

Williams Gateway Airport Authority BOARD MEETING

5835 S. Sossaman Road ♦ Mesa, Arizona 85212

Monday, April 20, 2009 ♦ 9:00 a.m.

AGENDA

1. **Call to Order: Williams Gateway Airport Authority – Mayor Scott Smith, Chair**
2. **Awards, Guest Introductions, and Announcements**
3. **Comments From the Public:** *(Members of the public may comment on any item of interest. Arizona Open Meeting law does not permit the Board to discuss items not specifically on the agenda.)*
4. **Progress Reports:**
 - a) **ASU Polytechnic – Dr. Keith Hjelmstad, Vice President & Dean, College of Technology & Innovation**
 - b) **Chandler-Gilbert Community College – John Schroeder, Provost**
5. **Review of Monthly Staff Reports and Updates on: Construction ♦ Commercial Service ♦ Finance * - Lynn Kusy, Executive Director**
6. **Consideration and Possible Approval of Minutes of Board Meeting held on March 16, 2009. ***
7. **Consideration and Possible Approval of Resolution No. 09-03 – Adopting Fiscal Year 2009-2010 Operating Budget in the Amount of \$12,891,661, Capital Budget in the Amount of \$26,629,458, and Authorizing 109 Staff Positions. ***
8. **Consideration and Possible Approval of Resolution No. 09-04 – Authorizing Reimbursement to Allegiant Air for the Purchase of Two Passenger Boarding Ramps from Keith Consolidated Industries, Inc. in the Amount of \$84,000. ***
9. **Consideration and Possible Approval of Resolution No. 09-06 – Authorizing a Construction Contract with Salt River Project for \$61,387 for Removal and Relocation of SRP Owned Power Poles. ***
10. **Consideration and Possible Approval of Resolution No. 09-07 – Approving Authorization of Services with Dibble Engineering for Design and Bid-Phase Services for Taxilane Lima at a Cost Not to Exceed \$41,640.91. ***
11. **Consideration and Possible Approval of Resolution No. 09-08 - Authorizing a Contract with Regional Pavement Maintenance of Arizona, Inc. for Pavement Maintenance Services at a Cost of \$111,979.44. ***
12. **Consideration and Possible Approval of Resolution No. 09-09 - Authorizing a Two-Year Property Lease Agreement with Orbital Sciences Corporation for Building 1113 Storage Facility Payable at an Initial Monthly Rate of \$871. ***
13. **Board Member Comments / Announcements**
14. **Next Meeting:** Monday, May 18, 2009 – 9:00 am
15. **Adjourn**
** attached*

Members of the Board have been invited to attend the Phoenix-Mesa Gateway Airport 15-Year Anniversary Luncheon at 11:30 am today. No action will be taken at this event.



**MINUTES OF THE
WILLIAMS GATEWAY AIRPORT AUTHORITY**

BOARD MEETING

MARCH 16, 2009

AIRPORT AUTHORITY BOARD MEMBERS

Mayor Scott Smith, Mesa
Mayor Art Sanders, Queen Creek
Councilwoman Thelda Williams, Phoenix
Mayor Steve Berman, Gilbert
Lt. Governor Joseph Manuel, Gila River Indian Community **

*** neither present nor represented*

GUESTS PRESENT

Matt Busby, City of Apache Junction	Larry Kieser, Mesa Police Department
Scott Butler, City of Mesa	Johannes Kurz, Gilbert Resident
Shane Dille, Town of Queen Creek	Floyd Moore, Valle del Oro
Ken Halverson, KMH Holdings	Jim Peterson, City of Phoenix
Fred Himovitz, HPI	Scot Rigby, City of Mesa
Dr. Keith Hjelmstad, ASU Polytechnic	Christopher Schmaltz, Gust Rosenfeld
	Art Thomason, Arizona Republic

AIRPORT STAFF PRESENT

Casey Denny, Deputy Director
Doug Drown, Director of Financial Planning & Budgeting
Walter Fix, Director of Planning and Special Projects
Gretchen Hawkins, Executive Assistant/Clerk to the Board of Directors
Lynn Kusy, Executive Director

CALL TO ORDER

The meeting was called to order by Chair Smith at 9:03 a.m.

AWARDS, GUEST INTRODUCTIONS, AND ANNOUNCEMENTS

No report.

COMMENTS FROM THE PUBLIC

There were no comments from members of the public.

PROGRESS REPORTS

- ASU Polytechnic – Dr. Keith Hjelmstad, Vice President & Dean, College of Technology & Innovation, commented that ASU’s budget issues are far from resolved but he wanted to report on some positive activities. He provided a clarification about ASU Polytechnic’s Bachelor of Applied Science degrees by explaining the plan is to reconstitute broader and more flexible degrees. The fire program is an example of a program which will be incorporated into other degrees.

