

**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 December 2, 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/rb9ec88a497226994ca983cad021206c2>
- **Call-in to listen to the meeting**, dial 602-666-0783 and Enter Meeting ID 2345 799 9371 #. 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](mailto:pearl.meza@phoenix.gov) no later than 10 a.m. on Tuesday, December 2, 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 October 7, 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 an informational report on Title 34 contracts approved by the City Council since the last Planning and Development Subcommittee meeting.

**THIS ITEM IS FOR INFORMATION ONLY. NO PRESENTATION PLANNED.**

## **INFORMATION AND DISCUSSION (ITEMS 3 - 5)**

### **3. Airport Construction Update - Roadway Restrictions and Closures**

This report provides the Planning and Development Subcommittee an update on upcoming impacts to roadways, terminals, and public areas related to the implementation and construction of the Terminal 3 N2 Concourse, Taxiway U, and Terminal 3 Roadway Recirculation projects.

**THIS ITEM IS FOR INFORMATION AND DISCUSSION.**

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

This report provides the Planning and Development Subcommittee with an update on the lease termination and demolition of the former RT Sky Harbor site, and the conversion of the site to airport public parking facilities.

**THIS ITEM IS FOR INFORMATION AND DISCUSSION.**

### **5. West Terminal Planning Update**

This report provides the Planning and Development Subcommittee with an update on the proposed future West Terminal Advanced Programming process.

**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](http://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, February 3, 2026.



**PHOENIX AVIATION ADVISORY BOARD  
PLANNING & DEVELOPMENT SUBCOMMITTEE  
SUMMARY MINUTES  
October 7, 2025**

***Meeting held in person and via WebEx***

**Subcommittee Members Present**

David Shilliday  
Sandra Ferniza - Chairperson  
Verma Pastor  
Cynthia Aragon

**Subcommittee Members Absent**

**Staff Present**

Abbe Slade	Gabriel Nevarez	Mike Pluff
Anne Kurtenbach	Heather Shelbrack	Moe Yacut
Carolina Potts	Marshall Kain	Pearl Meza
Chad Makovsky	Mary Helen Martinez	Roxann Favors
Chris Baranowski	Matthew Heil	Ryan Hartnett
Ed Faron	Michael O'Shaughnessy	Sarah Demory

**Members of the Public Present**

Mark Carlisle

**CALL TO ORDER**

Chairperson Shilliday called the meeting to order at **2:33 p.m.**

**MINUTES OF MEETING**

- 1. For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on March 4, 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 (ITEMS 3 & 4)**

### **3. Taxiway U Construction Update**

Ms. Candace Huff presented this item. She described the \$280 million project as a major investment in airfield efficiency, connecting the north and south airfields through a new west-end crossfield taxiway. The project designer is Gannett Fleming, and the contractor is Kiewit Western.

She explained that the funding package includes federal grants, Passenger Facility Charges, and Airport Improvement Program funds. The project has a self-imposed Disadvantaged Business Enterprise (DBE) goal of 6.6%, with the expectation that Kiewit will exceed that goal through its active outreach efforts.

Ms. Huff stated that construction began in April 2024 and is anticipated to be completed by late 2027.

Ms. Huff highlighted extensive bridge and roadway work currently underway, including realignment of Buckeye Road and modifications to the cargo area. She noted that the recent Buckeye Road detour opened ahead of schedule, a milestone welcomed by cargo operators and airport facilities staff.

Ms. Huff also explained that much of the cargo infrastructure is being restacked, with some tenants from Cargo Buildings A, B, and C relocated into the newly repurposed Cargo Building D, formerly part of the Terminal 2 complex. Visuals presented showed bridge pours, utility relocations, and active airside and landside work zones.

Chairperson Ferniza commended the project's progress and presentation visuals.

Ms. Huff noted that construction updates and detour notices are available to the public through the airport's app, which has received strong community engagement.

She added that staff are exploring ways to consolidate multiple project apps into a single airport-wide information platform for improved user experience.

