

**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, May 5, 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/r1ffc8afb197ba6f28e63f11eb62eeca5>
- **Call-in to listen to the meeting, dial 602-666-0783 and Enter Meeting ID 2345 978 4968 #. 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, May 5, 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.

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 February 3, 2026.**

INFORMATION ONLY (ITEM 2)

2. **Title 34 Procurements Approved by the City Council**

This report provides the Planning and Development Subcommittee with a report on Title 34 procurements 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. **Construction Update**

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

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. **Capital Improvement Program Update**

This report provides the Planning and Development Subcommittee with an informational update on the department's ongoing Capital Improvement Program.

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, August 4, 2026.



**PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES
February 3, 2026**

Meeting held in person and via WebEx

Subcommittee Members Present

David Shilliday
Sandra Ferniza - Chairperson
Cynthia Aragon

Subcommittee Members Absent

Verma Pastor

Staff Present

Abbe Slade
Candace Huff
Carolina Potts
Chad Makovsky
Daver Malik
Eric Everts

Jon Brodsky
Marshall Kain
Matthew Becker
Matthew Heil
Mike Pluff
Moe Yacut

Monica Hernandez
Pearl Meza
Roxann Favors
Ryan Hartnett
Sarah Demory
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 14 CFR Part 139.

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 engaged in 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 hardstand development. 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 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 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.

He emphasized that with FAA concurrence to rely on the comprehensive 2006 Environmental Impact Statement for the new terminal rather than reinitiating a full environmental review, the project timeline can advance by as much as three years. This positions the terminal for a potential opening around the end of 2033, provided that 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. The project will involve stakeholder engagement at multiple levels ranging from internal airport teams to airlines, elected officials and others.

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. Planning work is expected to begin in early

January 2026, with periodic updates planned for the subcommittee and full Board.

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 community use.

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 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 Procurements Approved by City Council

Description

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

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

Phoenix Sky Harbor International Airport Terminal 3 Garage Expansion Joints and Bearing Pads and Terminal 4 Garage Seals and Expansion Joints on Levels 4 through 9

City Council approved an agreement with Walker Consultants, Inc. to provide professional services that include design and possible construction administration and inspection for the Phoenix Sky Harbor International Airport Terminal 3 Garage Expansion Joints and Bearing Pads and Terminal 4 Garage Seals and Expansion Joints on Levels 4 through 9 projects. The total fee for services will not exceed \$11 million.

The purpose of the project is to provide repairs to the Terminal 3 and Terminal 4 parking garages at Phoenix Sky Harbor that are exhibiting signs of structural deterioration. While maintenance crews have performed numerous general maintenance repairs over the years, most of these components are now approaching the end of their 20-year useful life.

Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System Upgrades

City Council approved an additional payment ordinance for Agreement 157694 with The Weitz Company, LLC to provide additional Construction Manager at Risk Services for the Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System Upgrades project. The additional fee for services will not exceed \$18 million. This \$18 million increase is for the next phase of services for the modernization of the Terminal 4 American Airlines BHS Upgrades Northside Project. This work will also include improvements to the BHS for the addition of lighting to belt tunnels, catwalks, and rails to improve access to maintain the system.

The project is necessary because the Baggage Handling System used by American Airlines and the various common-use systems in Terminal 4 are over 25 years old and largely obsolete and operating on end-of-life controls and technology. Previous City Council Payment Ordinances were approved for a cumulative Not-To-Exceed amount of \$82.6 million. This payment ordinance will increase the cumulative Not-to-Exceed payment ordinances of \$82.6 by an additional \$18.0 million for a new total amount not to exceed \$100.6 million.

Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization

City Council approved an agreement with Kimley-Horn and Associates, Inc. to provide engineering services that include 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.

The purpose of the project is to provide engineering services to replace outdated Constant Current Regulators and related electrical infrastructure in the three airfield lighting vaults at Phoenix Sky Harbor International Airport. The existing equipment is more than 20 years old and is no longer supported by the manufacturer. Updating these systems in the north, center, and south vaults is essential to maintain safe and reliable airport operations, prevent disruptions to aircraft movement, and ensure continued compliance with regulatory requirements.

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 informational 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

The scope of this airfield project includes not only the taxiway construction but also enabling work which 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 Taxiway U Project will ultimately relocate Sky Harbor Boulevard and Buckeye Road to new alignments running below the future taxiway. The project is reaching a major milestone with the relocation of roadway traffic under the first span of the taxiway bridge. The project will begin shifting roadway traffic in phases, starting in May 2026. The update will cover upcoming major milestones and the impact on overall roadways.

Phoenix Sky Harbor International Airport Terminal 4 Central Plant

The scope of the Terminal 4 Central Plant project includes replacing central plant equipment that provides cooling for the campus. When this project is completed, the new Central Plant will provide increased campus building cooling capacity and energy efficiency while simultaneously reducing operations and maintenance costs.

The Terminal 4 building campus is approximately 1.9 million square feet. This includes the main terminal and eight concourses with associated connecting bridges. The modernization of the equipment will align with the Aviation Department's goals in sustainability, resiliency, and efficiency. This update will

cover the completion of cooling tower replacement, a major milestone for the project.

Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System (BHS) Upgrades

The project is necessary because the BHS used by American Airlines and other airlines in the various common-use systems in Terminal 4 are over 25 years old, largely obsolete, in poor condition, and operating on end-of-life controls and technology. The update will cover the project's current status, major milestones, and scope of improvements. The scope includes enabling work, Recheck, and the American Airlines Northside Tunnel/Basement work.

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:	Capital Improvement Program Update

Description

This report provides the Planning and Development Subcommittee with an informational update on the department's ongoing Capital Improvement Program.

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. This growth requires investment in the airport's infrastructure to maintain adequate levels of service for passengers and to maintain the facilities and systems for efficient and smooth operation of the airport. The department's 5-year \$3.6 billion Capital Improvement Program (CIP) addresses these needs and ensures that Sky Harbor continues to balance growth with adequate supporting facilities and infrastructure.

The CIP represents a comprehensive approach to maintenance of existing facilities, investment in life cycle replacement of aging assets and carrying on the necessary repair and renewal of infrastructure. The CIP touches all aspects of the airport including the terminals, landside, airside and the PHX Sky Train.

Staff will provide an update on the CIP, key projects and infrastructure investments and the areas of airport operations or facilities that are impacted at all three airports – Sky Harbor International, Deer Valley and Goodyear airports.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Recommendation

This item is for information and discussion.