The campus welcomed new students last week.

Other building projects include Backus Mall which will open this summer, an auditorium renovation, and a new residence hall which will open in late 2010.

- Chandler-Gilbert Community College (CGCC) – Mayor Smith reported that he attended the CGCC hangar ribbon cutting ceremony.

EXECUTIVE DIRECTOR’S REPORT - Review of Monthly Staff Reports – Updates on: Construction ♦ Commercial Service ♦ Finance ♦ Economic Stimulus Program - Lynn Kusy, Executive Director

Mr. Kusy reported that he and Deputy Director Casey Denny attended the Allegiant Air 2009 Airport Conference. He noted that Mr. Denny made a presentation on our terminal expansion project.

- The Airport will average about 54 to 59 flights per week, handled approximately 44,000 passengers in February, and anticipates about 60,000 passengers in March.
- Cessna opened their Citation Service Center.
- Gateway’s Design Review Committee reviewed plans for Fire Station #215 and for the Crownair facility.
- Income and expenses are each down over \$700,000 for the year.
- Gateway will receive no stimulus funds, but staff has applied for Military Airport Program funding at \$5 to \$7 million per year over a five-year period.
- Staff received three ADOIT grants totaling \$310,000.
- Staff applied for a Department of Homeland Security funding grant for law enforcement officer reimbursement.

Mayor Sanders thanked Mr. Kusy and staff for their hard work and Mayor Smith reported that he recently met with FAA staff in Washington DC. He noted that FAA staff said, “Phoenix–Mesa Gateway Airport is a shining example of good things that can happen.” He said FAA is “. . . excited about our potential,” and “will work to ensure funding commitments continue.”

CONSIDERATION AND POSSIBLE APPROVAL of Minutes of Board Meeting held on February 17, 2009.

Mayor Berman moved to approve the Minutes of the February 17, 2009 Board Meeting. Mayor Sanders seconded the motion. The motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 09-04 – Authorizing a Contract with Regional Pavement Maintenance of Arizona, Inc. for Pavement Maintenance Services at a Cost of \$111,979.44.

This item was removed from the agenda for future consideration.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 09-05 – Adopting member government contributions for fiscal year 2009-2010.

Mr. Kusy briefly reviewed this resolution and said it has been reviewed with all city managers. He noted that the FY 2010 contributions are the same as the FY 2009 contributions, and that there has been no increase in local government contribution in six years.

Mayor Sanders moved to approve Resolution No. 09-05. Mayor Berman seconded the motion. The motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION NO. 09-06 – Adopting Budget Package for Fiscal Year 2009-2010.

This agenda item was tabled and will be brought back for consideration at the April Board meeting. Doug Drown gave a presentation on the draft fiscal year 2010 budget package.

NEXT MEETING

Monday, April 20, 2009 – 9:00 am. The Airport's 15-year anniversary luncheon is scheduled for 11:30 the same day.

ADJOURN

The Board adjourned the meeting at 9:31 am.

Action Item

RESOLUTION No. 09-03

To: Board of Directors
From: Doug Drown, Director of Financial Planning and Budgeting
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Budget Package for Fiscal Year 2009-2010
Date: March 27, 2009

Proposed Motion:

Approve Resolution No. 09-03 adopting Fiscal Year 2009-2010 operating budget in the amount of \$12,891,661 (before depreciation), capital budget in the amount of \$26,629,458 (\$3,560,722 in WGAA funds), and authorizing 109 staff positions.

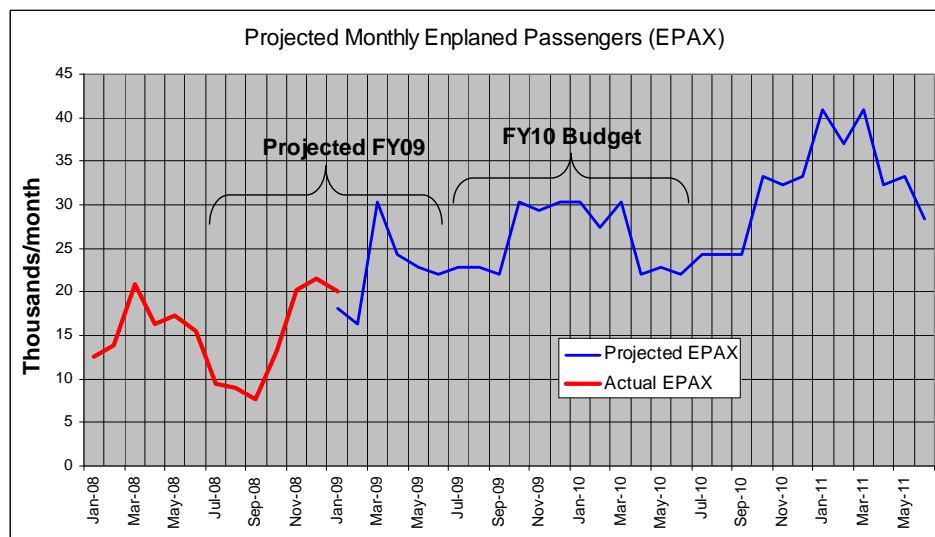
MEMBER GOVERNMENT CONTRIBUTIONS

For FY 2010, staff proposes member government contributions of \$3,920,000, the same as last year.

