

BOARD of DIRECTORS' MEETING
AGENDA

Monday, July 26, 2010 ♦ 9:00 a.m.

1. **Call to Order: Phoenix-Mesa Gateway Airport Authority – Mayor Gail Barney, 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 – No report.**
 - 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. **Consent Agenda - Consideration and Possible Approval of:**
 - Tab A – Minutes** of Board Meeting held on June 21, 2010.
 - Tab B – Resolution No. 10-28** – Authorizing the Airport Authority to Accept any **FAA** Grant Offer(s) Received Between July 1, 2010, and September 30, 2011.
 - Tab C – Resolution No. 10-29** – Authorizing the Airport Authority to Accept any **ADOT** Grant Offer(s) Received Between July 1, 2010, and June 30, 2011.
 - Tab D - Resolution No. 10-30** – Authorizing a Second Amendment to the **Native American Air Ambulance, Inc.**, Lease to Extend the Term Six Additional Months to January 31, 2011.
 - Tab E – Resolution No. 10-31** – Authorizing \$60,000 for the Third Year of a Three-Year Air Service Development Consulting Contract No. C-2008024 with **Mead & Hunt, Inc.**, for Period July 1, 2010, through June 30, 2011.
 - Tab F – Resolution No. 10-32** – Authorizing a Second Amendment to a **Himovitz Properties, Inc.**, Lease for Property Located at 5950 S. Sossaman Road to Add Suite 118, Effective August 1, 2010, at a New Monthly Payment of \$9,840.15.
- Consideration and Possible Approval of:**
7. **Resolution No. 10-33** – Authorizing a One-Year Property Lease Agreement with **Jetstream Group, Inc.**, for Suite 121 at 5803 S. Sossaman Road Commencing August 16, 2010, With Two One-Year Renewal Options, Payable at \$1,623.88 Monthly.
 8. **Resolution No. 10-34** – Authorizing a Contract with **Parsons-3D/I** for the Purchase and Installation of Heating, Ventilation, and Air Conditioning Equipment for the General Aviation Center in the Amount of \$190,110.11.
 9. **Resolution No. 10-35** – Authorizing a Five-Year License Agreement with **ProDIGIQ, Inc.**, for Airport Terminal Television Network Advertising Services in Return for Monthly Payments Equal to 15 Percent of its Gross Advertising Income.
 10. **Resolution No. 10-36** – Authorizing the Purchase of Two Aircraft Passenger Boarding Ramps from **Keith Consolidated Industries, Inc.**, for a total of \$93,623 Plus Tax.
 11. **Resolution No. 10-37** – Authorizing the Purchase of 165 Passenger Terminal Seats from **Goodmans Interior Structures** in the Amount of \$102,082.48.
 12. **Election of Officers** *(for positions of Chair, Vice Chair, Secretary, Treasurer)*
 13. **Board Member Comments / Announcements**
 14. **Next Meeting:** September, 20, 2010 – 9:00 am
 15. **Adjourn**

**MINUTES OF THE
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY**

BOARD MEETING

June 21, 2010

AIRPORT AUTHORITY BOARD MEMBERS

Councilwoman Thelda Williams, Phoenix
Mayor John Lewis, Gilbert
Lt. Governor Joseph Manuel, Gila River Indian Community *
Mayor Scott Smith, Mesa
Vice Mayor Craig Barnes, Queen Creek

** not present*

GUESTS PRESENT

Russ Brandt, Blue Chip Land Corp.
Matt Busby, City of Apache Junction
Scott Butler, City of Mesa
Jeffrey Carr, Air Force Research Lab
Tamie Fisher, City of Phoenix
Mike Gardner, Triadvocates
Michelle Gramley, Town of Gilbert
Ken Halverson, Jetstrip
Jean Humphries, ASU Polytechnic
Larry Kieser, Mesa Police Department
Johannes Kurz, Gateway Ambassador
Jack Lansdale, Willis of Arizona

Kathy MacDonald, City of Mesa
Floyd Moore, Valle del Oro
LaVonne Morris, City of Phoenix
John Morton, Scottsdale
Carl Newman, City of Phoenix
Scot Rigby, City of Mesa
Christopher Schmaltz, Gust Rosenfeld
Councilmember John Sentz, Gilbert
Phil Statt, HPI
Peter Sterling, East Valley Partnership
Paul Womack, Phoenix Fire Center

AIRPORT STAFF PRESENT

John Cox, Design and Construction Manager
Gretchen Hawkins, Executive Assistant/Clerk to the Board of Directors
Lynn Kusy, Executive Director
Bill Mitchell, Director – Operations & Maintenance

CALL TO ORDER

The meeting was called to order by Vice Chair Thelda Williams at 9:03 a.m.

