



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
PUBLIC MEETING
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
Second floor 15000 N. Airport Drive
Scottsdale, Arizona
MEETING HELD ELECTRONICALLY
Wednesday, May 19, 2021**

MINUTES

PRESENT: John Berry, Chair
Charles McDermott, Vice Chair
Larry Bernosky
Ken Casey
Cory Little
Peter Mier (arrived at 5:04 p.m.)

ABSENT: Rick Milburn

STAFF: Gary Mascaro, Aviation Director
Sarah Ferrara, Aviation Planning & Outreach Coordinator
Carmen Williams, Aviation Finance & Administration Manager
Chris Read, Assistant Aviation Director-Operations
Tiffany Domingo, Staff Coordinator
Meredith Tessier, Planning Department

GUESTS: Brian Mackin, Mackin Aviation, LLC
Richard Layson, Truman Arnold Companies dba TAC Private Hangars
Aaron Fish, Keystone Aviation, LLC
John B. Berry

CALL TO ORDER

Chair John Berry called the meeting to order at 5:00 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

AVIATION DIRECTOR'S REPORT

Gary Mascaro, Aviation Director announced that the Runway Rehab Project is a full go. Beginning July 6, 2021, the Airport will be shut down for approximately 45 days.

1. Special Meeting: April 7, 2021

COMMISSIONER BERNOSKY MADE A MOTION TO APPROVE THE SPECIAL MEETING MINUTES OF APRIL 7, 2021 AS PRESENTED. COMMISSIONER CASEY SECONDED THE MOTION, WHICH CARRIED 5/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES. COMMISSIONER MIER HAD NOT YET ARRIVED.

REGULAR AGENDA ITEMS 1-12

1. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Mackin Aviation, LLC to conduct Aircraft Sales at the Scottsdale Airport.

Ms. Williams stated that Mackin Aviation leases both office and Hangar space at Ross Aviation. Company owner Brian Mackin was associated with the former Pacific Air Center that cancelled their ABP earlier in March. Mackin Aviation has met the requirements of the Aeronautical Business Permit and submitted all the required documentation. She noted that Mr. Mackin was present to answer any questions. In response to a Commissioner question, Mr. Mackin confirmed that they will only be doing sales, not management.

COMMISSIONER LITTLE MADE A MOTION TO APPROVE THE APPLICATION FOR AN AIRPORT AERONAUTICAL BUSINESS PERMIT FOR MACKIN AVIATION, LLC, TO CONDUCT AIRCRAFT SALES AT THE SCOTTSDALE AIRPORT. VICE CHAIR MCDERMOTT SECONDED THE MOTION, WHICH CARRIED 5/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES. COMMISSIONER MIER ABSTAINED, DUE TO HIS LATE ARRIVAL.

2. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Truman Arnold Companies, dba TAC Private Hangars to conduct Aircraft Hangar/Shade Leasing Services at the Scottsdale Airport

Ms. Williams stated that TAC Private Hangars is a division of Truman Arnold Companies, based out of Dallas, Texas. On May 1st, they assumed the Gemini Air Group Lease for two hangars and took over existing based aircraft agreements. They have met all the requirements of the Aeronautical Business Permit and submitted all the required documentation. She introduced Richard Layson, Director of Operations. In response to Commissioner question, Ms. Williams

clarified that this is just a lease assignment, with Truman Arnold Companies dba TAC Private Hangars assuming the lease and related financials. There were no other changes to the lease terms.

VICE CHAIR MCDERMOTT MADE A MOTION TO APPROVE THE APPLICATION FOR AN AIRPORT AERONAUTICAL BUSINESS PERMIT FOR TRUMAN ARNOLD COMPANIES, DBA TAC PRIVATE HANGARS TO CONDUCT AIRCRAFT HANGAR/SHADE LEASING SERVICES AT THE SCOTTSDALE AIRPORT. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Keystone Aviation, LLC to conduct aircraft charter/management and aircraft maintenance and repair services at the Scottsdale Airport

Ms. Williams stated that Keystone is also owned by Truman Arnold Companies, however they operate as a separate company from TAC Private Hangars and are based out of Salt Lake City. They have subleased office and hangar space from TAC Private Hangars to conduct their aircraft maintenance services. Keystone Aviation has met the requirements of the Aeronautical Business Permit and submitted all the required documentation required. She introduced Chief Operating Officer, Aaron Fish. In response to a question from Chair Berry, Mr. Fish stated that Keystone provides charter, aircraft management and maintenance, having been in business for 26 years. They were acquired by Truman Arnold Companies approximately nine years ago. They currently manage approximately 24 aircraft. Level of maintenance is the same as was performed by Gemini Maintenance.