	<u>Fiscal Year 2009</u>	<u>Fiscal Year 2010</u>
City of Mesa	1,700,000	1,700,000
City of Phoenix	1,300,000	1,300,000
Gila River Indian Community	450,000	450,000
Town of Gilbert	350,000	350,000
Town of Queen Creek	120,000	120,000
Total Local Contributions	\$ 3,920,000	\$ 3,920,000

KEY ASSUMPTIONS

- Passenger service will increase from 215,000 enplaned passengers projected in FY09 to 313,000 in FY10. All of these passengers relate to Allegiant Air's operations.



- Allegiant will base 3 to 4 aircraft at Gateway, with reduced activity in the summer months.
- Inflation will be 3%.
- Salary freeze.

OPERATING BUDGET

Staff projects that FY09's operating revenues will be under budget by about \$710,000 (7%). Revenues related to passengers (parking, rental car, and concessions revenues) are expected to be ahead of budget, but most aeronautical revenues will be under budget. \$400,000 of the FY09 revenue shortfall is due to hangar vacancies. However, we are projecting savings on operating expenses (before depreciation) in FY09 of \$470,000. These savings are spread through all budget expense lines except utilities. On a cash flow basis, we are projecting a shortfall for FY09 of about \$230,000. We will resolve at least some of this by controlling expenses for the remainder of FY09.

The following points summarize the more significant factors affecting the FY10 budget:

Revenues:

- Revenues (net of cost of sales): \$11.0 million, up \$2.0 million (22%) from projected FY09 levels.
- Allegiant's expanded flight schedule and the increase in passengers served will bring increases in aeronautical services, auto parking, rental car, concessions, flowage and landing fees. Aeronautical services includes fuel storage and fuel upload fees. Landing Fees will be up due to increased passenger aircraft activity and expiration of an incentive which temporarily waived this fee for Allegiant.
- First full year of parking fees.
- Lease revenues remain weak. Aeronautical leases reflect the assumption that we will lease Hangar 1084 starting in November 2009. Land leases coming online are responsible for the increased non-aeronautical lease revenues.
- First full year of passenger facility charges (PFC's). These funds are reimbursing certain capital expenditures from prior years.
- First full year of customer facility charges (CFC's). These funds support capital projects related to rental car operations.

Expenses:

- Operating expenses (before depreciation) increase by \$1,120,000 (10%) over projected FY09.
- \$375,000 of the increase is ARFF costs required due to our increased passenger flight activity (Contractual Services).
- \$335,000 is new cost of police service (Contractual Services), also related to increased passenger activity.
- Utilities will be up due to the addition of the 10,000-square-foot terminal annex, increased rates, and increased passenger activity.
- We increased our budget for pavement maintenance by \$155,000, due to ADOT no longer funding pavement maintenance.
- The Supplies and Materials line includes \$150,000 to be able to lease ground service equipment should it be necessary to secure cargo business.

CAPITAL BUDGET

- Total capital budget: \$26.6 million
- Grant awards anticipated: \$23.1 million
- Non-grant projects: \$2.4 million
- Total WGAA capital investment: \$3.6 million
- No money from the federal economic stimulus package

- Due to the State of Arizona's budget problems, we do not expect any money from ADOT for FY10 (for stand-alone grants or matching funds for FAA grants).

The capital budget reflects new funding of projects. In many cases, spending those funds (and earning grant revenues) will occur over multiple fiscal years. Grant funding in the capital budget and Earned Capital Grants in the operating budget will not agree because of these timing differences.

