

**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 October 7, 2025 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/r9c9516c7518299c1baa8cee7fbab91d4>

- **Call-in to listen to the meeting**, dial 602-666-0783 and Enter Meeting ID 2343 361 6990 #. 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, October 7, 2025. 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 March 4, 2025.**

INFORMATION ONLY (ITEM 2)

2. Recent Construction Contract Awards

This report provides the Planning and Development Subcommittee with an update on recent Aviation Title 34 contract awards approved by the City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

INFORMATION AND DISCUSSION (ITEMS 3 - 4)

3. Taxiway U Construction Update

This report provides the Planning and Development Subcommittee with an update on the Crossfield Taxiway U project at Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. Deer Valley Terminal Modernization Update

This report provides the Planning and Development Subcommittee with an update on the proposed renovation of the terminal building at Phoenix Deer Valley Airport.

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 accommodation, contact 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, December 2, 2025



**PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES**

March 4, 2025

Meeting held in person and via WebEx

Subcommittee Members Present

David Shilliday - Chairperson
Sandra Ferniza
Verma Pastor

Subcommittee Members Absent

Staff Present

Anne Kurtenbach	Jennifer Maples	Roxann Favors
Carolina Potts	Marshall Kain	Ryan Hartnett
Chad Makovsky	Matthew Heil	Sarah Demory
Chris Baranowski	Michael O'Shaughnessy	Sean Larkin
Gabriel Nevarez	Pearl Meza	

Members of the Public Present

Karen Ratliff
Mark Carlisle

CALL TO ORDER

Chairperson Shilliday 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 January 7, 2025.**

A motion was made by Ms. Pastor, seconded by Ms. Ferniza, that this item be approved.

No public comments.
The motion carried.

INFORMATION ONLY (ITEM 2)

2. Recent Construction Contract Awards

This item was for information only.

INFORMATION AND DISCUSSION (ITEM 3)

3. Airport Construction Update

Ms. Candace Huff provided an update on several construction projects at the airport.

Ms. Huff provided an update on the Taxiway U project. The construction, led by designer Gannett Fleming and contractor Kiewit, has a construction budget of approximately \$279 million, and is funded through grants, passenger facility charges, and airport funds.

The crossfield taxiway design is aimed at improving operational efficiency, connecting taxiways C and D while allowing better aircraft circulation between the north and south airfields once fully operational.

Ms. Ferniza asked when the taxiway is expected to be complete.

Ms. Huff stated the projected completion date is late 2027.

Ms. Huff presented visuals of the progress of the bridge footing that is currently being constructed, as well as the interior of Cargo Building D where site work is being completed to relocate certain cargo tenants.

Ms. Huff then presented the Terminal 4 Central Plant upgrade. The central plant project, designed by Smith Group and contractor Holder Construction, has a construction budget of approximately \$125 million, supported by grants, Passenger Facility Charges, and airport funds.

Ms. Huff then presented the Terminal 4 Parking Garage solar canopy project, designed by WH Pacific Inc. and contracted to Ameresco, Inc. with a budget of approximately \$28 million. Future installations are planned at the 44th Street and 24th Street surface parking lots.

Ms. Huff then discussed details of the new Terminal 3 North 2 concourse and related enabling projects, noting that design is led by HOK Group, Inc., with McCarthy Building Companies, Inc. as the contractor. The construction budget is approximately \$356 million, financed primarily through airport revenue bonds.

Ms. Ferniza asked what tenants previously occupied the annex building that was demolished to make room for construction.

Ms. Huff responded that ACE parking was previously in the annex and were relocated to the bus maintenance facility.

Ms. Ferniza asked if there were any impacts on grants.

Ms. Huff stated they had grant funding on hold in a queue ready to go and are optimistic for the grant applications that had already been submitted.

Ms. Pastor asked how much grant funding is still pending.

Ms. Huff stated approximately \$35 -\$36 million.

Ms. Pastor asked what the backup plan is if grant funding can't be secured.

Ms. Huff stated there are backup airport funds but she was optimistic that the grant funding will be awarded.

No public comments.

4 Phoenix Sky Harbor International Airport Land Reuse Update

Mr. Thomas Sawyer presented this item. He began by providing a background on the land use strategy west of Phoenix Sky Harbor International Airport. The Aviation Department owns 782 scattered parcels acquired from 1999 to 2016, and in 2017, a land reuse strategy was developed for these city-owned lands.

He continued to explain that in December 2022, the FAA approved the disposal or redevelopment of 427 of these parcels, making it the largest Section 163 determination in FAA history.

Mr. Sawyer stated that the Community & Economic Development Department is working on behalf of the Aviation Department to seek City Council approval to proceed with the disposal of noise land in designated blocks, primarily along the I-17 corridor, which are suitable for light industrial use compatible with airport operations.

Mr. Sawyer continued, explaining that the City has received interest from neighboring businesses looking to expand, and prior to marketing the properties, CED staff will inform adjacent owners to gauge their interest.

