



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
PUBLIC MEETING**

**Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive
Scottsdale, Arizona
Wednesday, September 21,
2022**

MINUTES

PRESENT: Charles McDermott, Chair
Peter Mier, Vice Chair
Larry Bernosky
John Berry
Ken Casey
Cory Little (telephonic)

STAFF: Gary Mascaro, Aviation Director
Carmen Williams, Aviation Finance & Administration Manager
Sarah Ferrara, Aviation Planning & Outreach Coordinator
Chris Read, Assistant Aviation Director-Operations

GUESTS: Ryan Strand, Flightworks, Inc.
Lindsay Ishak, Square One Concepts, Inc.
Brian McNanna, Luxury Aero Collection, LLC.

CALL TO ORDER

The meeting was called 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, welcomed the commissioners back from their summer break and thanked both Commissioners Berry and Little for six years of service on the Airport Advisory Commission as this is their last meeting.

Chair McDermott commented that the Southwest Chapter of the American Association for Airport Executives honored Director Mascaro with the Airport Executive of the Year Award at their summer conference.

1. Regular Meeting: June 15, 2022

COMMISSIONER BERNOSKY MADE A MOTION TO APPROVE THE REGULAR MEETING MINUTES OF JUNE 15, 2022 AS PRESENTED. COMMISSIONER BERRY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MCDERMOTT, VICE CHAIR MIER AND COMMISSIONERS BERNOSKY, BERRY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

PUBLIC COMMENT

There were no public comments.

REGULAR AGENDA ITEMS 1-10

1. Discussion and possible action regarding application for Airport Aeronautical Business permit for Flightworks Inc. to conduct flight training and aircraft leasing/rental services at the Scottsdale Airport.

Carmen Williams, Aviation Finance & Administration Manager, stated that Flightworks took over Elite Flight Training's business earlier this year. They operate out of the Signature Flight Support West Facility. They have met the requirements of the aeronautical business permit.

In response to a question from Vice Chair Mier, Ryan Strand, Flightworks, Inc., stated that the company purchased the business assets of Elite Flight Training.

In response to a question from Commissioner Casey, Mr. Strand stated there are ten planes in the hangar, with seven used for training and rental.

COMMISSIONER BERRY MADE A MOTION TO APPROVE THE APPLICATION FOR AERONAUTICAL BUSINESS PERMIT FOR FLIGHTWORKS INC. TO CONDUCT FLIGHT TRAINING AND AIRCRAFT LEASING/RENTAL SERVICES AT THE SCOTTSDALE AIRPORT. COMMISSIONER BERNOSKY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MCDERMOTT, VICE CHAIR MIER AND COMMISSIONERS BERNOSKY, BERRY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

2. Discussion and possible action regarding application for Square One Concepts, Inc. to conduct off-airport catering services at the Scottsdale Airport.

Ms. Williams provided a brief company overview. They have met all requirements of the permit. Lindsay Ishak, Square One Concepts, Inc., was present to represent the applicant.

VICE CHAIR MIER MADE A MOTION TO APPROVE THE APPLICATION FOR AERONAUTICAL BUSINESS PERMIT FOR SQUARE ONE CONCEPTS, INC. TO CONDUCT OFF-AIRPORT CATERING SERVICES AT THE SCOTTSDALE AIRPORT. COMMISSIONER BERRY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MCDERMOTT, VICE CHAIR MIER AND COMMISSIONERS BERNOSKY, BERRY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and possible action regarding application for Airport Aeronautical Business Permit for Airworthy Avionics LLC to conduct mobile aircraft maintenance and repair services at the Scottsdale Airport.

There was no vote on this item, as no representative from Airworthy Avionics, LLC, was present. There was consensus to postpone this item to the next scheduled meeting.

4. Discussion and possible action regarding application for Airpark Aeronautical Business Permit for Luxury Aero Collection, LLC to conduct aircraft sales at the Scottsdale Airport.

Ms. Williams stated that the applicant operates out of a hangar in the Airpark. They have an arrangement with Atlantic Aviation to store aircraft for interested buyers to visit. They have met all the requirements of the permit. Brian McNanna, Director of Operations, was present to represent the applicant.