PERSONNEL BUDGET

- No change in authorized positions
- 109 employee full time equivalent positions

Attachments: *Approved Member Contributions*
Proposed FY 2009-2010 Operating Budget
Proposed FY 2009-2010 Capital Budget
Proposed Personnel Schedule



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-03

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, WHEREAS, the Airport Authority is required pursuant to Arizona Revised Statutes and Section 9 of the Joint Powers Airport Authority Agreement to recommend to the governing bodies of the Airport Authority’s members an operating and capital budget for each fiscal year; and

WHEREAS, the Airport Authority staff has developed a proposed Operating and Capital Budget for Fiscal Year 2010 and has recommended it to the Airport Authority Board for their review and consideration,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

Approve Resolution No. 09-03 adopting Fiscal Year 2009-2010 operating budget in the amount of \$12,891,661 (before depreciation), capital budget in the amount of \$26,629,458 (\$3,560,722 in WGAA funds), and authorizing 109 staff positions.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY

**Williams Gateway Airport Authority
Member Contributions
Fiscal Year Ending June 30, 2010**

Member Contributions:

	Fiscal Year 2009	Fiscal Year 2010
	<hr/>	<hr/>
City of Mesa	1,700,000	1,700,000
City of Phoenix	1,300,000	1,300,000
Gila River Indian Community	450,000	450,000
Town of Gilbert	350,000	350,000
Town of Queen Creek	120,000	120,000
	<hr/>	<hr/>
Total Local Contributions	\$ 3,920,000	\$ 3,920,000
	<hr/> <hr/>	<hr/> <hr/>

Williams Gateway Airport Authority
Proposed Operating Budget
Fiscal Year Ending June 30, 2010
All Airport Operating Activities

	FY08 Actual	Projected FY09	FY10 Budget
REVENUES			
Aeronautical			
Aircraft Parking	145,204	174,110	167,515
Fuel Flowage Fees	611,192	622,418	739,628
Landing Fees	180,110	187,156	432,651
Lease Income	849,363	571,134	928,641
Products Sold (net of Cost of Goods Sold)	949,151	692,655	732,686
Services Sold	3,789,991	3,854,297	4,349,166
Non-Aeronautical			
Concessions Fees	31,964	40,665	69,580
Lease Income	1,636,021	1,831,611	2,065,935
Parking & Ground Transportation	88,032	671,026	940,892
Rental Car Fees	223,216	262,977	475,051
Services Sold	130,828	138,742	135,481
Total Revenues (net of Cost of Goods Sold)	<u>8,635,071</u>	<u>9,046,789</u>	<u>11,037,225</u>
OPERATING EXPENSES			
Communications & Utilities	475,181	539,895	683,141
Contractual Services	1,853,099	2,042,761	2,721,488
Insurance	270,790	275,392	310,000
Personnel Compensation & Benefits	6,511,761	6,935,510	6,882,414
Repair & Maintenance	909,145	817,988	1,007,892
Supplies & Materials	658,779	603,669	746,295
Other	441,995	557,790	540,431
Total Operating Expenses before Depreciation	<u>11,120,750</u>	<u>11,773,004</u>	<u>12,891,661</u>
Operating Income (Loss) before Depreciation	<u>(2,485,679)</u>	<u>(2,726,215)</u>	<u>(1,854,437)</u>
Depreciation	<u>7,099,278</u>	<u>7,212,476</u>	<u>8,814,192</u>
Operating Income (Loss)	<u>(9,584,956)</u>	<u>(9,938,692)</u>	<u>(10,668,629)</u>
NONOPERATING REVENUES (EXPENSES)			
Operating Grant Income	0	0	152,880
CFC's	21,980	181,840	293,481
PFC's	0	607,029	1,374,278
Interest Income	274,067	149,111	120,000
Other Income	8,535	49,731	5,484
Interest Expense - re member gov't loans	(1,881,496)	(2,178,052)	(2,366,244)
Interest Expense - other	(114,859)	(280,324)	(457,658)
Gain (Loss) on Disposition of Assets	(605,078)	(86,986)	0
Total nonoperating revenues (expenses)	<u>(2,296,851)</u>	<u>(1,557,653)</u>	<u>(877,778)</u>
Net Income before contributions	<u>(11,881,808)</u>	<u>(11,496,344)</u>	<u>(11,546,407)</u>
Earned Capital Grants (Capital Contributions)	<u>15,995,163</u>	<u>15,604,355</u>	<u>15,973,690</u>
Change in Net Assets	<u>4,113,355</u>	<u>4,108,011</u>	<u>4,427,283</u>

Cash Flow Projection:

Net Income before contributions (from above)	(11,881,808)	(11,496,344)	(11,546,407)
Less portion of income for capital budget	(21,980)	(252,571)	(415,570)
Depreciation	7,099,278	7,212,476	8,814,192
Accrued interest on member loans	1,881,496	2,178,052	2,366,244
Write-off of capital assets	605,078	-	-
Principal payments on financings	(163,003)	(475,167)	(1,015,653)
Cash Flow before Member Loans and Capital Grants	<u>(2,480,939)</u>	<u>(2,833,554)</u>	<u>(1,797,193)</u>
Member Loans for Operating Budget	<u>2,881,763</u>	<u>2,599,509</u>	<u>2,000,000</u>
Net Cash Flow	<u>400,824</u>	<u>(234,045)</u>	<u>202,807</u>