He then said the city is committed to fostering community engagement and supporting local businesses through the sale of properties, ensuring compliance

with federal and City regulations. Properties in the downtown redevelopment area will be sold at appraised values, with buyers responsible for closing costs. The City intends to negotiate for the best outcomes based on buyers' proposed uses, while buyers must acknowledge the properties' proximity to the airport and associated potential noise impacts.

Mr. Sawyer continued stating on March 26, the Economic Development and Housing Subcommittee will review these property disposals, with a formal City Council action planned for 9 April. The city will group parcels for appraisal and market them for at least 30 days, subsequently evaluating offers before returning to the city council.

Additionally, Mr. Sawyer added that the city is pursuing land acquisitions in designated Spark areas, which represent opportunities for larger developmental sites. In 2023, the City secured \$2.5 million in general obligation bonds to fund an initiative aimed at acquiring privately owned parcels, thereby closing ownership gaps to support development.

Currently, CED seeks approval to purchase three vacant properties from Bag Piper Investments LLC at an appraised value of \$495,000. This acquisition will utilize the bond funds for the fiscal year, and discussions are underway for acquiring two additional parcels next fiscal year to enhance redevelopment potential.

Mr. Sawyer added an update regarding the Yuma Street pocket space; this project, part of the land reuse strategy, will be located between 11th and 12th Streets on Yuma, offering a shaded recreational area for community reflection and honoring local history. The city plans to engage residents in the design and construction process while evaluating proposals from two designers and seeking further funding options for the project.

Ms. Ferniza asked who conducts the appraisals of the parcels.

Mr. Sawyer stated that they are selected by the City based on qualifications.

Ms. Ferniza asked if the work is done by one appraiser or multiple appraisers.

Mr. Sawyer stated the work is done by one appraiser.

Ms. Favors added that the appraisers are independent contractors.

No public comments.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **3:10 p.m.**

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

Description

This report provides the Planning and Development Subcommittee with a report on recent Aviation Title 34 contract awards approved by the City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

The City Council approved the items below:

Phoenix Sky Harbor International Airport Terminal 4 Central Utility Plant Modernization - Construction Manager at Risk Construction Services Amendment

The City Council approved an amendment to Agreement 160208 with Holder Construction Group, LLC to provide additional Construction Manager at Risk construction services for the Phoenix Sky Harbor International Airport Terminal 4 Central Utility Plant Modernization project. The purpose of this project is to replace the current Terminal 4 Central Utility Plant and all associated equipment that provide cooling capabilities for Terminal 4.

Phoenix Sky Harbor International Airport Terminal 3 Processor Improvements - Professional Services Amendment

The City Council approved an amendment to Agreement 162467 with M. Arthur Gensler Jr. & Associates, Inc. to provide additional professional services for the Terminal 3 Processor Improvements project. The purpose of this project is to improve the Terminal Processor and Baggage Handling System at Terminal 3 to ensure capacity exists to support the new concourse currently under construction.

Phoenix Sky Harbor International Airport Terminal 3 Processor Improvements - Construction Manager at Risk Services

The City Council approved an agreement with Hensel Phelps Construction Co. to provide Construction Manager at Risk Preconstruction and Construction Services for the Terminal 3 Processor Improvements project. The purpose of this project is to improve the Terminal Processor and Baggage Handling System at Terminal 3 to ensure capacity exists to support the new concourse currently under construction.

Phoenix Sky Harbor International Airport Terminal 3 South Concourse Ground Loading Gates – Professional Services

The City Council approved an agreement with DWL Architects+Planners, Inc. to provide Professional Services for the Terminal 3 South Concourse Ground Loading Gates. The

purpose of this project is to provide additional ground-level apron boarding gates to support remote aircraft operations.

Phoenix Sky Harbor International Airport Solar Covered Parking Shade Structures – Professional Services Amendment

The City Council approved an amendment for a name change from WHPacific, Inc. to NV5, Inc. under Agreement 159150 for the Solar Covered Parking Shade Structures project. This amendment is necessary because on Jan. 23, 2025, WHPacific, Inc. notified the City of Phoenix of its name change from WHPacific, Inc. to NV5, Inc. and is now operating under the name of NV5, Inc.

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

The City Council approved an agreement with SmithGroup, Inc. to provide architectural services that include design and construction administration and inspection services for the Terminal 4 Fire Pump and Service Entrance Section Replacement project. The purpose of this project is to replace and upgrade the Terminal 4 fire pump to support current and future fire pump loads and to comply with current code requirements.

Aviation Department Electric Vehicle Charging Infrastructure – Engineering Services

The City Council approved an agreement with RS&H, Inc. to provide Engineering Services, including programming, schematic design, and possible construction administration and inspection services for the Electric Vehicle Charging Infrastructure project. The purpose of this project is to provide modern and sustainable Electric Vehicle charging infrastructure for fleet vehicles and associated equipment.