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

5. Discussion and input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations

Ms. Williams cited to the permit approvals from the current meeting. In addition, there are two other changes, including the cancelation of the permits for Elite Flight Training and Prime Jet.

6. Discussion and input regarding Monthly Operations Report

Chris Read, Assistant Aviation Director-Operations noted the difference in based aircraft compared to last year, which is as a result of the vacating of the Greenway Hangars and Shades. Operational numbers also reflect changes as a result of the runway closure last year. There was one Alert 2 and one incident with a Cessna 172 going off the runway. Revenue for U.S. Customs

for the month was \$49,075 with 95 uses and 32 U.S. visit uses. Revenue and total uses were up over last year at \$1.1 million for Fiscal Year 21/22, compared with \$852,375 for Fiscal Year 20/21. There were 74 PPRs for the year.

Commissioner Bernosky asked for clarification on the two enforcement actions of speeding and aiding and abetting speeding. Mr. Read stated that the regulations include a rule that if someone provides access to the airfield to another person, who then breaks a rule, the individual who provided access is subject to the consequences of aiding and abetting the rule violation.

Commissioner Casey commented on the significant increase of based helicopter and asked if this is conjunction with helicopter school flight training activity. Mr. Chris confirmed that Universal Helicopters is storing several additional helicopters on the airport.

7. Discussion and input regarding Monthly Financial Reports for May, June, July

Ms. Williams focused on the end of year report for June and the recent report for July. The fiscal year ends on June 30th and the Airport is currently in the first quarter of Fiscal Year 22/23. Overall, the Department did very well during the past fiscal year, exceeding revenues well beyond forecast. At the end of June, fiscal year revenues finished at \$9.2 million, 48 percent above the target for revenues. There was \$2.8 million in expenses, 2 percent under budget. The private charter segment, which increased significantly during the pandemic, has continued to remain elevated. Customs activity finished the fiscal year with over 2,000 inspections, an increase of 33 percent over last year. Expenses ended at \$56,000 under budget for the year with some increased inflationary costs. For June, there was \$939,000 in revenues, compared to last year at \$750,000. Monthly expenses of \$218,000 were less than last June's expenses of \$320,000. The Aviation Fund Cash balance was \$6.3 million as of June 30th. Annual fuel revenues were up 14.8 percent over last year with total gallons of 16.7 million. FBO jet fuel sales are up 17.4 percent over last year. AVGAS had a decrease of 12.8 percent. Airpark fuel sales were up 10.6 percent. July revenues were at \$1.2 million. The variance will decrease in the coming months. Expenses were higher than budgeted at \$349,000, due to the timing of the Customs labor invoice as well as the timing of annual software subscriptions.

In response to a question from Commissioner Bernosky, Ms. Williams stated that there are annual subscription fees for the lease management system as well as software for Airport operations.

Ms. Williams stated that the Aviation Fund cash balance was \$6.1 million at the end of July. Fuel sales for July were down 18.2 percent, AVGAS was down 4 percent and the Airpark up 17.8 percent. It is expected that comps will improve over the next couple of months.

In response to a question from Commissioner Casey regarding AVGAS, Mr. Mascaro stated that this is a topic of discussion nationally. Alternative fuel services are currently being pushed, particularly in California airports. In talking with the Airport's three primary FBOs, there is interest in making these changes in the future. Several hoops will be required, including building new facilities and obtaining the product at a reasonable price. The Airport will be looking into this further in the future.

8. Discussion and input regarding Quarterly Noise Complaint Summary

Sarah Ferrara, Aviation Planning & Outreach Coordinator, stated that the report will recover the second quarter, including April through June. There were a total of 11 callbacks and emails for the period. There were 23 repeat complainants, and 9 new complaints. For 2022, there were a total of 389 complaints compared to 437 for 2021.

The Optima project will be discussed by the Planning Commission on October 26. Based on confirmation with the project manager, building heights were reduced on average of approximately ten feet per building.

In response to a comment from Chair McDermott, Ms. Ferrara said that the approved Airport Advisory Commission minutes related to this project will be shared with the Planning Commission as an attachment to their report.