**Williams Gateway Airport Authority
Proposed Capital Budget
Fiscal Year Ending June 30, 2010**

Proj #	Portion of Costs Provided by			Project Totals	
	FAA	State of Arizona	FY10 WGAA Capital Funds		
Grant Projects - Projected Awards					
We make many requests for grants, but actual funding is not assured. Grant funding is budgeted to the extent that we reasonably hope grants will be awarded.					
FAA Projects:					
506	Construct Txy B Ph IV (Txy B between L and N)	10,254,186	0	539,694	10,793,880
420	Design West Terminal Expansion (partial funding)	631,750	0	33,250	665,000
182	Construct West Terminal Expansion Ph II (partial funding)	6,213,000	0	327,000	6,540,000
113	Design Passenger Remote Parking - 1700 spaces	269,800	0	14,200	284,000
34	Construct Alpha Apron	5,700,000	0	300,000	6,000,000
ADOT Projects:					
	None		0	0	0
Total new grant projects		<u>23,068,736</u>	<u>0</u>	<u>1,214,144</u>	<u>24,282,880</u>

Due to the financial constraints on the Arizona budget, ADOT funding of matching requirement for FAA grants is doubtful and has been excluded.

Non-Grant Capital Projects

various	Project Management		70,000	70,000
664	Design AFFF Basin for 1084		50,000	50,000
630	Hangar Floor Scrubber		15,000	15,000
194	Purchase Used Dump Truck		45,000	45,000
619	Secondary Containment for 1083 (Fuel Tanks)		40,800	40,800
706	Replace generator at Bldg. 1101		55,000	55,000
420	Design Terminal Expansion (partial funding)		625,000	625,000
113	Design Passenger Remote Parking - 1700 spaces (partial funding)		130,000	130,000
673	Design Fuel Farm Expansion		125,000	125,000
622	Parking Lot Revenue Controls (short term lot)		75,000	75,000
711	Improve Temp/Utility Parking Lot		225,000	225,000
712	East Terminal Master Drainage Plan		350,000	350,000
714	Design Verona Drainage Line		55,000	55,000
707	ATC Security Improvements		21,000	21,000
456	Rental Car Wash and Prep Area		75,000	75,000
182	Rental Car Facilities in Terminal Expansion		380,321	380,321
Total new non-grant projects			<u>2,337,121</u>	<u>2,337,121</u>
Total - New Capital Projects (before contingency)			<u>3,551,265</u>	<u>26,620,001</u>
Contingency for current year funding			<u>9,456</u>	<u>9,456</u>
Total - New Capital Projects			<u>3,560,722</u>	<u>26,629,458</u>

Sources of WGAA Capital Funds (other than grants):

Member government loans	1,920,000
Passenger Facility Charge (PFC) reimbursements re prior capital expenditures	192,819
Customer Facility Charges (CFC's)	455,321
Carryover of unused grant match re FY09	447,017
Carryover from Phoenix \$5,000,000 on joining WGAA	288,768
Carryover of unused capital contingency funds and remaining funds from cancelled or completed projects	256,796
Total Sources of Non-Grant Funds	<u>3,560,722</u>

Reauthorization of Previously Approved Grant and Non-Grant Capital Projects:	Spent through	Project
	12/2008	Totals
399 Taxiway B between K & L	3,096,135	9,014,974
688 Construct Taxilane L Drainage Improvements	93,022	2,300,000
582 Airport Capital Project & Financial Plan	518,781	588,600
420 Design West Terminal Expansion (partial funding)	192,120	460,000
3 Airfield Drainage Study	274,548	299,562
various Other spending previously approved and funded, but not yet completed	113,434	664,760
Total Reauthorized	<u>4,288,039</u>	<u>13,327,896</u>

Previously approved projects not certain to be complete by June 2009 are included for reauthorization at full project cost, regardless of spending.

The above projects were previously funded with a variety of grants and non-grant funds or were previously budgeted and we are still expecting grant funds.

**Williams Gateway Airport Authority
Proposed Personnel Staffing
Fiscal Year Ending June 30, 2010**

	<u>FY09 Budgeted Positions</u>	<u>FY10 Budgeted Positions</u>
Full Time Equivalents for Operating Budget	106.6	106.6
Full Time Equivalents for Capital Budget	2.4	2.4
Total Full Time Equivalents	<u>109.0</u>	<u>109.0</u>



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-04

To: Board of Directors
From: John E. Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Purchase of Two Passenger Boarding Ramps – Allegiant Air/Keith Consolidated Industries, Inc.
Date: April 20, 2009

Proposed Motion:

Approve Resolution No. 09-04 authorizing the reimbursement to Allegiant Air for the purchase of two passenger boarding ramps from Keith Consolidated Industries in the amount of \$84,000.

