



**MINUTES OF PUBLIC MEETING OF THE  
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY  
BOARD OF DIRECTORS | September 19, 2017**

A public meeting of the Phoenix-Mesa Gateway Airport Authority was convened on September 19, 2017, beginning at 9:00 a.m. in the Board Room (Saguaro A & B) of the Gateway Administration Building, 5835 South Sossaman Road, Mesa, Arizona.

**Members Present**

Mayor Jenn Daniels, Gilbert  
Mayor Jeff Serdy, Apache Junction  
Mayor Gail Barney, Queen Creek  
Councilmember Thelda Williams, Phoenix  
Mayor John Giles, Mesa  
Lt. Governor Monica Antone, Gila River  
Indian Community\*

*\*Neither present nor represented*

**Airport Staff Present**

J. Brian O'Neill, Executive Director/CEO  
Scott Brownlee, Deputy Director/COO  
Chuck Odom, CFO  
Maria Gonzalez, Clerk of the Board  
Ann Marie Anderson, Attorney

**Members of the Public**

Roc Arnett  
Councilwoman Robin Barker, City of Apache Junction  
Jamie Bennett, Town of Queen Creek  
Aric Bopp, City of Mesa  
Matt Busby, City of Apache Junction  
Scott Butler, City of Mesa  
Chris Cantwell, The Weitz Co.  
Kent Dibble, Dibble Engineering  
Brittini Evans  
Jason Frank, DOWL  
Chris Hacker, Mead & Hunt  
Brian Howard, CEI  
John Lewis, East Valley Partnership

Bob Linehart, Republic Parking  
Jose Pablo Martinez, SkyBridge  
Bridget Penton, Sky Harbor Airport  
Laura Pogue, NAI Horizon  
Steve Reeder, Kimley-Horn  
Richard Reese, AMEC Foster Wheeler  
Rihana Shah  
Scott Sikel, HDR  
David Sterling, C&S  
Councilmember Kevin Thompson, City of Mesa  
Councilmember Chip Wilson, City of Apache Junction  
Bob Winrow, WSP

1. **Call to Order** at 9:00 a.m. (Mayor Jenn Daniels, Chair)
2. **Call to the Public.**  
There were no public comments.
3. **Executive Director's Report** – J. Brian O'Neill, A.A.E., Executive Director/CEO

The Board of Directors received information related to operational and passenger activity, noise summary, fuel sales, and financials. Fiscal Year-to-Date (FYTD) actual Net Income is \$579,109; a more than 50% increase over the same time period last fiscal year.

The Board previously voted to invest more than \$500,000 to renovate Hangar 32. This is one of the last military facilities available for lease on the Airport. Demolition and environmental remediation projects have been completed and a new roof will be added. The facility will be ready for lease in January, 2018.

New 50" monitors have been installed at the airline ticket counters in the passenger terminal. This improvement is part of the Common Use Terminal Equipment (CUTE) system that PMGAA is installing to allow for greater flexibility in assigning airlines ticket counter positions and terminal gates. Using a computer, airline logos can quickly be added to any gate or ticket counter within the Airport.

The Allegiant Alliance Marketing Cooperative Program continues to grow. This unique program highlights and promotes attractions and events across Arizona and at the various Allegiant destinations offered out of Gateway Airport. The program works with our partner airports and associated Convention and Visitor Bureaus (CVB) to effectively and efficiently use social media campaigns to generate awareness about the many reasons to fly Allegiant.

The Barrio Brewing Company's new silo has been installed and painted. The Barrio logo will be added within the next two weeks. According to the restaurant's owners, business has been doing well and they are building a good local and transient customer base.

The Master Development Agreement with Mesa SkyBridge Partners continues to move forward, PMGAA staff plans to bring the agreement forward to the Board for consideration at the October 17, 2017 meeting. On August 23<sup>rd</sup>, Mexico and the U.S. met in San Diego to sign a bilateral trade agreement creating a Unified Cargo Processing Program. This new agreement allows Mexican customs officials to pre-clear cargo bound for Mexico at U.S. locations. PMGAA is working with Mesa SkyBridge Partners and Mexican Customs to bring Mexican Customs officials to Mesa. It is anticipated that Mexican customs officials from Laredo, TX will be reassigned and will relocate to Arizona in October. This is a tremendous opportunity to increase cargo activity at Gateway Airport.

The North Apron Replacement Project was completed in 364 days and brought in under budget. This project removed and replaced one million SQ FT of concrete without impacting commercial, general aviation, military, and corporate operations.

On Monday, September 18<sup>th</sup>, PMGAA began the Taxiway Alpha Reconstruction Project. This important infrastructure project will cost more than \$4 million and will upgrade a significant section of taxiway adjacent to the proposed Taxiway Lima extension and the entrance to the Gateway Aerospace Park.

Gateway Airport has recently hosted several commercial aircraft testing programs, including Mitsubishi, Embraer, and Boeing. Each aircraft manufacturer brings 40-60 crew members, maintenance teams, engineers, and technicians to Mesa to work on the specific testing program. These weeklong (or longer) events provide tremendous economic benefit to the region and the Airport.

On November 2, 2017, an event will be held to celebrate Allegiant's 10-Year Anniversary and 10-millionth passenger at Gateway Airport. PMGAA staff is also planning welcome celebrations recognizing the inaugural flights for Allegiant's eight new nonstop destinations beginning in October and November.

WestJet Airlines returns to Mesa on October 22<sup>nd</sup>. A "Welcome Back" reception will be held for WestJet on October 26, 2017. Staff will coordinate balloons and cupcakes to celebrate the airline's return and welcome arriving passengers.

