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, November 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/r0a02c13e9d04e297baadce9c55cf6a57

- **Call-in to listen to the meeting,** dial 602-666-0783 and Enter Meeting ID
- 2342 477 9719 #. 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, November 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.

Pursuant to Arizona Revised Statutes, Section 38-431.02B, notice is given that the Phoenix Aviation Advisory Board may vote to go into Executive Session, or Sessions, for discussion or consultation, for legal advice with the attorney or attorneys of the public body for any agenda items listed below, as authorized by Arizona Revised Statutes, Section 38-431.03 (A)(3) or for discussion of records and/or information that is exempted by law from public disclosure, as authorized by Arizona Revised Statutes, Section 38-431.03(A)(2). If authorized by a majority vote of the Phoenix Aviation Advisory Board, the Executive Session will be held immediately after the vote and will not be open to the public. If a decision is requested, the Phoenix Aviation Advisory Board may decide the matter in the public meeting or defer the decision to a later date. The agenda items that may be subject to an Executive Session pursuant to Arizona Revised Statutes, Sections 38-431.03 (A) (2) and 38-431.03 (A) (3) are as follows: Items 2, 3, 4, & 5.

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 May 5, 2026.**

INFORMATION ONLY (ITEMS 2)

2. **Title 34 Aviation Development Contract Awards Approved City Council**

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

   THIS ITEM IS FOR INFORMATION ONLY.

INFORMATION AND DISCUSSION (ITEMS 3-5)

3. **Construction Update**

   This report provides the Planning and Development Subcommittee with an update on ongoing construction projects at Sky Harbor.

   THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. **Sustainability Focus on Water**

   This report provides the Planning and Development Subcommittee with an overview of water conservation efforts undertaken by the City of Phoenix Aviation Department.

   THIS ITEM IS FOR INFORMATION AND DISCUSSION.

5. **West Terminal Update**

   This report provides the Planning and Development Subcommittee with an update on the proposed future West Terminal project at Phoenix Sky Harbor International 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 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 2, 2027.

PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES
February 3, 2026
Meeting held in person and via WebEx

Subcommittee Members Present
Sandra Ferniza - Chairperson
David Shilliday
Cynthia Aragon

Subcommittee Members Absent
Verma Pastor

Staff Present

Abbe Slade	Jon Brodsky	Monica Hernandez
Candace Huff	Marshall Kain	Pearl Meza
Carolina Potts	Matthew Becker	Roxann Favors
Chad Makovsky	Matthew Heil	Ryan Hartnett
Daver Malik	Mike Pluff	Sarah Demory
Eric Everts	Moe Yacut	William Robinson

Members of the Public Present
Karen Ratliff
Scott Sikel

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 December 2, 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. 2025 FAA Annual Certification Inspection

Ms. Sarah Demory provided the Subcommittee with an overview of the results and key takeaways from the Federal Aviation Administration's 2025 Annual Certification Inspection, which is required for ongoing compliance with federal regulations.

Ms. Demory focused on operational readiness, safety compliance, airfield maintenance standards, and inspection findings that emerged from the prior year.

She explained that the annual inspection serves as a comprehensive evaluation of the airport's airfield safety management systems, including lighting and pavement conditions, markings, wildlife hazard mitigation, and emergency operations procedures.

Ms. Demory continued to emphasize that the inspection results reflect the airport's continued commitment to maintaining safe operating conditions and adhering to federal regulations.

The Subcommittee asked clarifying questions regarding recurring inspection elements, inspection trends over the past several years, and areas where the FAA offered commendations or recommended enhancements.

The presentation concluded with staff noting that Phoenix Sky Harbor continues to meet or exceed federal certification requirements and maintains a strong working relationship with the FAA.

No public comments.

4. 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, and remote hardstand development. Only a small number of these projects add new gates; most ensure operational reliability and longevity of existing systems. Because growth trends have exceeded prior projections and the current terminal footprint is limited, the airport is now accelerating planning for a major new terminal facility earlier than originally forecast.

Mr. Malik walked the subcommittee through 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 constructing a new Facilities & Services complex, relocating Operations and Police functions, demolishing legacy buildings, reassigning parking assets, developing new overnight aircraft parking, and eventually removing the existing West Economy parking.

He emphasized that it is critical to proceed expeditiously with the enabling projects to keep the terminal program on track for a potential opening around the end of 2033.