Narrative:

Allegiant Air has recently doubled the number of based aircraft at Phoenix-Mesa Gateway Airport. Due to this increase in flights and aircraft, it was necessary to purchase two additional passenger boarding ramps to support the passenger demand. The aircraft passenger boarding ramps are capable of servicing a variety of narrow body jet aircraft including the MD-80, 727, 737, the A319/320 series and other like aircraft with door sill heights ranging between 80-inches to 140-inches.

Due to the short time frame in which these units needed to be ordered, manufactured, delivered, and placed into service, Allegiant Air agreed to manage the procurement. Allegiant received a quote from Keith Consolidated, who was awarded the formal bid from WGAA when the first two boarding ramps were purchased in August 2007, in preparation for commercial passenger service. Allegiant Air paid the same price paid for the same units in 2007.

The attached invoice reflects the actual costs for the two boarding ramps. Each unit costs \$38,500.00, plus an additional \$7,000.00 delivery fee, totaling \$84,000.00. Allegiant Air paid the manufacturer, Keith Consolidated, the amount in full upon delivery of the ramps. The verbal agreement with WGAA is to reimburse Allegiant Air from the Allegiant Air loan for the terminal expansion project.

This purchase was authorized in the FY09 capital budget and is funded with \$84,000 from the Allegiant Air loan for passenger terminal improvements as Project #670.



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-04

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to purchase two passenger boarding ramps;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

The Williams Gateway Airport Authority Board of Directors hereby authorizes reimbursement to Allegiant Air for the purchase of two passenger boarding ramps from Keith Consolidated Industries, Inc. in the amount of \$84,000. This Resolution also authorizes the Chair or Executive Director to execute such reimbursement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY

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KEITH CONSOLIDATED INDUSTRIES, INC.

P. O. BOX 2581
WHITE CITY, OR 97503
541-830-8678

Invoice

Date	Invoice #
11/10/2008	5868

Bill To
ALLEGIANT AIR 8360 S. DURANGO LAS VEGAS, NV 89113

P.O. No.	Terms	Project
GP00011750	DUE UPON RECEIPT	50188 ALLEGIANT MESA...

Quantity	Description	Rate	Amount
2	BAR2030-ADJ W/CANOPY S/N: 50188 AND S/N 50197	38,500.00	77,000.00
1	FREIGHT TO MESA, AZ	7,000.00	7,000.00
<p>Vendor #: <u>3193</u> VP #: <u>VP 11750</u> Invoice #: <u>5868</u> Account #: <u>44100 058</u> Description: <u>11/10/08</u></p>			
DUE UPON RECEIPT		Total	\$84,000.00



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-06

To: Board of Directors
From: John E. Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Construction Contract – Salt River Project
Date: April 20, 2009

Proposed Motion:

Approve Resolution No. 09-06 authorizing a construction contract with Salt River Project (SRP) for the relocation and removal of SRP owned power poles in an amount of \$61,387.

Narrative:

The Taxilane Lima Phase 1 project included the installation of a storm water detention basin. In order to develop the detention basin to meet the requirements of the Southwest Area Drainage Plan, it is necessary for a section of SRP power lines and fiber-optic cables to be relocated south adjacent to the Airport's southwest property boundary. These existing lines provide power and communication to some of the Airport's navigational aids and lighting systems. The relocation to the south will provide an ultimate location for the power poles for future development.

The existing poles extend approximately 39 feet above ground level. The relocated poles will be placed at a lower elevation and further from the airport runways. Additionally, SRP will remove a power line and four associated poles in the vicinity of Lima Taxiway that are no longer in service. The estimate for this work is \$52,950 for the relocation and \$8,437 for the removal for a total cost of \$61,387.

It is recommended that a contract be awarded to Salt River Project for the total amount of \$61,387.

This project was in the FY09 capital budget, and is funded with in FAA grant funds 95 percent, ADOT funds 2.5 percent, and WGAA local matching funds 2.5 percent as Project #688.

Attachment



RESOLUTION NO. 09-06

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into a contract with SRP;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

The Williams Gateway Airport Authority Board of Directors hereby approves a construction contract with Salt River Project for \$61,387 for removal and relocation of SRP owned power poles. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



Phoenix-Mesa Gateway Airport
Airport Administration
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-07

To: Board of Directors
From: John Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Taxilane Lima Phase II and ARFF Driveway Design – Dibble Engineering
Date: April 20, 2009

Proposed Motion:

Approve Resolution No. 09-07 approving Authorization of Services # 0913 with Dibble Engineering for engineering design and bid-phase services for Taxilane Lima construction documents in the south industrial area for a cost not to exceed \$41,650.91.

