



PHOENIX DEER VALLEY AIRPORT

Function: Phoenix Deer Valley Airport Partnership
Date: Wednesday, May 21, 2008 1:30-2:30 p.m.
Location: Phoenix Deer Valley Airport Conference Room

Attendees: Dave Tunheim, Honeywell, Art Rosen, AOPA, Ed Chauza, DVPA, Bob Wirth, Tenant, Michael Rich, C.A.P., Bill Blackwell, Tenant, Aaron Davis, Cutter Aviation, Brad Kathrins, Cutter Aviation, Sandra Torres, City of Phoenix, Matthew Wright, Atlantic Aviation, Harold Sharp, FAA, Alex Peric, City of Phoenix, Robyn Sullivan, City of Phoenix, Mary Schilling, City of Phoenix, Fire, Tim Gift, City of Phoenix, Fire, Travis Trexler, Pan Am Flight Academy, Jim Delong, Pan Am Flight Academy, Gary Mascaro, City of Phoenix

Topics of discussion:

- 1. RFP's Corporate Sites-Business and Properties Division-Sandra Torres**
 - a) **End User-AeroWrx, LLC-Two (2) small parcel south east**
 - Company is in the medical field
 - Working on conceptual hangar designs
 - Approved by City Council
 - Finalizing the lease
 - b) **2-acre Commercial Developer-Will not be released until after the 20-acre RFP closes on June 16, 2008.**
 - Panel will review the proposal of the 20-acre lease tentatively during the first week of July.
 - Art Rosen and Ed Chausa asked why wait, we are losing revenue? Sandra will provide this input to her team.
 - Business and Properties brought up the option to do direct negotiations so we don't have to go through the whole RFP process which should shorten time frame.
 - Staff is working to obtain support from the FAA and, the Phoenix Aviation Advisory Board meeting to do direct negotiations whenever possible.
 - Art Rosen commented we rejected two proposals for the two (2) acre project. Sandra said it was for parcels 6 and 7. Parcel 6 was fine, however, 7 was not.

c) **20 Acre Improved Land Developer**-Bid close date delayed until June 16th.

d) **Vacant Advantage Avionics Hangar**-The Business and Properties Division are preparing for the RFP.

- Going through the process. Will go to Legal in May and then it can be issued.
- Art Rosen questioned why we can not use the lease we have? Sandra said we are using the current one but had to red line it.
- Art Rosen questioned who decided to let Advantage Avionics out of their lease. Sandra Torres said the Assistant Director, Paul Blue made the decision. We did, however, keep their security deposit. We followed the process and by doing so they were let out of their lease by default.
- Robert Wirth asked if any changes on what business will be approved to bid on the hangar. Gary advised we will allow several different activities to bid on the RFP in accordance with the Minimum Standards. For example, maintenance, avionics and subleasing.

e) **Self Fueling Island-Conceptual Design Review**

- Contractor put in 100% completed plans.
- Being reviewed. Deadline was last week for Aviation Department to review.
- Keith Lecker with Aviation Fuel Systems is the contractor.
- There is one environmental issue that needs to be addressed.
- Submitting downtown for permits.
- Will have a pre-construction meeting as soon as they receive their permits, should be next week.
- Time frame is approximately 30-60 days for completion
- Utilizing the same contractor that is doing our ramp project for pavement work to expedite the development.

f) **Robyn Sullivan-Business and Properties**

- The RFP for the Sky Harbor Executive Hangar is currently open.
- Information is on the website.
- For aircraft storage only by an end user. No commercial activity.
- Art Rosen brought the subject up concerning landing fees. How are they collected, paid and how late are they? Sky Harbor only receives these fees. For Part 135 operations. The City Code currently references only Sky Harbor regarding these fees. The FBO's collect them, but it cannot be enforced according to current City Code. Sandra Torres will take these questions to her team to check to see if the code should be amended and find more details.

Brad Kathrins said that a small portion of their business (Cutter) is Part 135 usually Part 91 operators. Every airport is different.

