

**NOTICE OF PUBLIC MEETING
PHOENIX AVIATION ADVISORY BOARD
PLANNING AND DEVELOPMENT SUBCOMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PHOENIX AVIATION ADVISORY BOARD, PLANNING AND DEVELOPMENT SUBCOMMITTEE** and to the general public, that the **PLANNING AND DEVELOPMENT SUBCOMMITTEE** will hold a meeting open to the public on **Tuesday, February 3, 2026 at 2:30 p.m.** located at the **City of Phoenix Aviation Department, 3 North Conference Room, 2485 E. Buckeye Road, Phoenix, Arizona 85034**, or via **WebEx teleconference**.

Meeting Attendance Options:

- **Watch the meeting virtually using the WebEx link provided below.**
<https://cityofphoenix.webex.com/weblink/register/r215832f4a9ce8b15a3ce8bd890879a24>
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- **Call-in to listen to the meeting**, dial 602-666-0783 and Enter Meeting ID 2336 988 6464 #. Press # again when prompted for attendee ID.
- **Attend the meeting in-person at the Aviation Headquarters**

Public Comment: If you wish to provide a written comment or speak at the meeting virtually or by phone, please submit a request to pearl.meza@phoenix.gov no later than 10 a.m. on Tuesday, February 3, 2026. The email should include your first and last name, email address, the item number(s) and whether you would like your comment read into the record or if you wish to speak. Those who wish to attend in person may submit a request to speak by completing a speaker card at the registration desk at the beginning of the meeting.

One or more board members may participate via teleconference. Agenda items may be taken out of order.

The agenda for the meeting is as follows:

CALL TO ORDER

MINUTES OF MEETING

1. **For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on December 2, 2025.**

INFORMATION ONLY (ITEM 2)

2. Approved City Council Contract Awards for Construction

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with information on City Council items approved since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY. NO PRESENTATION PLANNED.

INFORMATION AND DISCUSSION (ITEMS 3 - 5)

3. 2025 FAA Annual Certification Inspection

This report provides the Planning & Development Subcommittee with a review of the results of Phoenix Sky Harbor International Airport's recent FAA FAR 139 Certification inspection.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. West Terminal Planning Update

This report provides the Planning and Development Subcommittee with an update on the future development of the West Terminal.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

5. Construction Update

This report provides the Planning and Development Subcommittee with an update on the Terminal 4 Elevator, Escalator, and Moving Walkway Modernization, the proposed renovation of the Terminal Building at Phoenix Deer Valley Airport, the Terminal 3 Recirculation Roadway improvement, and other related development projects.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Subcommittee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Section 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later time.

ADJOURNMENT

For further information, please call Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. For further documentation on this meeting, please visit skyharbor.com.

Persons with a disability may request reasonable accommodations by contacting Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382, or 7-1-1 friendly.

The next Planning and Development Subcommittee meeting is scheduled to take place Tuesday, May 5, 2026.



PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES
December 2, 2025
Meeting held in person and via WebEx

Subcommittee Members Present

David Shilliday
Sandra Ferniza - Chairperson
Cynthia Aragon

Subcommittee Members Absent

Verma Pastor

Staff Present

Candace Huff
Carolina Potts
Chad Makovsky
Cindy Lizarraga
Daver Malik
Jelena Stevanovic

Marshall Kain
Matthew Becker
Matthew Heil
Mike Pluff
Moe Yacut
Pearl Meza

Roxann Favors
Ryan Hartnett
Sarah Demory
Sean Larkin
William Robinson

Members of the Public Present

Karen Ratliff Mark Carlisle

CALL TO ORDER

Chairperson Ferniza called the meeting to order at **2:31 p.m.**

MINUTES OF MEETING

1. For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on October 7, 2025.

A motion was made by Mr. Shilliday, seconded by Ms. Aragon, that this item be approved.

No public comments.
The motion carried.

INFORMATION ONLY (ITEM 2)

2. Approved City Council Contract Awards for Construction

This item was for information only.

INFORMATION AND DISCUSSION (ITEMS 3 - 5)

3. Airport Construction Update – Roadway Restrictions and Closures

Ms. Candace Huff provided a detailed briefing on the extensive construction activities associated with major capital projects, emphasizing the level of roadway coordination required to manage operations safely while minimizing impacts to passengers, employees, and cargo operations.