Narrative:

The project scope includes the Taxilane Lima Phase II project originally designed in July 2008, and designing the ARFF Station #215 Airside Driveway to include as a bid alternate in the bid process. Dibble Engineering prepared an estimate and bid schedule consisting of two separate schedules: (1) Base Bid – Taxilane Lima final earthwork, paving, signing, marking, and electrical construction documents, and (2) Additive Alternate – Fire Station #215 Airfield Access Driveway. These revised specifications reflected new bidding schedules, contract times, and technical specifications. In addition to reflecting the Phase I construction elements as existing in the Phase II construction documents, recent changes required additional revisions to the original July 2008 construction documents. The design effort includes final plans, specifications, and cost estimates for Taxilane Lima Phase II and the ARFF Station #215 Driveway.

This effort resulted in bid-ready construction documents in anticipation of potential Economic Stimulus or immediate FAA grant award funding. Dibble Engineering performed these services in advance of formal WGAA approval at their own risk in order to obtain competitive bids for potential grant awards.

This professional service will be funded with \$39,568.37 in FAA grant funds (95 percent), once the grant award is executed. If ADOT funds are available, they will match the local 2.5 percent cost share, for a total ADOT share of \$1,041.27, and WGAA local matching funds of \$1,041.27 (2.5 percent) as Project #171. The construction phase and associated services will not be executed until after grant award.

Attachment



RESOLUTION NO. 09-07

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into an Authorization of Service with Dibble Engineering;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

The Williams Gateway Airport Authority Board of Directors hereby approves Authorization of Service # 0913 with Dibble Engineering for engineering design and bid-phase services for Taxilane Lima construction documents in the south industrial area for a cost not to exceed \$41,650.91. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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 Airport Administration**
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Action Item

RESOLUTION NO. 09-08

To: Board of Directors
From: Casey Denny, C.M., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Pavement Maintenance Services – Regional Pavement Maintenance of Arizona, Inc.
Date: April 20, 2009

Proposed Motion:

Approve Resolution No. 09-08 authorizing a contract with Regional Pavement Maintenance of Arizona, Inc. for pavement maintenance services at a cost of \$111,979.44.

Narrative:

WGAA’s Maintenance & Technology department is responsible for the maintenance and repair of the Airport’s runways, taxiways, ramps and road infrastructure. The FY09 budget for these services is approximately \$260,000. The table below lists three pavement maintenance projects scheduled for the current fiscal year.

Project Number	Pavement Area	Area (square feet)	Scope	Price
625	Runway 30C & Taxiway K	941,725	Crack repair and apply sealer	\$ 100,831.20
N/A	Terminal Lanes	39,500	Apply sealer and restripe	\$ 6,190.39
N/A	Tower parking lot	12,000	Apply sealer, install wheel stops and striping	\$ 4,957.85
			Total	\$ 111,979.44

WGAA has an Intergovernmental Cooperative Purchasing Agreement with Dysart Unified School District #89 (DUSD) that allows access to DUSD contracts. Regional Pavement Maintenance is a vendor selected under DUSD contracts. The contract period is through June 30, 2009. Regional Pavement Maintenance will provide all services to meet scope under Dysart Unified Contract IFB Award #0506-018.

These projects are included in the FY09 major maintenance program and funded by the FY09 operating budget.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-08

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into a contract for pavement maintenance services;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

The Williams Gateway Airport Authority Board of Directors hereby approves a contract with Regional Pavement Maintenance of Arizona, Inc. for pavement maintenance services at a cost of \$111,979.44. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK



CHAIR

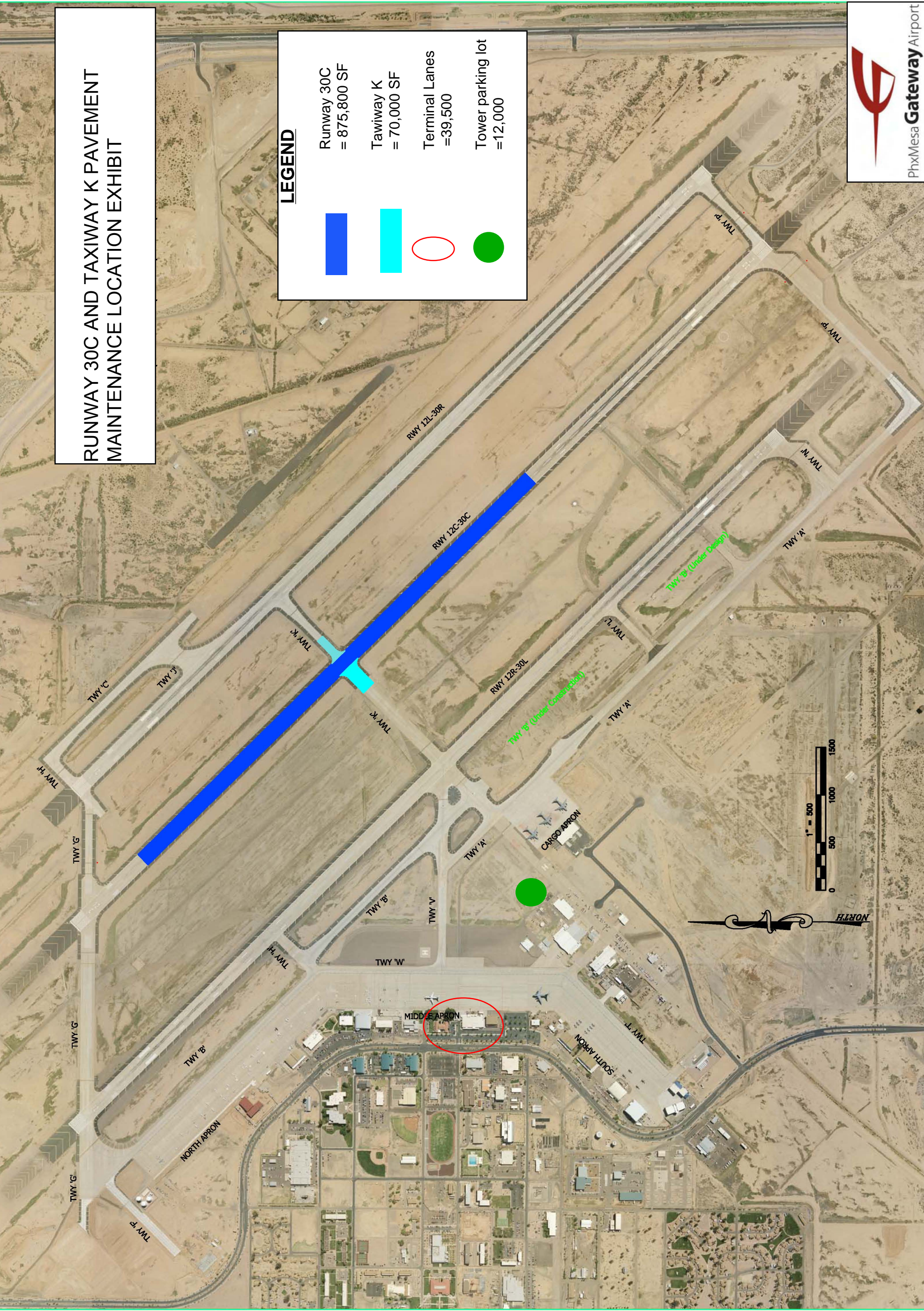
APPROVED AS TO FORM:

ATTORNEY

RUNWAY 30C AND TAXIWAY K PAVEMENT MAINTENANCE LOCATION EXHIBIT

LEGEND

-  Runway 30C = 875,800 SF
-  Taxiway K = 70,000 SF
-  Terminal Lanes = 39,500
-  Tower parking lot = 12,000





Airport Administration
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Action Item

RESOLUTION NO. 09-09

To: Board of Directors
From: Casey Denny, C.M., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Property Lease – Orbital Sciences Corporation
Date: April 6, 2009

Proposed Motion:

Approve Resolution No. 09-09 authorizing a property lease agreement with Orbital Sciences Corporation for Building 1113 storage facility located on the northeast quadrant of the Airport. The lease term is two years and includes three one-year, mutual extension options, payable at an initial monthly rate of \$871.

Narrative:

The Orbital Sciences Corporation is one of the world's leading developers and manufacturers of smaller, more affordable space and launch systems. Founded in 1982, the company has pioneered new classes of rockets, satellites, and other space-based technologies that help make the benefits of space more affordable, accessible, and useful to millions of people. Orbital's Launch Systems Group-Arizona has been headquartered in Chandler for a number of years.

This is Orbital's first activity on the Airport. They seek to lease one of the former US Air Force ballistic storage buildings for the purpose of storing Class 1.1, 1.3 and 1.4 rocket assembly components.

This lease is a "net" lease that permits three additional one-year mutual extension options upon completion of the initial two-year term. A performance guarantee in the amount of \$1,742 is due and payable on or before the lease effective date of May 1, 2009.

Lease Rate:

The initial lease rate is \$871 per month, or approximately \$6.50 per square foot per year for approximately 1,608 gross square feet. It is subject to standard CPI rate increases/adjustments annually.

Attachment: Property Lease Agreement



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-09

WHEREAS, the Williams Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into property lease;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Williams Gateway Airport Authority as follows:

The Williams Gateway Airport Authority Board of Directors hereby approves a property lease agreement with the Orbital Sciences Corporation for Building 1113 located on the northeast quadrant of the Airport and consisting of 1,608 gross square feet of ballistic storage space. The lease term is two years plus three mutual, one-year extension options, and payable at a monthly rate of \$871. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Williams Gateway Airport Authority this 20th day of April 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY