAA eligibility to use revenue from Passenger Facility Charges for reimbursement.
- MGAA has launched three redesigned Airport websites (GatewayAirport.com, GatewayFBO.com and ChooseGatewayAirport.com). These three websites were redesigned with necessary updates to modernize the Airport's digital presence and improve service to the public.
- Virgin Galactic is preparing to roll out the first six-passenger Delta-Class spaceship being manufactured at Gateway Airport.
- A new terminal public address system will be operational in mid-November. Members of the MGAA Board will have an opportunity to individually record welcome messages to be played throughout the terminal.
- A new Dunkin' concession is being constructed near Gate 3; and Cold Beers & Cheeseburgers, replacing Macayo's Mexican Food, is under construction near Gate 5. Both restaurants are scheduled to be open and serving customers by the busy holiday travel period at the end of 2026. Wetzel's Pretzels will begin construction in early 2027. They will be located in Baggage Claim and will have a mobile cart that will roam the three concourses.
- 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.
- Gateway East retail buildings are taking shape and will be ready for tenants in the spring of 2027.
- Construction continues on the dual-brand 129-room Wyndham Hotel complex being constructed on the west side of Gateway Airport in the 360-acre SkyBridge Arizona master development. 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 project is scheduled to be completed in the summer of 2027.

- The TSA and Gateway Airport are partnering on the development of a new $44MM Checked Baggage Inspection Facility (CBIS). 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 new facility is on schedule to come 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.

6. **Audited Financials Report** – Jean Dietrich, Principal, CliftonLarsonAllen
   Ms. Dietrich provided a brief overview of the Fiscal Year 2026 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 2026 Compliance Supplement for single audits. This delay impacts the single audits for entities with a fiscal year ending on or after June 30, 2026. CliftonLarsonAllen has completed all work related to the MGAA single audit. Once the final compliance supplement is issued, CliftonLarsonAllen will provide the single audit report.

7. **Consent Agenda**

   a) **Minutes** of the MGAA Board Meeting held on **September 15, 2026**.

   b) **Resolution No. 26-42 –** Authorizing a Construction Contract for Construction Services with **KEAR Civil Corporation** for the Fuel Facility Expansion Phase II Project, in an amount not to exceed $1,954,500 under CIP 1314.

   c) **Resolution No. 26-43 –** Authorizing the purchase of landside asphalt repair services with **Sunland Asphalt of Arizona, Inc.** for an amount not to exceed $89,980.22**.**

   d) **Resolution No. 26-44 –** Authorizing the purchase of airside asphalt repair services with **Sunland Asphalt of Arizona, Inc.** for an amount not to exceed $148,016.21**.**

   e) **Resolution No. 26-45 –** Establishing a maximum amount of $4,000,000 for individual Job Orders issued under Mesa Gateway Airport Authority **Job Order Contracts**, pursuant to A.R.S. § 34-605(F)(1)**.**

Mayor Julia Wheatley moved to approve the Consent Agenda.
Mayor Chip Wilson seconded the motion.
The motion passed unanimously.

Consideration and Possible Approval of:

8. **Resolution No. 26-46 –** Approving a twelfth amendment to the **Executive Director's** employment agreement effective October 1, 2026.

Mayor Chip Wilson moved to approve Resolution No. 26-46.
Mayor Scott Anderson seconded the motion.
The motion was carried unanimously.

9. **Board Member Comments/Announcements**
   None.

10. **Call to the Public**
    None.

11. **Next Meeting: Tuesday, November 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.

12. **Adjournment.**
    The meeting adjourned at 10:11 a.m.

Dated this _____ day of _____ 20___.

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Misty Johnson, Clerk of the Board