She highlighted upcoming phases of work involving Taxiway U, the Terminal 3 N2 connector bridge, and planned Terminal 3 recirculation improvements, noting that each initiative included complex traffic staging, detours, and layered communication planning.

Ms. Huff first reviewed Taxiway U progress, explaining that bridge construction over Buckeye Road and Sky Harbor Boulevard continues to advance, with one major span completed and the next segment underway.

To safely complete the next phase, Buckeye Road will be temporarily routing around the work zone, creating a safer construction environment while preserving vehicle flow. The eastbound Sky Harbor Boulevard ramp will also temporarily close to facilitate the installation of essential retaining walls. Staff is coordinating closely with ADOT, the City's Street Transportation Department, airport tenants, and cargo operators to ensure motorists receive advance notice through digital boards and direct outreach.

She noted that the department will closely monitor traffic volumes and has contingency plans to adjust signal timing and intersection control, particularly at the Copperhead and Buckeye intersection, where traffic loads may shift during the project phasing.

Ms. Huff then discussed roadway restrictions necessary to erect structural steel for the Terminal 3 N2 concourse connector bridge. She described the use of multiple heavy cranes, both airside and landside, to facilitate the work. Most closures will occur from 10:00 p.m. to 6:00 a.m., with intermittent full-lane closures occurring only when necessary. Traffic control plans include protected barriers, controlled recirculation lanes, signage, and proactive communication to ensure awareness.

Ms. Huff noted that the airport will suspend traffic restrictions during peak holiday travel and major regional events, ensuring sufficient roadway capacity for the traveling public.

Ms. Huff also outlined Terminal 3 recirculation improvements, including widening merge points, extending queue capacity, and enhancing lighting and signage to reduce congestion, noting that congressional funding helped advance the project. Committee members commended the proactive coordination and appreciated the emphasis on operational sensitivity during peak travel periods.

No public comments.

4. Update on RT Sky Harbor Lease Termination and Building Demolition in Sky Harbor Center

Mr. William Robinson provided a comprehensive update on the Sky Harbor Center redevelopment initiative, including termination of the RT Sky Harbor ground lease, demolition of the former JP Morgan Chase office building, and conversion of the reclaimed property into much-needed parking infrastructure.

He explained that earlier in the year, the City approved terminating the ground lease with RT Sky Harbor and purchasing unamortized tenant improvements, including an office building, a multi-level parking garage, and a large surface parking lot. The agreement also reimbursed RT Sky Harbor approximately \$2.7 million for the demolition of the office facility.

The site, located across from the Rental Car Center and adjacent to the PHX Sky Train alignment, will be transformed into a large-capacity airport parking resource. The redevelopment converts the former building footprint into surface parking, nearly doubling the 653 existing surface spaces, while the restored garage—already used temporarily during peak seasons—will provide significant passenger parking relief beginning in early 2026.

Mr. Robinson highlighted the strong customer response during recent temporary operational use, noting overwhelmingly positive feedback on price, convenience, and travel time to terminals via a short shuttle ride to the Sky Train platform. Customers specifically requested that the facility become a permanent airport parking option. Staff acknowledged that wayfinding enhancements are needed and confirmed that those improvements are planned as part of the permanent build-out.

Board members asked how this new capacity would relate to eventual loss of nearby facilities as planning for the future West Terminal progresses.

Mr. Robinson explained that while the new facility will offset forthcoming closures, it is also part of a broader long-term parking strategy that anticipates growth and sustained demand. Additional studies are underway to identify future parking opportunities.

Committee members also discussed PHX's coming autonomous electric shuttle pilot, noting its significance to innovation, customer service, and Phoenix's leadership in advanced mobility technology.

Mr. Robinson confirmed a robust communications strategy will accompany the rollout and expressed appreciation for Board's enthusiasm.

No public comments.

5. West Terminal Planning Update

Mr. Daver Malik provided an in-depth update on the long-range planning effort for the proposed West Terminal, presenting both the strategic framework and practical phasing required to make the project feasible at a land-constrained airport.

He explained that Sky Harbor's current capital development plan includes critical infrastructure renewal, completion of Taxiway U, the Terminal 3 North Concourse, hardstand development, and modernization of systems in existing facilities. Only a small number of these projects add new gates; most ensure operational reliability and longevity of existing systems. Based on growth trends that have exceeded prior projections and limitations in the current terminal footprint, the airport is now accelerating planning for a major new terminal facility earlier than originally forecasted.