COMMISSIONER MIER MADE A MOTION TO APPROVE THE APPLICATION FOR AN AERONAUTICAL BUSINESS PERMIT FOR KEYSTONE AVIATION, LLC TO CONDUCT AIRCRAFT CHARTER/MANAGEMENT AND AIRCRAFT MAINTENANCE AT THE SCOTTSDALE AIRPORT. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

4. Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding case 11-ZN-2020 (Zoning District Map Amendment) to rezone from Single-family Residential (R1-35) District to Special Campus, Planned Shared District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building step-backs and landscape buffers, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road.

Meredith Tessier, Planning Department, stated that the applicant is requesting the rezoning to accommodate existing land uses in the new residential health care facility, Ina Levine Campus. The site is located at the intersection of Scottsdale Road and Sweetwater Avenue. An aerial view and description of surrounding uses was provided. The Applicant's proposal is consistent with the 2001 General Plan Conceptual Land Use Map, as it designates the site as cultural, institutional or public use, which includes public and private facilities. The Special Campus Planned Shared Development District will be used to implement the Cultural Institutional General Plan Land Use Category for the property and provide a variety of uses on the Ina Levine Campus. The Campus

is located within the AC-1 area of the Airport Influence Zone, which allows residential health care facilities, subject to FAA height analysis, fair disclosure notice and aviation easement. The site is located outside of any designated noise contours. The conceptual development plan was reviewed. There will be a new 38-foot-tall residential health care facility comprised of approximately 185 units or beds. Mr. John B. Berry (no relation to Chair Berry) was present to provide additional details. There are existing single family residences adjacent to the site on all four sides. Scottsdale Road is to the immediate west. West of Scottsdale Road is the City of Phoenix. The developer will require disclosure to residents of the facility regarding the proximity to the Airport. They are also voluntarily using noise attenuation in buildings, even though they are not required.

In response to a question from Chair Berry, Mr. John B. Berry described the anticipated timeline for the project as “as soon as possible,” adding that there is great demand in this area of Scottsdale for senior living facilities. The facility will provide opportunities for independent living as well as memory care and assisted living. They are building to the maximum allowable 38 feet.

VICE CHAIR MCDERMOTT MADE A MOTION FOR A RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASE 11-ZN-2020. COMMISSIONER BERNOSKY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

5. Discussion and Input Regarding Quarterly Noise Complaint Summary Report

Sarah Ferrara, Aviation Planning & Outreach Coordinator, stated that staff response to complaints include 26 callbacks, and 2 emails. There were 37 repeat complainants and 24 new complainants. For the first quarter of 2021, there have been a total of 12,364 total complaints, compared with 426 last year. One single complainant submitted over 12,000 complaints via the online portal.

Commissioner Mier asked about the nature of the complaints received from the complainant. Ms. Ferrara stated that the complaints are fairly standardized and just address noise over the residence. This is an existent versus new complainant, who began to submit numerous complaints beginning in the fall of 2020.

6. Discussion and Input Regarding Airport and Airpark Aeronautical Business Permit Additions, Revocations and Cancellations

Ms. Williams referenced the update spreadsheet, citing the inclusion of the new ABPs approved this evening. Gemini Air Group permits were cancelled effective April 30th. Pacific Air Center cancelled in March. Vernon Aviation cancelled its ABP in April. Delta Private Jets on the Airpark cancelled its permit for aircraft management services in March.

7. Discussion and Input Regarding the Monthly Construction Report

Chris Read, Assistant Aviation Director-Operations, provided an update on the second phase of the Box Hangar Project, which is approximately 25 percent complete according to the financials.

Completed work includes underground utilities, concrete floors and masonry. Photographs were reviewed. The Runway Rehabilitation Project is set to begin on July 6, 2021 pending the grant award with an estimated completion date of August, 2021.