Chair McDermott stated that in his experience with situations such as this, there is a recommendation to the developer to submit updated documentation to have the FAA confirm that the adjustments were made. He recommends this to airports in similar situations. Ms. Ferrara stated that typically such documentation is not required to be submitted until final plans are submitted. This case will be interesting, as the Airport will make the stipulation, however the Airport will not see updates until they submit for final plans. Chair McDermott suggested that the City planning personnel could request the revised elevation submissions. Chair McDermott comment that if they resubmit, this provides the FAA with an opportunity to take another look, which would provide confidence to the City that the appropriate adjustments have been made.

9. Discussion and input regarding Public Outreach Programs and planning projects

Ms. Ferrara provided an update on the Next Gen/Phoenix Metroplex. In June, the US Court of Appeals dismissed the City of Scottsdale's legal brief, however, the City may continue efforts to pursue a better outcome. The working group met in May but did not include Scottsdale representatives. The group is scheduled to reconvene in October and Scottsdale officials continue to request inclusion. The website has been updated.

In terms of the voluntary curfew program, two letters were sent in June, two in July and three in August.

Staff continues to monitor property development through the Planning Department. There were seven in June, one in July and three in August.

A few listservs were sent out recently, including an announcement that Ross is becoming Atlantic Aviation. There was also an announcement regarding TAC being acquired by Signature Aviation as well as an announcement regarding the record high customs activity. A teaser video was launched for the Super Bowl and the reservation slot system. Press releases on the Aircraft Run Up project resulted in positive media coverage from AZFamily and several articles. The NBAA-BACE conference will be held in October, 2022 in Orlando, Florida. Aviation staff will exhibit to promote the upcoming operations plan for Super Bowl. The department has launched two new webpages regarding the Super Bowl

as well as a special Events webpage. Aviation staff gave two presentations at a retired men's group in Terravita and for the Scottsdale Insider tour.

In response to a question from Commissioner Casey, Mr. Mascaro stated there will be an update on the Super Bowl program in an upcoming meeting. Three arrivals will be permitted per hour. Reservations are required to operate between Sunday 5:00 through Monday, users will have to contact the FBO. Mr. Bernosky asked if club owners get priority. Mr. Mascaro stated that this is up to the FBOs.

In response to a question from Vice Chair Mier, Mr. Mascaro confirmed that this will be occurring at the same time as the Phoenix Open.

10. Administrative report from the Aviation Director, or designee, regarding the status of pending aviation-related items

Mr. Mascaro noted that the list has not changed since the last meeting. Scottsdale Jet Center Hangar 2 is currently in construction with completion scheduled for late spring or early summer of next year. Project Cactus is at final plan approval, hoping to break ground next month. The Optima project reduced its heights based on comments from the Commission to a level that is appropriate. The Seventh Day Adventists Warehouse Building has been launched. For a historical perspective, Scottsdale bought the Airport from the Seventh Day Adventist Church in the mid-60s. Their facility is located on the south end of the Airport adjacent to the park and ride location. They are looking to do a major redevelopment. The first pre-application meeting has been held. There is not currently a request for any zoning changes that would come before the Commission.

In terms of items to City Council, there are no new items to address.

Commissioner Casey referred to the Scottsdale Jet Hangar and asked about the square foot threshold for requirement of a fire suppression system. Mr. Mascaro stated that the old code had a mandate of 30,000 square feet. There have been significant discussions nationally regarding suppression systems and how they can cause more damage than benefits.

11. Discussion and possible action to modify the Airport Advisory Commission meeting schedule and commission item calendar

Mr. Mascaro noted that most of staff will be away during the week of October 19th.

VICE CHAIR MIER MADE A MOTION TO MOVE THE NEXT AIRPORT ADVISORY COMMISSION MEETING DATE FROM OCTOBER 19 TO OCTOBER 26, 2022. CHAIR BERRY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MCDERMOTT, VICE CHAIR MIER AND COMMISSIONERS BERNOSKY, BERRY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

PUBLIC COMMENT

There were no public comments.

FUTURE AGENDA ITEMS

There were no items added.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 5:51 p.m.

SUBMITTED BY:

eScribers, LLC