Mr. Malik highlighted the complex sequence of enabling projects required before construction can begin. Because Sky Harbor lacks undeveloped open land, numerous existing facilities must first be relocated or demolished in a carefully phased progression. This includes construction of a new facilities complex, relocation of operations and police functions, demolition of legacy buildings, reassignment of parking assets, development of new overnight aircraft parking, and eventual removal of the existing West Economy parking resources.

He emphasized the significance of recent FAA environmental determinations, which will allow the project timeline to advance by as much as 3 years. This positions the terminal for a potential opening in late 2033, provided enabling work proceeds as planned.

Mr. Malik stated that the planning process will begin in earnest in early 2026 with a structured three-phase process including visioning, project definition, and concept development.

He emphasized that the planning effort will include robust stakeholder engagement at multiple levels, from internal airport teams and airline partners to elected officials, community stakeholders, regulatory agencies, and neighborhood representatives.

Board members stressed the importance of early, visible, and meaningful community involvement to ensure transparency, identify concerns proactively, and incorporate innovative ideas.

Several members emphasized that lessons from past experiences—including historic neighborhood engagement processes and regional partner coordination—should inform the approach.

Mr. Malik confirmed that a planning consultant team will assist with facilitating workshops, documentation, and stakeholder coordination, working closely with Aviation Department leadership. Planning work is expected to begin in early January 2026, with periodic updates provided to the subcommittee and full Board.

No public comments.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **3:21 p.m.**

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Approved City Council Contract Awards for Construction

Description

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with information on City Council items approved since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

Phoenix Sky Harbor International Airport Terminal 4 Fire Pump and Service Entrance Section Replacement

City Council approved an amendment to Agreement 157883 with CHASSE Building Team, Inc. to provide additional Construction Manager at Risk Services for the project. The additional fee for services included in the amendment will not exceed \$13,120,000. The purpose of the project is to replace and upgrade the Phoenix Sky Harbor International Airport Terminal 4 processor fire pump and the connected service entrance section electrical equipment to support the existing and new fire pump loads and to comply with modernized code requirements.

Phoenix Sky Harbor International Airport Facilities and Services Fuel Island Relocation

City Council approved an agreement with Sun Eagle Corporation for Design-Bid-Build Services for the Phoenix Sky Harbor International Airport Facilities and Services Fuel Island Relocation project. The fee for services will not exceed \$3 million. The purpose of the project is to construct a new fueling site within the Aviation Department's Facilities and Services complex near the southeast corner of the intersection of Buckeye and Copperhead Roads.

Phoenix Deer Valley Airport Relocate Taxiway B and Construct Connectors B6 and B9

City Council approved an amendment to Agreement 158539 with J. Banicki Construction, Inc. to provide additional Construction Manager at Risk Services for the project. The additional fee for services included in the amendment will not exceed \$13,500,000. The purpose of the project is to relocate Taxiway B and construct connectors B6 and B9 to meet updated design standards required by Federal Aviation Administration Advisory Circulars, which define separation standards between runways and adjacent taxiways.

Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System Upgrades

City Council approved an amendment to Agreement 157694 with The Weitz Company, LLC to provide additional Construction Manager at Risk Services for the project. The additional fee for services included in the amendment will not exceed \$26,000,000. The purpose of the project is to modernize the Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System (BHS). The project is necessary because the BHS used by American Airlines and various Common Use systems are largely obsolete and operate on controls that are more than 25 years old and end-of-life.

Phoenix Sky Harbor International Airport Terminal 4 Infrastructure North Concourse 4 Passenger Boarding Bridges Replacement

City Council approved rescinding the award to Clayco, Inc. and authorized entering into an agreement with M. A. Mortenson Company to provide Construction Manager at Risk Preconstruction and Construction Services for the project. The fee for services will not exceed \$15,000,000. The purpose of the project is to replace six City-owned Passenger Boarding Bridges (PBBs) at Gates B23, B24, B25, B26, B27, and B28 of Phoenix Sky Harbor International Airport Terminal 4 North Concourse 4 with modern jet bridges that operate more efficiently and improve the passenger experience.

Phoenix Goodyear Airport Infield Paving – Phase II

City Council approved an amendment to Agreement 160280 with TRACE Consulting, LLC to provide additional Engineering Services for the project. The additional fee for services included in the amendment will not exceed \$220,108. The purpose of the project is to implement recommendations from the 2018 Master Plan Update to improve infield areas between Runway 3/21 and Taxiway A at Goodyear Airport. Phase 2 will address seven infield areas located between Taxiways A1 through A10.