AWARDS, GUEST INTRODUCTIONS, AND ANNOUNCEMENTS

Airport Executive Director Lynn Kusy welcomed Queen Creek Vice Mayor Craig Barnes, Assistant Aviation Director Carl Newman from the City of Phoenix, and Councilmember John Sentz from the Town of Gilbert.

Mr. Kusy announced that the Airport will receive a \$5 million capital grant from the FAA which will fund the four projects on the agenda.

He recognized the Airport's contract tower operator, Serco, for receiving an FAA award called "None in a Million" for having no operational errors in one million operations.

Mr. Kusy, David Valenzuela, and Patrick Oakley received the Silver & Teal Award from Chandler-Gilbert Community College.

PROGRESS REPORTS

- **ASU Polytechnic** –Assistant Vice President Business and Finance Jean Humphries reported on the following ASU Poly activities:
 - As of last week, enrollment for fall is 8,091 students, a 20 percent increase over last year.
 - Dr. Gary McGrath, Dean of Students, will be retiring this month. Dr. Aaron Krasnow has been named as interim Dean.
 - The Mary Lou Fulton Teachers College is co-hosting a science camp for six to twelve-year-old children this month.
 - The Desert Mall is now complete.
 - ASU Poly will be breaking ground on a 300-bed resident hall with adjacent dining hall and student recreation center.
 - Construction will begin in the next 12 months on the Poly ring road which is currently in design.
 - Valley Metro will add bus route #184 from Red Mountain Community College through the Polytechnic campus beginning January 2011.
- **Chandler-Gilbert Community College** – no report.

EXECUTIVE DIRECTOR'S REPORT - Review of Monthly Staff Reports and Updates on: Construction ♦ Commercial Service ♦ Finance ♦

Mr. Kusy provided highlights from the May staff reports:

- Serco is part of a team that was awarded a \$1.3 billion research and development contract from FAA. Serco hopes to use Gateway as a test bed for new aviation technologies.
- Noise reports: 10 noise calls in May, down from 15 in April.
- FAA launched an initiative to create "electronic" airport layout plans and staff has received telephone confirmation that Gateway has been selected as a test site.
- Revenues are down, but expenses have been reduced by over \$1 million, so we are still ahead of budget overall.
- Boeing flight test group brought a B-787 to Gateway for testing last month. A 747-800 will be here today for 10 days of hot weather testing.
- Terminal expansion is on schedule and is to be complete by November 8.

- Staff continues discussion with TSA on terminal expansion and existing terminal remodel.
- Parking peaked on May 28 with 98 percent occupancy.
- Passenger count: 64,400 passengers handled in April, and a total of 550,000 for the fiscal year to date.
- Cargo up 29 percent ahead of last year.

CONSENT AGENDA - Consideration and Possible Approval of:

Tab A – **Minutes** of Board Meeting held on May 24, 2010.

Tab B – **Resolution No. 10-17** – Authorizing a First Amendment to the **Gateway Pilot Shop** Facility Lease Effective July 1, 2010 which Provides Four Mutual One-Year Extension Options, Adjusts the Rental Payment Ratio for Base Rent and Percentage Rent, and Revises the Annual Rent Adjustment Formula to Equal the Greater of Three Percent or CPI.

Tab C – **Resolution No. 10-18** – Authorizing **Willis of Arizona, Inc.** to Purchase Property and Liability Insurance for Period July 1, 2010 to July 1, 2011 at a Total Cost of \$233,855.