Earlier this year, an Environmental Assessment (EA) was completed for the 700 acres located on the Northeast side of the airfield, clearing it for future development. The next phase of transforming the land with vertical improvements will include land use planning and the initial infrastructure necessary to open the parcel for public and private development.

Uber and PMGAA staff have been working together for the past eleven months trying to finalize an operating agreement that would allow the popular Transportation Network Company (TNC) to pick up and drop off customers at Gateway Airport. Unfortunately, Uber has yet to sign the agreement and PMGAA has requested its law enforcement contractor, Mesa Police Department, to enforce existing Airport Rules and Regulations by issuing warnings and citations to Uber drivers illegally operating on Airport property. PMGAA is very hopeful that Uber will decide to sign the operating agreement and be able to offer its popular ground transportation services for Airport customers. Currently, Lyft is the only TNC legally operating out of Gateway Airport.

The Transportation Security Administration (TSA) Checkpoint expansion will begin on October 2, 2017. This capacity-enhancing project will increase the number of screening lines from four to five, with an option for a sixth lane to be added in the future.

The Air Traffic Control Tower Remediation and Repair Project will begin in early to mid-October. It is expected that the project will take 30 to 45 days to complete.

The Airport Master Plan Update will be advertised in October and a recommendation will be made to the Board for consideration in January, 2018. This long-range planning initiative will include representatives from surrounding communities and other key stakeholder groups.

**4. Presentation: Terminal Concessions Expansion** – Shea Joachim, CEcD, Business Development Director

Mr. Joachim provided a brief presentation highlighting proposed expansion opportunities for retail & merchandise concessions at Gates 9/10; a wine/beer bar concession adjacent to Paradise Bakery; expanded seating for the Copper Plate; and a taco cart in the courtyard between Gates 4 and 5. Existing concessionaires will pay 100% of the expansion costs and will be responsible for maintaining their expanded leaseholds. The Airport will receive 10% of the Gross Revenue earned from expansion concessions. Concessionaires will be granted the right to cancel the new concession options with a 30-day written notice if they can demonstrate the food/beverage/retail expansion is not financially beneficial.

**5. Consent Agenda**

- a. **Minutes** of the Board Meeting held on **July 18, 2017**.
- b. **Resolution No. 17-39** Authorizing the purchase of three service vehicles from **San Tan Ford**, in an amount not to exceed \$64,875.03 utilizing Arizona State Contract #ADSP012-0166124.
- c. **Resolution No. 17-40** Authorizing a Terminal Concession Agreement amendment with **Kind Hospitality Inc.** for property located at 6033 S. Sossaman Road.
- d. **Resolution No. 17-41** Authorizing a Terminal Concession Agreement amendment with **Star Gateway, LLC** for property located at 6033 S. Sossaman Road.
- e. **Resolution No. 17-42** Authorizing a facility lease agreement with **Worldwide Flight Services, Inc.** for property located at 6033 S. Sossaman Rd. Suite 175, commencing on September 16, 2017.
- f. **Resolution No. 17-43** Authorizing a facility lease with **Allegiant Air, LLC** for the facility located at 6309 S. Taxiway Circle, commencing on October 1, 2017.
- g. **Resolution No. 17-44** Authorizing a facility lease with **Allegiant Air, LLC** for the facilities located at 6304 S. Taxiway Circle, commencing on October 1, 2017.
- h. **Resolution No. 17-45** Authorizing a contract with **DBT Transportation Services** for the removal of the existing Vaisala Automated Weather Observation System (AWOS) equipment and the purchase, installation, and commissioning of the new Vaisala AWOS III equipment, in an amount not to exceed \$124,000.
- i. **Resolution No. 17-46** Authorizing an Agreement-to-Use with **CentiMark Corporation** via the Mohave Educational Services Cooperative Purchasing Group Intergovernmental Agreement to replace the roof on Hangar 32 at a cost not-to-exceed \$110,725.

**Mayor Gail Barney moved to approve the Consent Agenda; Mayor Jeff Serdy seconded the motion. The motion was carried unanimously.**

**Consideration and Possible Approval of:**

6. **Resolution No. 17-47** Authorizing a contract with **DPR Construction** to provide Construction Manager At Risk Services for the TSA Security Screening Checkpoint Queue and Terminal Improvements Project CIP 617 in an amount not-to-exceed \$2,100,000.

**Councilmember Thelda Williams moved to approve Resolution No. 17-47; Mayor Gail Barney seconded the motion. The motion was carried unanimously.**

7. **Resolution No. 17-48** Authorizing a contract with **Republic Parking Systems, LLC** for parking management and shuttle services, in an amount not to exceed \$2,345,543, for the length of the base term with two optional one-year extensions not to exceed \$952,826 and \$987,090 respectively.

**Councilmember Thelda Williams moved to approve Resolution No. 17-48; Mayor Gail Barney seconded the motion. The motion was carried unanimously.**

8. **Resolution No. 17-49** Authorizing the purchase of two aircraft ground power units from **Aero Specialties, Inc.** in an amount not to exceed \$155,700.

**Councilmember Thelda Williams moved to approve Resolution No. 17-49; Mayor John Giles seconded the motion. The motion was carried unanimously.**

9. **Board Member Comments/Announcements**

10. **Next Meeting:** Tuesday, October 17, 2017 at 9:00 a.m. in the Board Room (Saguaro A & B) of the Gateway Administration Building, 5835 South Sossaman Road, Mesa, Arizona.

11. **Adjournment.**

The meeting adjourned at 9:42 a.m.

Dated this 17<sup>th</sup> day of October, 2017.

  
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Maria E. Gonzalez, Clerk of the Board