



PHOENIX DEER VALLEY AIRPORT

Function: Phoenix Deer Valley Airport Partnership  
Date: Wednesday, October 20, 2008 1:30-2:30 p.m.  
Location: Phoenix Deer Valley Airport Conference Room

Attendees: Arthur Rosen, AOPA, Ed Chauza, DVPA, Michael Rich, CAP, Bill Blackwell, Tenant, Lynn Hoza, Flightbag, Burke Roberts, C.O.P., Police, Robert Gunther, C.O.P., Police, W.T. 'Doc' Brown, C.O.P., Police, Brad Kathrins, Cutter Aviation, Dee Grimm Tenant, Aaron Davis, Cutter Aviation, Tracey Miller, C.O.P. Air Support, Jeff Webbe, C.O.P., Pete Hatchett, Westwind School, Tim Gift, C.O.P., Fire, Mary Schilling, C.O.P., Fire, Jim Delong, Pan Am, Stephen Goddard, Pan Am., Gary Mascaro, C.O.P. Deer Valley Airport

Introductions were made.

Topics of discussion:

**1. Minimum Standards**

- a) Approved by City Council on October 8, 2008.
- b) Fee implementation usually a thirty days after approval, so should be January 2009.
- c) Correspondence will go out to the current business operators we are aware of.

**2. RFP –Aviation Business and Properties-Sandra Torres**

- a) End User-AeroWrx LLC-Parcel #6 southeast of the airport. Finalizing their contract. Lynn Hoza – Flight Bag, asked what will Aero Wrx do? They are an End User and they transport medical equipment and supplies and do medical training internationally. Part of a group called the Carmichael Company. Tracey Miller – PD Air Support, asked if they will be using helicopters for their operation. Gary replied they will only be using turbine aircraft.
- b) 2 acre commercial developer- No proposals came in. RFP closed. Ed Chauza asked what happens now there are no proposals? We will be starting to conduct direct negotiations. Ed Chauza asked what will take to start conducting direct negotiations. Sandra said it will go to Phoenix Aviation Advisory Board for approval to direct negotiate. There was a question regarding standard notification for PAAB meetings. Sandra said she will follow-up.
- c) Vacant Advantage Avionics Hangar-Received two (2) proposals. Business and Properties will meet with one of them next week. Close on getting a tenant in there. This is a priority.

- d) Self-Fueling Island-Under construction. Anticipated opening date for November 1<sup>st</sup>. Ed Chauza asked if November 1<sup>st</sup> was a magic date? Sandra replied no, but rent begins then.
- e) Sandra Torres did a PowerPoint presentation on the 20-Acre corporate parcel proposal. Received one proposal from a company called Scottsdale Hangar One LLC. The major representatives are; Bennett Dorance-funding the project, Michael DeBell and Patrick Colerci(Current G.M) This lease is a 55-year term.
  - \$0.44 per square feet per year.
  - Receive 3% of C.P.I.
  - Lease will be appraised on the 15<sup>th</sup>, 30<sup>th</sup> and 45<sup>th</sup> year.
  - The investment will be around \$35 million.
  - Lessee may conduct aircraft storage, aircraft charter and aircraft management commercial activities.
  - Sub lessees may conduct charter and management activities. They are all subject to SASO (minimum standards) fees.
  - Lynn Hosa – Flight Bag, asked if they were able to open a pilot shop in their facility and they are not.
  - We are giving them a 6-month time frame to evaluate the economics and will provide notice to the airport. They will general a significant amount of money to this airport.

**3. South Ramp Construction/Security Lighting/Signage**

- a) Construction will begin October 27, 2008. Maps were distributed to attendees. Phone calls have been made and emails sent out to tenants that are being impacted. This information is posted.
- b) Funding is secured.
- c) We will be doing milling work in the evening. The airfield will be closed at night for five days
- d) Michael Rich asked if Civil Air Patrol will have a parking space assigned to him and Leslie Henley responded saying Wendy Swanson has that worked out. Gary advised to speak to Administration after the meeting.

**4. Construction projects**

- a) Crackseal repairs-Taxiway A-Construction to start November 3<sup>rd</sup>. Art Rosen asked if there will be any closures to the north runway. Gary said no. Access will be available from north to south. Taxiway will be closed only for three days. They will be working from dawn to dusk and have several crews. Art Rosen asked if work was going to be done in the hangar area or just the ramp. Gary replied he did not have an answer yet, but the airport is evaluating the ramp areas that are in critical need of repair. We may have to relocate some aircraft depending on the areas. More details to follow.

- b) Master Design-Hill Removal-Safety issue for the airport. Half of the hill on the east end is on private property. We did get Federal funding due to it being a high priority. Design is done. We are looking at getting the final costs next week. Will go through the City process on getting it approved by City Council and begin construction by the end of November or beginning of December 2008. The machines that grind the hill down at the same time will turn it into usable material for infield work in the future. Anticipated schedule is 6 to 10 weeks. They will do the work at night. Runway closures at night. Had to work with the Legal Department to access the private property to take their part of the hill down. Area will be secured and have staff on site. The construction company we are using, (C.S.W.) is familiar with aviation operations.

**5. Tower Update-**

- a) Toby Jones is the new Tower Manager. He was unable to be here today but Mr. Jones will be at the next meeting. Cutter Aviation and I had the opportunity to meet with him. He has a temporary assignment for up to 2 years until they hire a permanent. He is familiar with the airport. Several items that have been brought to his attention is the fly-in that Cutter Aviation is having and the fuel farm issue on transitioning aircraft from the south side to the north side. They will accommodate on getting customers to/from the fuel farm.

**6. Fees-Access Cards, Fuel Handler Cards and Self Fueling Cards**

- a) The fees will be \$25.00 per new access cards issued
- b) Replacement, lost, stolen or damaged cards will be a \$15.00 fee.
- c) Fuel Handler's cards will be \$20.00 with a renewal every 2 years. There will be a \$15.00 fee for replacement, lost, stolen or damaged cards.

**7. Miscellaneous**

- a) Jim Delong, Pan Am, will be replaced at Pan Am Flight Academy by Mr. Stephen Goddard. Mr. Delong will be on the Board of Directors. Mr. Goddard did a brief introduction.
- b) Ed Chauza, President DVPA, thanked Gary for helping work on attracting the Scottsdale developer to develop the 20 acre site for Deer Valley Airport. He mentioned the D.V.P.A. picnic which will be held on Saturday, November 1, 2008 at the northwest wash rack.
- c) Bill Blackwell – tenant, asked if the Compass Rose was going to be closed permanently and Gary said it would be at that location. The northwest ramp will be re-designed as a run-up area as approved in the master plan. The City is still evaluating a potential new location for the Compass Rose if feasible.
- d) Dee Grimm asked when will the flight schools use reasonable flight traffic patterns? Jim Delong replied they are flying in accordance with rules and regulations.

- e) Lynn Hoza –Flight Bag, introduced her and husband Mike’s position at the Flightbag. She mentioned she will be unable to attend the picnic.
- f) Aaron Davis - Cutter Aviation, announced they will be hosting a Customer Appreciation day on Saturday October 25, 2008.

Respectfully Submitted,

Leslie R. Henley  
Deer Valley Airport Administration