Tab D - **Resolution No. 10-19** – Authorizing an Extension to the Intergovernmental Agreement with **City of Mesa** Relating to Aircraft Rescue and Firefighting Services at a Cost of \$312, 396.32 Effective July 1, 2010 through October 31, 2010.

Tab E – **Resolution No. 10-20** – Authorizing a One-Year Landscaping Maintenance Contract with **Desert Glen Commercial Landscape Group, Inc.** Commencing July 1, 2010 in the Amount of \$112,026.24.

Mayor Lewis moved to approve the Consent Agenda. Mayor Smith seconded the motion. The motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF:

Resolution No. 10-21 – Adopting a Revised **Airport Rates and Charges Schedule** to be Effective July 1, 2010 and Superseding all Previous Editions.

Mr. Kusy reported that staff recommends a three percent increase to most items on the current schedule. The proposed rates were distributed to all tenants and customers for a 30-day period with only one comment received. Items suggested for increases are landing fees, aircraft handling fees, special equipment, fuel handling, and parking fees. He noted that staff proposes to raise parking fees from \$5 to \$6 per day, and to increase the lost ticket fee accordingly.

Mayor Smith asked about landing fees. Mr. Kusy responded that landing fees apply to aircraft over 36,000 lbs. – not including military aircraft. Mayor Lewis inquired about customer/tenant feedback. Mr. Kusy noted that two years ago, none of the rates were increased.

Mayor Lewis moved to approve the Resolution No. 10-21. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-22 – Authorizing a Construction Contract with **CSW Contractors** to Provide Construction of Drainage Improvements for the South Area Drainage Project Phases I and II at a Cost of \$2,390,743.49, Subject to Receipt of FAA Funding.

Mr. Kusy said this contract is for drainage improvements for the west terminal expansion and some development property along Velocity Way. He said staff received oral confirmation that the grant has been awarded, but it will not be officially awarded until paperwork is complete.

Mayor Lewis asked about the project start and finish time, and how will it impact daily operations. Gateway's Design and Construction Manager John Cox said that staff is phasing in the project to create minimal impact. Mr. Cox said staff hopes to award a notice to proceed in early August, with completion anticipated the beginning of next calendar year.

Mayor Smith moved to approve Resolution No. 10-22. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-23 –Approving Authorization of Services No. 10-09 with **Dibble Engineering** to Provide Inspection and Construction Administration for the South Area Drainage Project Phases I and II at a Cost Not to Exceed \$256,524.23. Subject to Receipt of FAA Funding

Mr. Kusy explained that this is for construction monitoring and is a companion contract to the previous contract.

Mayor Lewis moved to approve Resolution No. 10-23. Mayor Smith seconded the motion. The motion carried unanimously.

Resolution No. 10-24 – Authorizing a Contract with **Southwest Concrete Paving Company** for the Construction of Alpha Apron Phase II at a Cost of \$1,962,743.97 Subject to Receipt of FAA Funding.

Mr. Kusy reported that this contract is for the expansion of the existing apron adjacent to Taxiway Alpha. This apron is a public apron, but is primarily used by Immigration and Customs Enforcement, US Marshals Service, and the US Forest Service.

Mayor Lewis asked about time frame. Mr. Cox said this project is on a 90-day schedule and should be completed by the holidays.

Mayor Smith moved to approve Resolution No. 10-24. Mayor Lewis seconded the motion. The motion carried unanimously.

Resolution No. 10-25 – Approving Authorization of Services No. 10-03 with **Kimley-Horn and Associates** to Provide Inspection and Construction Administration for the Alpha Apron Expansion Phase II Project at a Cost Not to Exceed \$234,899. Subject to Receipt of FAA Funding

Mr. Kusy said that Kimley-Horn did the original engineering for the project back in 2001. Kimley-Horn is our on-call contractor, and this would authorize construction administration services for this ramp pavement project.

Mayor Lewis moved to approve Resolution No. 10-25. Mayor Smith seconded the motion. The motion carried unanimously.

Resolution No. 10-26 - Authorizing Termination of Existing Property Lease Agreement with **Gateway 12, LLC** for Lot 12 and Execution of a Right of First Offer Agreement Effective June 30, 2010 and Requiring Forfeiture of their \$11,337.84 Security Deposit. The Right of First Offer Term is Two Years at a Rate of \$632.81 Per Month Until Terminated or Until a New Property Lease is Signed.