Mr. Malik stated that a structured three-phase planning process is already beginning, including visioning, project definition, and concept development. The project will involve stakeholder engagement at multiple levels ranging from internal airport teams to airlines, elected officials and other stakeholders.

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

No public comments.

5. Construction Update

Ms. Candace Huff provided the Subcommittee with an overview of several major construction projects occurring across the airport system. The update began with the extensive rehabilitation of vertical and horizontal conveyance equipment in Terminal 4, where a multi-phase program is replacing elevators, escalators, and moving walkways—many of which date back to the terminal's original construction.

Phase One, currently underway, includes twenty-one units and is scheduled to finish in late 2026. Phase Two will follow beginning in summer 2026 and extend through 2029, reflecting the complexity of rebuilding moving walkways, which require careful dismantling, calibration, and commissioning to maintain safe and reliable operation while keeping passenger circulation open.

Ms. Huff then described the modernization effort underway at the Deer Valley Airport terminal. The project, estimated at $10 million, is entering procurement for a designer and a construction manager at risk. Planned improvements include a redesigned, more open and modern lobby, enhanced visibility for the restaurant and concessions space, a new protective awning at the entrance, and a refreshed north elevation with expanded patio areas. The interior program will consolidate Aviation staff on the ground floor, freeing the upper level for upgraded conference rooms and new event space with views of the airfield, along with expanded restrooms designed to better accommodate public meetings and other stakeholder uses.

The final portion of the update focused on the roadway recirculation improvements near Terminal 3 and the West Economy parking garage. This congressionally funded project widens key segments of the return loop to reduce congestion, improve merging conditions, and increase queue capacity for vehicles recirculating between terminals.

Ms. Huff noted that paving work near the garage had recently been completed, with remaining work near Terminal 3 continuing until temperatures allow for final slurry sealing and striping. Photographs from the field illustrated demolition, subgrade preparation, curb and gutter installation, and recent paving progress.

Following the presentation, Subcommittee members commented on the visible scale and complexity of the work and asked clarifying questions about the Deer Valley event space and accessibility features.

Ms. Huff explained that the event space is used for tenant and stakeholder outreach meetings, community events, and even voting activities, and confirmed that the existing elevator at Deer Valley had recently been renovated and remains in good condition.

No public comments.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **3:26 p.m.**

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Title 34 Aviation Development Contract Awards Approved by City Council

Description

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

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

Phoenix Deer Valley Airport Terminal Modernization - Professional Services

City Council approved an agreement with DWL Architects-Planners, Inc. to provide professional services that include design and possible construction administration and inspection for the Phoenix Deer Valley Airport Terminal Modernization project. The fee for these services will not exceed $850,000.

Phoenix Deer Valley Airport Terminal Modernization - Construction Manager at Risk Services

City Council approved an agreement with J.E. Dunn Construction Company to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Deer Valley Airport Terminal Modernization Project. The fee for these services will not exceed $8 million.

Phoenix Sky Harbor International Airport Terminal 4 Roof Replacement Project - 2-Step Construction Manager at Risk Services

City Council approved an agreement with CHASSE Building Team, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Sky Harbor International Airport Terminal 4 Roof Replacement Project. The fee for services will not exceed $10 million.

This project will replace the roofing system on Terminal 4 N2 Concourse, N3 Concourse, the north and south transfer bridges, and the east crossover bridge with a modern roofing system.

Phoenix Goodyear Airport New Apron and Taxiway Connector - 2-Step Construction Manager at Risk Services

City Council approved an agreement with ViaSun Corporation to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Goodyear Airport New Apron and Taxiway Connector project. The fee for services will not exceed $3 million.

This project will construct approximately 20,000 square yards of apron south of the air traffic control tower. The new apron shall be designed to support large commercial aircraft and will provide a taxilane and a new connector to Taxiway Alpha.

Phoenix Goodyear Airport Apron Pavement Reconstruction - Engineering Services

City Council approved an agreement with Stantec Consulting Services, Inc. to provide Engineering Services that include assessment, drainage study, design and possible construction administration and inspection for the Phoenix Goodyear Airport Apron Pavement Reconstruction project. The fee for services will not exceed $2 million.

This project will reconstruct the southern half of the concrete apron at the Phoenix Goodyear Airport which was originally constructed in the 1940s, when the facility operated as a military base.

Aviation Architectural Construction - Job Order Contracting Services

City Council approved master agreements with the four contractors to provide Aviation Architectural Construction Job Order Contracting (JOC) services for the Aviation Department. The total fee for all services will not exceed $140 million.

JOC services will be used on an as-needed basis to support a large variety of emergency and non-emergency projects at all three airports.

Federal Aviation Administration Reimbursable Agreement

City Council approved $150,000 in payment authority for a reimbursable agreement with the Federal Aviation Administration (FAA) for the Aviation Department. This reimbursable agreement is necessary so that the FAA can perform oversight services on the Phoenix Sky Harbor International Airport Taxiway A Connectors A3 to A4 Strengthening and Reconstruction project to ensure no adverse impacts to FAA infrastructure and that all new work meets FAA standards.

Federal Aviation Administration Reimbursable Agreement

City Council approved $130,030 in payment authority for a reimbursable agreement with the FAA for the Aviation Department. This reimbursable agreement is necessary so that the FAA can perform oversight services on the New Apron and Taxiway Connector project at Phoenix Goodyear Airport.

Phoenix Sky Harbor International Airport Public Address System Replacement - Engineering Services

City Council approved an agreement with TLC Engineering Solutions, Inc. to provide engineering services that include design, construction administration, and inspection for the Phoenix Aviation Public Address System Replacement project. The fee for services will not exceed $2 million.

This project will replace the aging Public Address System at Phoenix Sky Harbor International Airport.

Phoenix Sky Harbor International Airport Public Address System Replacement

City Council approved an agreement with PCL Buildings, Inc. dba PCL Construction to provide CMAR services for the PHX Terminal 3 Garage Expansion Joints and Bearing Pads and Terminal 4 Garage Seals and Expansion Joints project. The cost is estimated not to exceed $105 million.

This project will complete various lifecycle repairs to the Terminal 3 and Terminal 4 parking garages at Phoenix Sky Harbor International Airport.

Phoenix Goodyear Airport New Apron and Taxiway Connector – Engineering Services Amendment

City Council approved an amendment to Agreement 149734 with C&S Engineers, Inc. to provide additional engineering services, including construction administration and inspection services, for the Phoenix Goodyear Airport New Apron and Taxiway Connector project. The additional services included in this amendment will not exceed $450,000.

Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization - Engineering Services - Rescind and Award

City Council approved rescinding the award to Kimley-Horn and Associates, Inc. and awarding and entering into an agreement with RS&H, Inc. to provide engineering services, including design and possible construction administration and inspection services, for the Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization project. The fee for services will not exceed $2 million.

This project will replace aging electrical equipment in the north, center, and south airfield lighting vaults to ensure continued safe and reliable airport operations.

Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization - Construction Manager at Risk Services

City Council approved an agreement with Rural Electric, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization project. The fee for services will not exceed $21 million.

This project will replace aging electrical equipment in the north, center, and south airfield lighting vaults to ensure continued safe and reliable airport operations.

Phoenix Sky Harbor International Airport North Infield Paving and Drainage Improvements - 2-Step Construction Manager at Risk Services

City Council approved an agreement with Viasun Corporation to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Sky Harbor International Airport North Infield Paving and Drainage Improvements project. The fee for services will not exceed $14.3 million.

This project will improve drainage, operational safety, and ensure the long-term integrity of the infields across the north airfield of Phoenix Sky Harbor International Airport.

Phoenix Sky Harbor International Airport Terminal 4 Roof Replacement N2 Concourse, N3 Concourse, and Connector Bridges - 2-Step Construction Manager at Risk Services Amendment

City Council approved an amendment to Agreement 165269 with CHASSE Building Team, Inc. to provide additional Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Sky Harbor International Airport Terminal 4 Roof Replacement N2 Concourse, N3 Concourse, and Connector Bridges project. The additional fee for services included in the amendment will not exceed $14,000,000.

This project will replace the roofing systems on Terminal 4 that have exceeded their useful life with a modern roofing system.

Phoenix Goodyear Airport Apron Pavement Reconstruction - 2-Step Construction Manager at Risk Services

City Council approved an agreement with J. Banicki Construction, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Goodyear Airport Apron Pavement Reconstruction project. The fee for services will not exceed $350,000.

This project will remove and reconstruct the apron, including drainage, striping, existing utility location and pavement replacement.

Phoenix Deer Valley Airport Taxiway C Reconstruction and Strengthening - 2- Step Construction Manager at Risk Services

City Council approved an agreement with J. Banicki Construction Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Phoenix Deer Valley Airport Taxiway C Reconstruction and Strengthening project. The fee for services will not exceed $12.3 million.

This project will reconstruct and strengthen Taxiway C at Phoenix Deer Valley Airport to meet current design standards.

Phoenix Sky Harbor International Airport Rental Car Center Vertical Transportation Modernization - Engineering Services

City Council approved an agreement with GFT Infrastructure, Inc. to provide Engineering Services that include design and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Rental Car Center Vertical Transportation Modernization project. The fee for services will not exceed $1,812,750.

This project will replace and modernize critical horizontal and vertical transportation systems, including elevators and escalators at the Rental Car Center.

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road

Recommendation
This item is for information only.

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 ongoing construction projects at Sky Harbor.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

Phoenix Sky Harbor International Airport Taxiway U Project

This airfield project includes all enabling work and construction of a new crossover taxiway at Phoenix Sky Harbor International Airport. The project will be completed in multiple phases and will include realignment of Sky Harbor Boulevard and Buckeye Roads, reconfiguration of the Airport's West Cargo complex and the Airport's Facilities and Services complex, and multiple major utility relocations. The project is scheduled for completion in late 2027.

Phoenix Sky Harbor International Airport Terminal 4 Vertical & Horizontal Transportation System Modernization Phase 2

This project will modernize and replace critical vertical and horizontal transportation systems as part of ongoing airport efforts to improve terminal operations, enhance the passenger experience, and work toward achieving zero-carbon status. Phase II is part of a multi-year effort to modernize a mix of equipment, including elevators, escalators, and moving walkways. The project is scheduled for completion in late 2029.

Phoenix Sky Harbor International Airport Terminal 3 North 2 (T3N2) Concourse & Apron

This project will develop a new six-gate, two-level airport concourse at Terminal 3 (T3) of Phoenix Sky Harbor International Airport to accommodate near-term projected passenger demand. Additional planned work will include an aircraft apron and a connector bridge between the terminal and the new concourse to facilitate passenger movement with moving walkways. The project is scheduled for completion in late 2027.

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:	Sustainability Focus on Water

Description

This report provides the Planning and Development Subcommittee with an overview of water conservation efforts undertaken by the City of Phoenix Aviation Department.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

Since 2015, the Aviation Department's Sustainability Management Plan (SMP) has guided its work to reduce environmental impacts, strengthen climate resilience, and adapt as environmental conditions change. The plan aligns with City initiatives and industry best practices. Achieving its goals, especially around water conservation, requires proactive coordination across all departments and stakeholders. The Aviation Department's approach focuses on minimizing water use, protecting water resources, and building a resilient water system for our airports. Effective water management includes conservation, pollution prevention, and climate preparedness.

As part of the SMP's water focus pillar, the Aviation Department is working to reduce potable water use, prevent pollution, and strengthen readiness for extreme weather impacts. Through targeted planning and conservation efforts, the Aviation Department achieved its goal of a 25% reduction in potable water use intensity 15 years ahead of schedule. Water use has also been reduced 7.8% on an absolute basis from the 2014 baseline, and water use per passenger is down to 6 gallons per person, significantly below the comparable national average of 15-25 gallons for airports.

To build on this progress, future initiatives include exploring pilot programs for advanced leak detection and submetering technologies that will further reduce water consumption.

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:	West Terminal Update

Description

This report provides the Planning and Development Subcommittee with an update on the proposed future West Terminal project at Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

As identified in the Comprehensive Asset Management Plan (CAMP) in 2019 and subsequent update in 2021, demand for Phoenix Sky Harbor International Airport is rapidly outgrowing its current capacity. This growth is driving the need to expand the airport's terminal capacity to accommodate future demand. The City will deliver this expansion through careful execution of its "Destination PHX 2050" development program, and more specifically, through the construction of a new West Terminal complex.

The Aviation Department kicked off the West Terminal Planning phase in February 2026 to establish the high-level terminal concept and other goals and requirements. This advanced programming for the West Terminal development project will lead to design and construction procurement in early 2027.

Staff will provide a high-level summary of the timeline, key milestones, and main accomplishments of the Terminal Planning process to date.

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road

Recommendation
This item is for information and discussion.