Phoenix Goodyear Airport Infield Paving - Phase II

City Council approved entering into an agreement with J. Banicki Construction, Inc. as the lowest-priced, responsive, and responsible bidder to provide Design-Bid-Build Services for the Phoenix Goodyear Airport Infield Paving Phase II project. The fee for services will not exceed \$3,320,698.30. The purpose of the project is to grade seven infields between Taxiways A1 and A10, and pave them with two-inch thick asphalt at Phoenix Goodyear Airport.

Recommendation

This item is for information only.

PHOENIX AVIATION ADVISORY BOARD REPORT	
To:	Phoenix Aviation Advisory Board
From:	Chad R. Makovsky, A.A.E. Aviation Director
Subject:	2025 FAA Annual Certification Inspection

Description

This report provides the Phoenix Aviation Advisory Board with a review of Phoenix Sky Harbor International Airport's recent FAA FAR 139 Certification inspection.

THIS ITEM IS FOR INFORMATION & DISCUSSION.

Report Summary

The FAA Part 139 Certification Inspection is a comprehensive annual safety audit of commercial airports, ensuring compliance with safety standards covering pavement, markings, lighting, ARFF (Aircraft Rescue & Firefighting), wildlife management, fueling safety, and emergency plans, involving file reviews, physical inspections of movement areas, night inspections, and verifying adherence to the Airport Certification Manual (ACM). Commercial airports must successfully pass these inspections to maintain their operating certificate.

Staff will provide an overview of the inspection process and the results from Phoenix Sky Harbor's recent inspection.

Recommendation

This item is for information and discussion.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	West Terminal Planning Update

Description

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with an informational update on the proposed future West Terminal Advanced Programming process.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

Sky Harbor has experienced substantial growth in passenger demand and operational activity over the past several years. As pointed out in the Comprehensive Asset Management Plan (CAMP) in 2019 and subsequent update in 2021, the airport is quickly outgrowing its current capacity. This growth is leading to the necessary expansion of the airport's terminal capacity to accommodate future demand. This expansion will be realized by the development of the new West Terminal complex.

The City of Phoenix is embarking upon a multi-year process to plan, design, and build the new terminal. The first step in this process is to develop the programming for the new terminal, which will establish the project's goals, related success criteria, desired passenger experience, and level of service, and to identify stakeholder requirements and ultimately define a terminal concept that meets them. The Aviation Department is planning to conduct the Advanced Programming phase of the West Terminal development project over the next 12-18 months. Staff selected the team of Landrum & Brown and Corgan to lead the Advanced Programming phase of the project.

Staff will provide an update on the process, expected outcomes, key phases, stakeholder engagement, and timeline.

Recommendation

This item is for information and discussion.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Construction Update

Description

This report provides the Planning and Development Subcommittee with an update on the Terminal 4 Elevator, Escalator, and Moving Walkway Modernization, the proposed renovation of the Terminal Building at Phoenix Deer Valley Airport, the Terminal 3 Recirculation Roadway improvement, and other related development projects.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

Terminal 4 Elevator, Escalator, and Moving Walkway Modernization

The scope of this project includes the modernization of elevators, escalators, and moving walkways throughout T4, which provide passenger conveyance for the T4 building campus. When this project is completed, the newly installed devices will provide improved functionality and energy efficiency while simultaneously reducing operational and maintenance costs.

Deer Valley Airport Terminal Modernization

The scope of this project includes renovating the existing 18,000 SF two-level terminal building, which was originally constructed in 1975. The building includes restaurant space, lobby, concessions, airport administration / operations, and an observation deck. Aside from the recent improvements to the restaurant, the fit, finish, and function of the balance of the terminal space is outdated and in need of interior and exterior architectural improvements to meet current Airport operational requirements.

Terminal 3 Recirculation Roadway Improvements

The scope of this project includes mitigation of increased roadway congestion on Eastbound Sky Harbor Boulevard, west of the West Economy Parking Garage. In addition, congestion and conflicts occur due to traffic weaving movements and short merge lanes west of T3 for westbound Sky Harbor Boulevard traffic. The project includes extending merge lengths and increasing traffic queuing lengths to improve traffic flow.

Recommendation

This item is for information and discussion.