Mr. Kusy explained that Resolution No. 10-26 terminates existing the property lease agreement and executes a *right of first offer* agreement with Gateway 12 LLC. Their project was supposed to be complete this summer, but they haven't broken ground. Gateway 12 LLC has forfeited their security deposit and, upon notice from the Airport, they have 30 days to commit to a new lease or lose their option to develop the property.

Mayor Smith moved to approve Resolution No. 10-26. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-27 – Authorizing an Agreement for Financial Participation Between the **City of Mesa** and Phoenix-Mesa Gateway Airport Authority to Share State and Federal Lobbyist and Consulting Services Utilizing the Services of Patton Boggs LLP for Federal Representation at a Cost Not to Exceed \$52,800 for FY11, \$57,600 for FY12, and \$60,000 for FY13, and Traidvocates LLC for State Representation at a Cost Not to Exceed \$24,000 for FY11 and \$26,000 for FY12.

Mr. Kusy stated that the City of Mesa and the Airport have shared federal and state lobbying services for several years. This is a three-year Intergovernmental Agreement with Mesa for state and federal lobbyist services and staff will come back each year to reauthorize the expense.

Mayor Smith concurred that we get more than our return on what we spend. Mayor Smith said, "No doubt that the impact that this representation is valuable and has a direct correlation on our ability to secure discretionary funding and assistance."

Councilwoman Williams stressed the importance of lobbyist representation to the operation of the Airport.

Vice Mayor Barnes moved to approve Resolution No. 10-27. Mayor Lewis seconded the motion. The motion carried unanimously.

BOARD MEMBER COMMENTS

Mayor Smith commented on the Phoenix Aviation Department's involvement with Gateway Airport. He said Phoenix Aviation's involvement is considerable, significant, and greatly appreciated. He pointed out that their involvement is important to our plans and future expansion.

Mr. Kusy added that Carl Newman was recently elected to board of the American Association of Airport Executives.

NEXT MEETING

Monday, July 26 2010 – 9:00 am

ADJOURN

The meeting adjourned at 9:35 am.



**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. 10-28

To: Board of Directors
From: Casey Denny, C.M., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Acceptance of Federal Aviation Administration Grant Agreement(s)
Date: June 10, 2010

Proposed Motion:

Approve Resolution No. 10-28 authorizing the Airport Authority to accept any Federal Aviation Administration (FAA) grant offer(s) received between July 1, 2010, and September 30, 2011.

Narrative:

The FAA has received the Phoenix-Mesa Gateway Airport Authority Airport Capital Improvements Program (fiscal years 2011-2015) and the 2007 Airport Master Plan Update. The FAA may offer the Airport Authority a grant or multiple grants for capital improvement projects at any time during the year.

The Airport Authority Board authorizes staff to prepare grant applications and submit to the FAA for capital planning and construction projects. The Airport Authority agrees to accept any grant offer(s) received and agrees to accomplish the described development and comply with the terms and conditions of the grant agreement(s), including maintaining compliance with the assurances that were made as part of the project application(s).



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-28

WHEREAS, the Phoenix-Mesa 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 Federal Aviation Administration (FAA) has approved the Airport Authority’s Airport Capital Improvements Program (Fiscal Years 2011-2015) and the Airport Master Plan Update; and

WHEREAS, the Airport Authority requests the Board’s approval allowing Authority staff to prepare grant applications and submit to the FAA for capital planning and construction projects. The Authority desires to accept the Federal Aviation Administration’s (FAA) grant offer(s) and hereby agrees to accomplish the described development and comply with the terms and conditions of the grant agreement(s), including maintaining compliance with the assurances that were made as part of the project application(s);

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

The terms and conditions of any FAA Airport Improvement Program Project Grant Award(s), as well as any other FAA fund award(s) the FAA may make available by September 30, 2011, are hereby approved and accepted. The Executive Director or Deputy Director is authorized to execute such Grant Agreement(s).