8. Discussion and Input Regarding the Monthly Operations Report

Mr. Read reported a 195 percent increase in IFRs compared to last year, explaining that that is the month that IFR jet traffic was significantly hit by COVID. There were a couple of rough running engine alerts. There were several small fuel spills, for which Mr. Read met with the general manager of one of the FBOs in terms of spill prevention. There were three enforcement actions. Revenue from U.S. Customs was \$99,300, total uses of 179 and U.S. visits of 37. Total revenue fiscal year to date is \$689,650 compared to \$503,650 last year. Total uses for April, 2021 were 179 compared with 20 last year. Total uses fiscal year to date were 1,237 compared with 912 last year. There were 23 PPRs for the calendar year.

In response to a question from Commissioner Bernosky, Mr. Read stated that under incidents, the suspected mentally unstable person at Ross was not an employee.

Commissioner Mier requested clarification on PPRs. Mr. Read stated that aircraft with a certificated maximum takeoff weight of 99,000 pounds do not have to get a PPR, if their actual takeoff weight is under 75,000 pounds. Commissioner Little asked if there has been an increased amount of PPRs this year compared to last year. Mr. Read stated that we are a little bit ahead this year.

9. Discussion and Input Regarding Financial Report for March 2021

Ms. Williams stated that the approved revenue budget was \$4 million, with actuals at \$5.1 million. For expenses, the budget was \$1.86 million with actuals at \$1.98 million. The variance will likely increase, primarily due to new Customs labor rates, which came into effect after budget approval. For the March comparison, there was \$758,000 in revenues in 2021 compared to \$557,000 last year. Expenses are higher this year at \$302,000 compared to \$154,000, due to the quarterly Customs labor payout. The Aviation Fund cash balance is slightly under \$6.3 million as of March 31st. March fuel revenues continue to be ahead of last year. Jet gallons sold by the FBOs are up 15 percent. AVGAS is up 29.6 percent and the Airpark is up 2.4 percent over last March. Overall for March, gallons are up 12.3 percent. For fiscal year-to-date, jet fuels are up 23 percent. AVGAS is up 11.7 percent. Airpark fuel is down slightly by 1.5 percent. Actual gallons pumped year-to-date total 9.3 million, representing a 15 percent increase over last year.

Chair Berry asked whether the Airport receives any percentage on top of the base rent for the restaurant. Ms. Williams confirmed that the Airport receives 7 percent of revenues above rent.

10. Discussion and Input Regarding Public Outreach Programs and Planning Projects

Ms. Ferrara reported that the City of Scottsdale filed an opening brief in the U.S. Court of Appeals for the District of Columbia Circuit in regards to the NextGen/Phoenix Metroplex. Eight voluntary curfew letters were issued in March and three in April. For planning and zoning, there were four projects in March and three in April in the Airport Influence Area. In response to a question from

Chair Berry, Ms. Ferrara stated that only one of the letters was related to the complainant with the large number of submitted complaints.

Staff continues to promote the Runway Rehab Project through a variety of methods. Banners have been installed at all vehicle and aircraft gates. An interview was given for the General Aviation Box Hangar project for Airport Business Project of the Year, which should be published in June.

In response to a question from a Commissioner Little Ms. Ferrara said we just heard NBAA is back on for this year and we plan to go.

In response to a question from Commissioner Bernosky, Ms. Ferrara stated that the City of Scottsdale is mainly working through our Mayor and Council and our Attorney's office. They filed an open legal brief to the FAA.

In response to a question from Commissioner Mier, Mr. Mascaro stated that in light of COVID, there are no plans for a reopening celebration upon runway reopening.

11. Administrative report from the Aviation Director or Designee Regarding the Status of Aviation-Related Items

Mr. Mascaro stated that the Airport Code Amendment was approved by the City Council on consent on March 16th. The construction award was approved on April 20th.

In response to a question from Commissioner Bernosky, Mr. Mascaro stated that the height concern issues with the Nationwide Insurance building have been resolved, as the FAA approved the height.

12. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

Mr. Mascaro stated that the Commission has typically mirrored the City Council calendar with cancellation of July and August meetings.

CHAIR BERRY MADE A MOTION TO CANCEL THE JULY AND AUGUST AIRPORT ADVISORY COMMISSION MEETINGS. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

FUTURE AGENDA ITEMS

There were no items added.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:54 p.m.

AYES: Chair Berry, Vice Chair McDermott, Commissioners Bernosky, Casey, Little and Mier

NAYS: None

SUBMITTED BY:

eScribers, LLC