No public comments.

#### **4. Deer Valley Terminal Modernization Update**

Ms. Candace Huff presented this item. She explained that modernization will revitalize the decades-old facility, bringing it in line with contemporary aviation standards and community expectations.

The new design will feature an expanded, glass-fronted terminal with an enhanced lobby, improved event and conference spaces, and a welcoming connection to the popular on-site restaurant, Barrio Brewing Co.

The concept also includes outdoor patios and seating areas overlooking the airfield, intended to create a more open and engaging experience for pilots, visitors, and local residents. The concept also includes a space allotment for Customs and Border Protection facilities to support potential future international business jet operations.

Chairperson Ferniza remarked on the nostalgic element of reconnecting the public with airfield views, recalling how such visibility once existed at Sky Harbor's Terminal 1.

Ms. Huff noted that the project's design balances modernization with accessibility and local character.

Mr. Makovsky stated that Deer Valley Airport has approximately 150 developable acres and continues to attract corporate aviation development. He cited the recent completion of roughly 150,000 square feet of new corporate hangar space, with more planned. He added that future infrastructure improvements—such as taxiway enhancements and a runway extension—are included in the airport's capital improvement program to support larger aircraft.

Ms. Pastor inquired about ongoing noise concerns from surrounding neighborhoods.

Mr. Makovsky and Airport Manager Ed Faron responded that while noise complaints occasionally arise, they remain stable despite higher training traffic. They explained that corporate jet operations typically generate fewer noise impacts than repetitive flight school patterns.

Ms. Cynthia Aragon asked about the expected project timeline, user groups, and growth projections.

Mr. Makovsky and Mr. Faron responded that Deer Valley is the only airport in North Phoenix with substantial expansion capacity and is uniquely positioned to support both smaller general aviation aircraft and business jet operations.

Regarding the terminal development timeline, staff anticipates securing design and construction contracts within the next 6–12 months, beginning detailed design thereafter, and achieving substantial completion within 18–24 months after conclusion of the design process.

Mr. Faron added that tenants and the surrounding community have expressed strong support for the modernization effort, noting that the project's timing aligns with rising development in the North Valley and the evolving needs of corporate and private aviation users.

No public comments.

#### **SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS**

None.

#### **CALL TO THE PUBLIC**

None.

#### **ADJOURNMENT**

The meeting adjourned at **3:11 p.m.**

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

### **Description**

The City Engineer's role within the City of Phoenix Streets Transportation Department's Contract Procurement Section is to manage the procurement selection processes and to enter into design and construction agreements in accordance with Arizona Revised Statutes Title 34, such as architectural, engineering, and construction contractors.

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with an informational report on Title 34 contracts approved by the City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY. NO PRESENTATION PLANNED.

### **Report Summary**

City Council approved the item below:

#### Deer Valley Airport Relocate Taxiway Bravo and Construct High Speed Connectors B6 and B9 - Engineering Services Amendment - AV31000092

City Council approved an amendment to Agreement 161733 with TRACE Consulting, LLC to provide additional engineering services for the next phases of design and construction administration and inspection services to relocate Taxiway Bravo and construct high-speed taxiway connectors at B6 and B9 at Deer Valley Airport. This amendment increased the agreement by \$2,300,000, for a new total contract value of \$3,207,746. The first two phases of design are nearing completion, and this amendment is necessary to advance construction administration and inspection services during the next phases of construction.

### **Location**

Phoenix Deer Valley Airport, 702 W Deer Valley 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:	Airport Construction Update - Roadway Restrictions and Closures

## Description

This report provides the Planning and Development Subcommittee an update on upcoming impacts to roadways, terminals, and public areas related to the construction of the Terminal 3 N2 Concourse, Taxiway U, and Terminal 3 Roadway Recirculation projects.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

## Report Summary

### Terminal 3 North 2 Concourse (T3N2) Project

The scope of the T3N2 project includes the development of a six-gate concourse, aircraft apron, and passenger connector, along with associated airfield services and terminal processor work. To construct the bridge connecting this new concourse to the existing terminal processor, several roadway restrictions and closures will occur over in the coming months. These restrictions are necessary to construct the foundations, columns, and main structure that support the connector bridge along the north lanes of eastbound Sky Harbor Boulevard. This construction effort requires periodic nightly restrictions and occasional Eastbound Sky Harbor Boulevard roadway closures to construct the bridge columns and structure safely. Work will continue into the summer of 2026.