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

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. 10-29

To: Board of Directors
From: Casey Denny, C.M., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Acceptance of Arizona Department of Transportation Grant Agreement(s)
Date: June 10, 2010

Proposed Motion:

Approve Resolution No. 10-29 authorizing the Airport Authority to accept any Arizona Department of Transportation (ADOT) grant offer(s) received between July 1, 2010, and June 30, 2011.

Narrative:

The FAA and ADOT have received the Phoenix-Mesa Gateway Airport Authority Airport Capital Improvements Program (fiscal years 2011-2015) and the 2007 Airport Master Plan Update. The FAA and ADOT may offer the Airport Authority a grant or multiple grants for capital improvement projects at any time during the year.

The Airport Authority wishes to accept any grant offer(s) received and agrees to accomplish the described development and comply with the terms and conditions of the grant agreement(s), including maintaining compliance with the assurances that were made as part of the project application(s).



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-29

WHEREAS, the Phoenix-Mesa 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 Arizona Department of Transportation (ADOT) has approved the Airport Authority’s Airport Capital Improvements Program (Fiscal Years 2009-2013) and the Airport Master Plan Update; and

WHEREAS, the Airport Authority desires to accept the Arizona Department of Transportation (ADOT) grant offer(s) and hereby agrees to accomplish the described development and comply with the terms and conditions of the grant agreement(s), including maintaining compliance with the assurances that were made as part of the project application(s);

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

The terms and conditions of any ADOT Airport Improvement Program Project Grant Award(s), as well as any other ADOT fund award(s) made available by June 30, 2011, are hereby approved and accepted. The Executive Director or Deputy Director is authorized to execute such Grant Agreement(s).

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-30

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Second Amendment to Lease – Native American Air Ambulance, Inc.
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-30 authorizing a second amendment to the Native American Air Ambulance, Inc., lease to extend the term six additional months, through January 31, 2011.

Narrative:

Native American has been a long-standing Airport tenant that has been operating under its current lease out of Hangar 32 since August 1, 2006. That lease is scheduled to expire on July 31, 2010.

This amendment responds to Native American's request to extend that expiration date through January 31, 2011, for the purpose of enabling their parent company, Omniflight Helicopters, Inc., to reconsider a previous decision to discontinue Native American's Arizona operations. All other lease provisions remain unchanged.

Attachment: Second Amendment to Lease



RESOLUTION NO. 10-30

WHEREAS, the Phoenix-Mesa 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 amend the Native American Air Ambulance lease;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby approves a second amendment to the Native American Air Ambulance, Inc., lease to extend the term six additional months, through January 31, 2011. 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-31

To: Board of Directors
From: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Air Service Development Consulting Services – Mead & Hunt, Inc.
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-31 authorizing \$60,000 for the third year of a three-year air service development consulting contract, No. C-2008024, with Mead & Hunt, Inc., for period July 1, 2010, through June 30, 2011.

Narrative:

In support of air service development efforts, the Airport Authority utilizes a professional consulting firm for market data research, route analysis, and access to airline route planners. In 2008, an RFP for such services was issued, resulting in the selection of Mead & Hunt.

The Board approved a three-year contract, No. C-2008024, with Mead & Hunt, Inc., in October 2008 for air service development consulting services through June 30, 2011. The scope of services and contract amounts are negotiated annually, subject to budgetary considerations.

In FY09 and FY10, Mead & Hunt produced marketing brochures depicting current flight activities, catchment area demographics, as well as route analysis inserts for one-on-one airline meetings. In FY09, meetings were held with eight airlines at the Network USA 2009 conference and with one airline at the airline's corporate office. In FY10, meetings were held with nine airlines at Network USA 2010, proposals were delivered to three airlines, and one airline was approached for relocation.

The FY09 contract amount was \$51,694 and the FY10 contract amount was \$38,912. The proposed FY11 contract amount is \$60,000, based on the scope of services negotiated by staff. In FY11, Mead & Hunt will arrange a minimum of three meetings with airlines and will schedule meetings with eight airlines at Network USA 2011.

Fiscal Impact:

This contract was included in the FY11 operating budget and is funded under Consultants.