Phoenix Sky Harbor International Airport Rental Car Center and East Economy Parking Fire Alarm Systems Replacement - Engineering Services

The City Council approved an agreement with Jensen Hughes, Inc. to provide Engineering Services, including assessment, design, and possible construction administration and inspection services, for the Rental Car Center and East Economy Parking Fire Alarm Systems Replacement project. The purpose of this project is to upgrade fire alarm systems at the Rental Car Center and East Economy Parking to comply with current code requirements.

Phoenix Sky Harbor International Airport Rental Car Center and East Economy Parking Fire Alarm Systems Replacement - Construction Manager at Risk Services

The City Council approved an agreement with Chasse Building Team, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Rental Car Center and East Economy Parking Fire Alarm Systems Replacement project. The purpose of this project is to upgrade fire alarm systems at the Rental Car Center and East Economy Parking to comply with current code requirements.

Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I - Construction Manager at Risk Services

The City Council approved an agreement with Sundt Construction, Inc. to provide Construction Manager at Risk Services for the Facilities and Services Tonto Lot Campus Phase I construction project. The purpose of this project is to develop a relocated campus for the Facilities and Services Division Campus.

Phoenix Deer Valley Airport Taxiway C Reconstruction and Strengthening - Engineering Services

The City Council approved an agreement with TRACE Consulting, LLC to provide engineering services for the Phoenix Deer Valley Airport Taxiway C Reconstruction and Strengthening project. The purpose of this project is to reconstruct and strengthen Taxiway C to support increased traffic, larger aircraft, and address aging pavement. This work will also upgrade the taxiway lights and signs to more efficient LED technology.

Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Construction Manager at Risk Services

The City Council approved an amendment to Agreement 160205 with McCarthy Building Companies, Inc. to provide additional Construction Manager at Risk Services for the Terminal 3 North Concourse 2 Package 3 Airport Concourse project. The purpose of this amendment is to support additional scope, including a T3 Vertical Transportation Node, a Passenger Level Video Wall, and a Mezzanine Level Lounge.

Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Construction Manager at Risk Preconstruction Services

The City Council approved an amendment to Agreement 158125 with McCarthy Building Companies, Inc. to provide additional Construction Manager at Risk Preconstruction Services for the Terminal 3 North Concourse 2 Package 3 Airport Concourse project. The purpose of this amendment is to facilitate preconstruction services for a future connector tunnel/walkway between Terminal 3 and Terminal 4.

Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Package 3 Airport Concourse - Architectural Services

The City Council approved an amendment to Agreement 158106 with Hellmuth, Obata & Kassabaum, Inc., dba HOK to provide additional Architectural Services for the Terminal 3 North Concourse 2 Package 3 Airport Concourse project. The purpose of this amendment is to facilitate a fast-tracked, multi-phased design project delivery, early design/specification of materials, and implement multiple permitting packages of early design components.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Recommendation

This report is for information only.

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

Description

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with an update on the Crossfield Taxiway U project at Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION

Report Summary

The Aviation Department ultimately has plans to develop two future west crossfield Taxiways (U and V) at Phoenix Sky Harbor to connect the north and south airfields, supplementing existing crossfield Taxiways R, S & T.

In 2020, Aviation staff completed a study that recommended implementing Taxiway U as a first phase. The implementation of Taxiway U will improve airfield capacity, efficiency, and safety. The project is identified as a near-term development project in Sky Harbor's updated Comprehensive Asset Management Plan. The project is being funded utilizing a combination of federal Bipartisan Infrastructure Law grant funds and Airport funds.

The scope of this airfield project also includes reconstruction and realignment of Sky Harbor Boulevard and Buckeye Roads, reconfiguration of the Airport's West Cargo complex, reconfiguration of the Airport's Facilities and Services complex, and multiple major utility relocations. The Taxiway will cross over relocated Sky Harbor Boulevard and Buckeye Roads via an aircraft-rated bridge that will transform the entire west entrance into the Airport. The project is currently under construction and is expected to be completed in 2027.

Financial Impact

The total project costs are estimated to be approximately \$300 million. Up to \$200 million of this total will be funded through a Bipartisan Infrastructure Law grant, with the remainder funded by airport revenues.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

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:	Deer Valley Terminal Modernization update

Description

This report provides the Planning and Development Subcommittee with an update on the planned renovation of the Terminal Building at Phoenix Deer Valley Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION

Report Summary

The Aviation Department intends to renovate and modernize the existing Deer Valley Airport Terminal Building. The existing 18,000-square-foot, two-level terminal building was originally constructed in 1975.

The existing Terminal Building includes restaurant space, lobby, concessions, airport administration and operations offices, and an observation deck. The terminal space is outdated and in need of interior and exterior architectural improvements to meet current Airport operational requirements, community and customer needs and enhance the overall aesthetic and desirability of the terminal facility.

Financial Impact

Costs are estimated to be approximately \$11 million.

Location

Phoenix Deer Valley Airport, 702 W. Deer Valley Road, Phoenix, AZ.

Recommendation

This item is for information and discussion.