### Crossfield Taxiway U Development Project

The new crossfield Taxiway U will span over Sky Harbor Boulevard and Buckeye Road via an aircraft-rated bridge, transforming the entire west entrance into the Airport. The project scope also requires enabling work, including reconstruction and realignment of Sky Harbor Boulevard and Buckeye Roads, as well as multiple major utility relocations. Closure of an eastbound Sky Harbor Boulevard ramp will require a Buckeye Road detour beginning in early December and continuing through July of 2026 to facilitate construction of the taxiway bridge span.

### Terminal 3 Roadway Recirculation and Merge Modifications Project

The westbound recirculation road immediately west of Terminal 3 creates vehicle congestion and conflicts due to weaving movements and short merge lanes onto the eastbound Terminal 3 curb. Congestion on Sky Harbor Boulevard also occurs north and east of the West Economy parking garage due to limited traffic lanes and converging entrance ramps from the parking garage, the Airport Operations Building, and the exit ramp to the Terminal 3 curb. This project scope includes increasing merge lane length, striping modifications and implementation of traffic control to improve traffic flow and

roadway safety. Roadway restrictions will include eastbound Sky Harbor Boulevard lane closures, aligned with those required for T3N2 to avoid duplicate closures. Work is expected to begin in January 2026 and will be completed in Spring 2026.

**Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

**Recommendation**

This item is for information and discussion.

<b>PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT</b>	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Update on RT Sky Harbor Lease Termination and Building Demolition in Sky Harbor Center

### **Description**

This report provides the Planning and Development Subcommittee with an update on the lease termination and demolition of the former RT Sky Harbor site, and conversion of the site to airport public parking facilities.

THIS ITEM IS FOR INFORMATION ONLY.

### **Report Summary**

In April 2025, the City executed a Termination Agreement with RT Sky Harbor, LLC to acquire and repurpose an 18.5-acre site in Sky Harbor Center to meet growing public parking demand. The agreement included a \$10 million payment to reacquire the site and \$2.7 million to demolish the office building.

The site currently provides 1,938 parking spaces, with additional capacity anticipated once the former building footprint is redeveloped into expanded surface parking. To support this, staff submitted a capital improvement project request to convert the former building area into surface parking. Demolition is scheduled to be complete in January 2026. Remaining work includes restoring electrical and communication services to fully reactivate the garage.

Upon completion of demolition and submission of final receipts, the remaining terms of the agreement will be fulfilled.

### **Location**

Sky Harbor Center, 1820 E Sky Harbor Circle South

### **Recommendation**

This item is for information only.

<b>PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT</b>	
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 with an update on the proposed future West Terminal Advanced Programming process.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

### **Report Summary**

Phoenix Sky Harbor International Airport has experienced substantial growth in passenger demand and operational activity over the past several years. As identified in the Comprehensive Asset Management Plan (CAMP) in 2019 and subsequent update in 2021, Phoenix Sky Harbor is quickly outgrowing its current capacity. This growth is driving the need to expand the airport's terminal capacity to accommodate future demand. This expansion will be realized by the development of a 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 of this process is to complete the programming for the new terminal which will establish the goals, success criteria, passenger experience, level of service, stakeholder requirements and ultimately define a terminal concept that meets these requirements. The Aviation Department is planning to conduct the Advanced Programming phase of the West Terminal development project over the next 12-18 months.

Staff will provide a high-level summary of the initial advanced programming process, expected outcomes, key phases, stakeholder engagement, and timeline.

### **Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

### **Recommendation**

This item is for information and discussion.