Attachment



RESOLUTION NO. 10-31

WHEREAS, the Phoenix-Mesa 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 air service development;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes \$60,000 for the third year of a three-year air service development consulting contract, No. C-2008024, with Mead & Hunt, Inc., for period July 1, 2010, through June 30, 2011.

This Resolution also authorizes the Chair or Executive Director to execute such contract, 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-32

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Lease Amendment – Himovitz Properties, Inc.
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-32 authorizing a second amendment to a Himovitz Properties, Inc., lease for property located at 5950 S. Sossaman Road to add Suite 118, effective August 1, 2010, with a new monthly payment of \$9,840.15.

Narrative:

Himovitz Properties, Inc., has been leasing Suites 111, 113, 120, and 121 at 5950 S. Sossaman Road since September 8, 2008, and is subleasing these suites to the Lockheed Martin Corporation. At Lockheed Martin's request, Himovitz Properties is requesting Airport Authority approval to add Suite 118 to accommodate expanding Lockheed Martin activities on the Airport.

The new monthly lease payment will be \$9,840.15. All other provisions of the lease remain unchanged.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-32

WHEREAS, the Phoenix-Mesa 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 amend a lease with Himovitz Properties, Inc.;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes a second amendment to a Himovitz Properties, Inc., lease for property located at 5950 S. Sossaman Road to add Suite 118, effective August 1, 2010, with a new monthly payment of \$9,840.15. 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-33

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Property Lease Agreement – The Jetstream Group, Inc.
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-33 authorizing a property lease agreement with The Jetstream Group, Inc., for Suite 121 located at 5803 S. Sossaman Road (General Aviation Center). The lease term is one year, commencing August 16, 2010, with two one-year renewal options, payable at a monthly rate of \$1,623.88.

Narrative:

The Jetstream Group is a flight training corporation based in Chino, California, that specializes in providing initial and recurrent flight training for owners of very light jet (VLJ) aircraft manufactured by Cessna, Embraer, and Hawker Beechcraft. The Jetstream Group is establishing a supplemental presence here to take advantage of Cessna, Embraer, and Hawker Beechcraft service center opportunities.

Agreement Term and Rate:

This agreement has a term of one year beginning August 16, 2010, and offers two renewal option(s) for one additional year each.

The initial lease rate is \$1,623.88 per month, or approximately \$16.50 per square foot per year for approximately 1,181 rentable square feet. It is subject to annual rental adjustments equal to the greater of 3 percent or CPI.

Attachment



RESOLUTION NO. 10-33

WHEREAS, the Phoenix-Mesa 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 lease agreement with The Jetstream Group, Inc.;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby approves a property lease agreement with The Jetstream Group, Inc., for Suite 121 located at 5803 S. Sossaman Road (General Aviation Center). The lease term is one year, commencing August 16, 2010, with two one-year renewal options, payable at a monthly rate of \$1,623.88. 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-34

To: Board of Directors
From: Bill Mitchell, Director, Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: HVAC Replacement – Parsons-3D/I
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-34 authorizing a contract with Parsons-3D/I for the purchase and installation of heating, ventilation, and air conditioning (HVAC) equipment for the General Aviation Center in the amount of \$190,110.11.

Narrative:

Recent failures, coupled with increased maintenance costs, require replacement of the 22-year-old HVAC equipment at the General Aviation Center. The scope of work for this project includes all labor, material, equipment, and supervision to remove and replace two rooftop HVAC units at a cost of \$190,110.11.

As a member of Mohave Educational Services Cooperative (MESC), the Airport Authority has access to Job Order Contract (JOC) services, which were awarded in compliance with the two-step competitive procurement process specified in the Arizona Revised Statutes.

Fiscal Impact:

This contract is included in the FY11 capital budget and is funded with non-grant capital funds.

Attachment



RESOLUTION NO. 10-34

WHEREAS, the Phoenix-Mesa 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 HVAC replacement;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes a contract with Parsons-3D/I for the purchase and installation of heating, ventilation, and air conditioning (HVAC) equipment for the General Aviation Center in the amount of \$190,110.11. This Resolution also authorizes the Chair or Executive Director to execute such contract, 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-35

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: License Agreement – ProDIGIQ, Inc.
Date: July 26, 2010

Proposed Motion:

Approve Resolution No. 10-35 authorizing a five-year license agreement for Airport (terminal) television network advertising services with ProDIGIQ, Inc., in return for monthly payments equal to 15 percent of its gross advertising income.