2. South Ramp Construction/Security Lighting/Signage-Gary Mascaro

- Lighting is completed. The tower likes the new lighting.
- Areas 1-4 are complete. Moving into Area 5, which is in progress.
- Apron area should be completed early July. Upon completion of area 5, the 1st phase will be complete until we receive more funding. The cost was \$7.2 million.
- Signage up on taxiway and are in place.
- Anticipate receiving \$2-\$2.5 million dollars from State funds to continue the project.
- Additional to that, we were informed we will receive \$1 million in Aviation funding.
- \$1.1million to do the parking fingers on the south side. Anticipate that activity to start sometime in August.
- Have to prioritize certain areas for the next phase for FAA to possibly allocate funding to complete the areas. More to follow.
- Anticipated receiving grant to remove the hill at east end of runway 7R by November.

3. Access Control Phase II-Gary Mascaro

- All the vehicle gates and pedestrian gates are secure.
- Will talk to the FBO's to secure their facility similar to Honeywell. Atlantic already completed many security enhancements as part of their remodel.
- All pedestrian gates and vehicle gates are on the access control using our badges.
- The gates should all be self-closing. Working on a few with mechanical problems.

4. Construction Projects

a) Crackseal/Microseal

- In progress.
- Crack sealing everything in the movement areas, except for the north runway. Anticipate completion by middle of June.
- Ed Chauza asked if we were going repair the huge cracks. Gary said they will saw cut and replace.
- Micro Seal-Anticipate mid July. Close runway completely until the project is completed. Should be approximately 5 days to be closed down. Will provide information as soon as we receive it. Won't wait until next Partnership meeting to publicize it. Hopefully by the end of the week will have more information. Don't know which areas yet.

- Access from north to south of the airport will be available during the closure.
- CSW is the contractor and they are familiar with operating at an airport.

b) Master Design /RSA Improvements/Run-up Areas

- Stantec Consulting will be doing the Master Design project. Both projects will include all the runway safety improvement areas, fixing the drainage, evaluation of the area where the hill will be taken down.
- Relocation of the thresholds on the south runway
- Additional lighting and signage, requested by the FAA and the construction of the run-up areas.
- Contractor is CSW.
- Both of these contracts will go to the City Council in July.
- We have funding to complete the sign work, some RSA areas and Federal funding to remove the hill.
- Art Rosen asked if we are evaluating flashing lights (wig-wags) at the holding areas? Gary said if we get the funding we will certainly look into it.
- Ed Chauza asked if we get wig-wags, were we going solar? Gary replied we would look into it.
- Art Rosen inquired if we were thinking about extending the runway. Gary stated not for this design project.

c) Closed Circuit Television (CCT)

- Awaiting final approval, but planning on starting in July.
- Monitor different gates.
- Have a plan with the Police Department to where we should locate them as they are evaluating our perimeter area.
- Have all in the infrastructure in place, so all we have to do is buy the cameras and have them installed and connected to our existing monitoring system.

5. Tower Update-Harold Sharp

- Last trainee is certified.
- New student controllers in July and August.
- Last meeting for Harold as he will be relocating to Falcon Field.
- Managers will be changing out every year.
- Art Rosen thanked Harold for all his support.
- Gary said the Letter of Agreement for emergency response was an excellent collaborative effort thanks to his help.

6. Miscellaneous

- Aaron Davis with Cutter commented the tower is directing traffic to the wrong F.B.O.
- Matthew Wright said effective May 1st they are now Chevron dealers. Art Rosen asked if we use our Chevron credit card will there be any discount and he said no.
- Matthew mentioned there is an article regarding Deer Valley Airport in the Arizona Business Journal.
- Ed Chauza asked if Atlantic round the price of the fuel to the next gallon. Atlantic charge to the tenth of the gallon and Cutter charge to the nearest gallon.
- Mike Rich said the runway departure end 25L electronic billboard is no longer an issue.
- Gary said he wanted to mention the helipads. The new helipads are active. The FBO's will keep the current helipads. After the project is over the old ones will go away. Circles are labeled east/west.
- Gary advised we are replacing fire extinguishers with the City of Phoenix tag. The City will maintain them in accordance with our rules.
- Travis Trexler from Pan Am Flight Academy introduced himself as the new Chief Pilot.

Meeting Adjourned 2:30 p.m.

Minutes Taken By:

Leslie R. Henley