Narrative:

ProDIGIQ is a California-based company specializing in the operation of airport television network advertising that engages passengers by showing relevant digital content on widescreen televisions in proximity to airport departure gates. Such content can include information about traveler destinations, as well as current news and weather. Presently, ProDIGIQ is operating at the following airports: Elmira, Medford, Missoula, Redding, and Santa Barbara.

This license agreement authorizes ProDIGIQ to provide its services at the Airport terminal departure gate holding areas for a period of five years, beginning on August 1, 2010. In return, ProDIGIQ will pay PMGAA 15 percent of its gross advertising income monthly, thus providing another source of future Airport revenue.

Attachment



RESOLUTION NO. 10-35

WHEREAS, the Phoenix-Mesa 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 agreement for television network advertising;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby approves a five-year license agreement for Airport (terminal) television network advertising services with ProDIGIQ, Inc., in return for monthly payments equal to 15 percent of its gross advertising income. 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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

Action Item

RESOLUTION NO. 10-36

To: Board of Directors
From: Bill Mitchell, Director Operation & Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Aircraft Passenger Boarding Ramps – Keith Consolidated Industries, Inc.
Date: July 9, 2010

Proposed Motion:

Approve Resolution No. 10-36 authorizing the purchase of two aircraft passenger boarding ramps from Keith Consolidated Industries, Inc., for \$93,623 plus tax.

Narrative:

In support of commercial airline service, it is necessary to provide a safe and practical means of boarding both mobile and disabled passengers. Two additional ramps are required as part of the west terminal expansion and the creation of two additional boarding gates. The boarding ramps are capable of servicing a variety of narrow body jet aircraft to include the 717, 727, 737, 757, MD 80 series, A319, A320, and other like aircraft.

In August 2007, prior the start up of Allegiant service, staff published Invitation to Bid 2008-001 for two aircraft boarding ramps. There were only two known vendors: Keith Consolidated Industries (KCI) and Adaptive Engineering Inc. Adaptive Engineering was non responsive, thus KCI was awarded the bid. In 2008, KCI purchased Adaptive Engineering making KCI the sole source provider for these ramps in North America.

The passenger boarding ramps are eligible for FAA grant funding. Staff is awaiting FAA approval for the purchase to utilize grant funds, otherwise capital non-grant funds from Project 182 West Terminal Expansion Phase I Construction would be used.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-36

WHEREAS, the Phoenix-Mesa 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 Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes the purchase of two aircraft passenger boarding ramps from Keith Consolidated Industries, Inc., for \$93,623 plus tax. This Resolution also authorizes the Chair or Executive Director to execute such purchase, 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY

Action Item

RESOLUTION NO. 10-37

To: Board of Directors
From: John Cox, C.M., Design and Construction Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Passenger Terminal Holdroom Seating
Date: July 12, 2010

Proposed Motion:

Approve Resolution No. 10-37 authorizing the purchase of 165 passenger terminal seats from Goodmans Interior Structures in the amount of \$102,082.48.

Narrative:

As part of Gateway's west terminal expansion currently under construction, two departure gates are being added to facilitate airline growth. These departure gate holdrooms need to be outfitted with passenger terminal seating. The selected seating (manufactured by Arconas, model name: Landings) has proven durable in a passenger terminal environment at Tucson International Airport where they were installed in 2006.

Procurement is through Arizona State Contract [EPS070112-1-A1].

Fiscal Impact:

This contract was included in the FY10 capital budget funded with non-grant funds as Project 182 – West Terminal Expansion Phase I.

Attachment





PhxMesa **Gateway** Airport

RESOLUTION NO. 10-37

WHEREAS, the Phoenix-Mesa 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 terminal holdroom seating;

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

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes the purchase of 165 passenger terminal seats from Goodmans Interior Structures in the amount of \$102,082.48. This Resolution also authorizes the Chair or Executive Director to execute such purchase, 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 Phoenix-Mesa Gateway Airport Authority this 26th day of July 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY