SCOTTSDALE AIRPORT ADVISORY COMMISSION
PUBLIC MEETING
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive, Second Floor
Scottsdale, Arizona
Wednesday, May 20, 2026

PRESENT: April Beauboeuf, Chair
Thomas Kube, Vice-Chair
Craig Bennett (arrived at 5:01 p.m.)
Peter Lenton
David Mecartney
Peter Mier
John Spalj

ABSENT: none

STAFF: Matthew Johnson, Director of Airport Operations & Maintenance
Andrea Kelley, Airport Administrative Coordinator
Kelli Kuester, Aviation Planning and Outreach Coordinator

GUESTS: Timothy Vallowe, President of AZBAA

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.

PLEDGE OF ALLEGIANCE

Chair Beauboeuf led the Commission in the Pledge of Allegiance.

COMMISSIONER BENNETT ARRIVED AT 5:01 P.M.

AVIATION DIRECTOR'S REPORT

Director of Airport Operations & Maintenance, Matthew Johnson provided the Director's Report due to Director Wielebski and Assistant Director Formo being away at training. He announced the Airport restaurant will be closed for improvement between July 4th and 14th, 2026. The runway and taxiway will close for restriping on May 26 and 27, 2026 from 9:00 a.m. to 6:00 p.m. Assistant Director Formo recently attended the American Association of Airport Executives (AAAE) Annual Convention and Conference in Los Angeles. This conference offers an opportunity to meet industry leaders, attend multiple sessions regarding what is occurring in aviation and at airports, talk to vendors to learn about new and upcoming products and how they can be utilized at Scottsdale Airport, among other beneficial opportunities. Mr. Johnson noted this conference will be held in Phoenix in 2027.

APPROVAL OF MINUTES

Special Meeting: April 13, 2026, and Regular Meeting: April 15, 2026

COMMISSIONER MIER MADE A MOTION TO APPROVE THE APRIL 13, 2026, SPECIAL MEETING, AND APRIL 15, 2026, REGULAR MEETING MINUTES AS PRESENTED. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

PUBLIC COMMENT

There was no response to the call for public comment.

REGULAR AGENDA ITEMS 1-11

1. Annual Update from Arizona Business Aviation Association.

President of Arizona Business Aviation Association (AZBAA), Timothy Vallowe, provided an update on AZBAA's accomplishments focusing on development and growth. Through contributions and proceeds from the annual golf tournament AZBAA provided $95,000 in career development opportunities with scholarships and grants. This year the association plans to provide a total of $60,000 in scholarships, six in the spring and six in the fall.

Mr. Vallowe discussed AZBAA's positive impact on the community, noting the formation of a Safety Committee to ensure they have a voice in the community's safety issues and concerns as well as being a resource for others. A Yo-pro Committee will work with universities to assist students with presenting themselves appropriately, connecting with individuals, and acquiring internships, jobs, or other opportunities. Presently the committee is working with Arizona State University and Embry-Riddle Aeronautical University. The goal is to keep students in the community so it can continue to grow. Mr. Vallowe stated, "*it is expandingness and maturingness as an association*".

Mr. Vallowe advised this year's golf tournament was the largest event with a sold out 27-hole sponsorship and over 200 golfers. Scottsdale is a major airport, and it is important for AZBAA to reach out to other airports and let them know we are here as a resource and to help the community. Keep the momentum, keep individuals involved, and know the impact it is making.

In response to Vice-Chair Kube's question, Mr. Vallowe said they are working with independent flight schools and the great part about having scholarship recipients is they can choose to utilize them.

2. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Nubian Air Co. dba MARS Aviation Phoenix to conduct Mobile Aircraft Washing services at Scottsdale Airport.

Director of Airport Operations & Maintenance, Matthew Johnson, Nubian Air Co. dba MARS Aviation Phoenix has met the minimum operating standards to obtain a permit. He introduced Osman Khalil, a representative from the company, who provided additional details about the business and noted the company focuses on customer relationship building.

Responding to Commissioner queries, Mr. Khalil explained MARS Aviation is a franchise that has been operating in Bosman for 12 years. His team spent two weeks training at this facility and in Billings and noted his graduate school projects that benefit this business. Mr. Khalil clarified this is a mobile aircraft washing service that is also being offered at Deer Valley and Goodyear.

There was no public comment on this item.

COMMISSIONER LENTON MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR NUBIAN AIR CO. DBA MARS AVIATION PHOENIX, TO CONDUCT MOBILE AIRCRAFT WASHING SERVICES AT SCOTTSDALE AIRPORT. COMMISSIONER SPALJ SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

3. Discussion and Input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations.

Director of Airport Operations & Maintenance, Matthew Johnson, noted the last item has been added to the Airport's business permit and tenant list.

4. Discussion and Possible Action to Recommend Adoption of Resolution No. 13653, Authorizing Lease Agreement with 3R Ranch, Inc. for the Lease of North General Aviation Executive Box Hangar Space at Scottsdale Airport (2026-061-COS)

Aviation Planning & Outreach Coordinator, Kelli Kuester, noted 3R Ranch, Inc previously occupied a different box hangar and with that lease term being met, this is a new lease for a different box hangar.

In response to commissioner's queries, Ms. Kuester clarified 3R Ranch, Inc. previously occupied Box Hangar #106 and this lease is for Box Hangar #104 which contains office space. They will have one aircraft in the Box Hangar as well. Currently there is no vacancy among the Box Hangars.

COMMISSIONER MIER MADE A MOTION TO RECOMMEND ADOPTION OF RESOLUTION NO. 13653, AUTHORIZING LEASE AGREEMENT WITH 3R RANCH, INC. FOR THE LEASE OF NORTH GENERAL AVIATION EXECUTIVE BOX HANGAR SPACE AT SCOTTSDALE AIRPORT (2026-061-COS). VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

5. Discussion and Possible Action to Recommend Adoption of Resolution No. 13654, Authorizing Lease Agreement with SDL AZ Holdings, LLC dba Atlantic Aviation for Lease of North General Aviation Executive Box Hangar Space at Scottsdale Airport (2026-062-COS)

Aviation Planning & Outreach Coordinator, Kelli Kuester, noted SDL AZ Holdings, Inc previously occupied two box hangars, and the lease terms have been met, this is a renewal and new lease for a different box hangar that will be sublet.

In response to Commissioner's questions, Ms. Kuester explained SDL AZ Holdings, Inc previously occupied A102 and A104, which will be replaced with A106. As part of the lease agreement, the box hangars can be subleased which is approved administratively. She noted that only aircraft can be stored within the box hangars.

COMMISSIONER MECARTNEY MADE A MOTION TO RECOMMEND ADOPTION OF RESOLUTION NO. 13654, AUTHORIZING LEASE AGREEMENT WITH SDL AZ HOLDINGS, LLC DBA ATLANTIC AVIATION FOR LEASE OF NORTH GENERAL AVIATION EXECUTIVE BOX HANGAR SPACE AT SCOTTSDALE AIRPORT (2026-062-COS). COMMISSIONER BENNETT SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

6. Discussion and Possible Action to Recommend Adoption of Resolution No. 13696, Authorizing Consent Agreement with SDL AZ Holdings, LLC dba Atlantic Aviation (2010-166-COS-A5) Relating to an Indirect Transfer of Ownership or Control Under an Existing Airport Lease at Scottsdale Airport

Aviation Planning & Outreach Coordinator, Kelli Kuester, reviewed Resolution No. 13696 and noted Atlantic Aviation majority ownership is with KKR, a private entity group. KKR and Apollo Infrastructure, Inc. are private entity groups well established in the aviation industry. KKR will sell their majority ownership to Apollo Infrastructure Group, creating a new arrangement with Apollo Infrastructure, Inc., having 60 percent ownership and KKR having 40 percent ownership. Ms. Kuester noted Director Wielebski had advised there would be no changes to Atlantic Aviation's operating or leadership structures.

In response to Commissioner's questions, Ms. Kuester said Apollo will be a new stockholder company. KKR has been the owner for approximately five years. Should the motion fail, the recommendation would still move forward to City Council for consideration.

COMMISSIONER SPALJ MADE A MOTION TO RECOMMEND ADOPTION OF RESOLUTION NO. 13696, AUTHORIZING CONSENT AGREEMENT WITH SDL AZ HOLDINGS, LLC DBA ATLANTIC AVIATION (2010-166-COS-A5) RELATING TO AN INDIRECT TRANSFER OF

OWNERSHIP OR CONTROL UNDER AN EXISTING AIRPORT LEASE AT SCOTTSDALE AIRPORT. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, COMMISSIONER MECARTNEY, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

7. Discussion and Possible Action to Recommend City Council Adoption of Resolution No. 13664, Authorizing Construction Manager at Risk Contract No. 2026-073-COS with J. Banicki Construction, Inc. for Pre-Construction Services in the Amount of $23,677.43 for the Runway 3-21 Pavement Preservation Project at Scottsdale Airport

Director of Airport Operations & Maintenance, Matthew Johnson, provided an overview of the project noting this is currently at 30 percent design that includes service preparation and placement of seal coat on runway 3-21 and paved shoulders. A runway rehab was completed in the summer of 2021, and pavement preservation is necessary for several reasons including longevity and grant assurances required by the Federal Aviation Administration. Mr. Johnson reviewed the scope of the project that includes removal of existing rubber and striping, crack sealing, surface preparation, application of seal coat, and installation of new pavement markings.

It is anticipated that the project will take seven days to complete and require closure of the runway. He intends to work closely with the contractor to reduce the closure time and potentially conduct night work. The entire project will be paid for through the Aviation Enterprise funds. An outreach program has been established to keep all airport tenants and users informed of the closure. It is proposed to complete the project in late October 2026; however, the construction target date will be finalized and brought to the Aviation Advisory Committee and City Council with the Construction Phase Contract in August 2026.

In response to Commissioner's queries, Mr. Johnson said the runway project in 2021 was performed by Banicki Construction. He explained the Construction Manager of Risk process for selecting a contractor for this project. Although the tentative plan is to start construction in October 2026, it depends on the weather because it must be a certain temperature to apply the seal coat. Banicki Construction will be awarded the entire construction project from start to finish, and the $23,677.43 is payment for the design phase which will include a Contingency Plan. Ms. Kuester stated Mr. Wielebski and Mr. Forma have taken the closure into consideration when preparing next year's budget. Mr. Johnson clarified there will be a further presentation on this project at the August meeting.

COMMISSIONER LENTON MADE A MOTION TO RECOMMEND CITY COUNCIL ADOPTION OF RESOLUTION NO. 13664, AUTHORIZING CONSTRUCTION MANAGER AT RISK CONTRACT NO. 2026-073-COS WITH J. BANICKI CONSTRUCTION, INC. FOR PRE-CONSTRUCTION SERVICES IN THE AMOUNT OF $23,677.43 FOR THE RUNWAY 3-21 PAVEMENT PRESERVATION PROJECT AT SCOTTSDALE AIRPORT. COMMISSIONER SPALJ SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

8. Discussion and Input Regarding Monthly Financial Report for March 2026

Aviation Planning & Outreach Coordinator, Kelli Kuester, reviewed the Monthly Financial Report included in the agenda packet, including statistics related to the approved annual budget, the

Aviation Cash Fund Balance, the accounts receivable aging report, the monthly revenue and expenditure comparison, the year-to-date figures, and fuel flowage numbers. She anticipates the Aviation Fund Cash will change in the future due to the purchase of the new building.

Responding to Vice-Chair Kube's question, Ms. Kuester stated the purchase of the building is complete and the airport has taken ownership.

9. Discussion and Input regarding Monthly Operations Report.

Director of Airport Operations & Maintenance, Matthew Johnson, reviewed the Operations Report included in the agenda packet, highlighting statistics about based aircraft, operations, alerts, incidents, enforcement actions, U.S. Customs and Border Protection, airport operations, and the Business Jet Report. He noted Scottsdale Airport is holding the #8 ranking.

Responding to Commissioner questions, Mr. Johnson noted the transient plan has been removed. Ms. Kuester explained JSX will provide additional details regarding a third agent for customs soon for flights to Cabo San Lucas.

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

Aviation Planning & Outreach Coordinator, Kelli Kuester reviewed the items highlighted in the staff report for this item, noting it will cover April and parts of May. Noting the FAA published an environmental assessment and noise mapping tool.

In response to Commissioner questions, Ms. Kuester noted there were both positive and negative comments and Deer Valley and Scottsdale received questions related to noise impact.

11. Discussion and Input regarding Monthly Construction Report.

Director of Airport Operations & Maintenance, Matthew Johnson, reviewed the Construction Report for May 2026. The Security Gate Improvement project started May 11, 2026, and is moving forward with a completion date of June 12, 2026. Future projects include Runway 3-21 Pavement Preservation Pre-Construction and Construction Phase Project

12. Summary of the Administrative Report from the Aviation Director, or Designee, Regarding the Status of Pending Aviation Related Items.

Aviation Planning & Outreach Coordinator, Kelli Kuester reviewed the Commission items listed in the staff report for this item, stating the Banner Health medical Campus project has not received a date to return to the Planning Commission after being continued at the January 2026 meeting. The One Scottsdale project received a 7-0 vote at the Planning Commission meeting and will go to City Council. The four items voted on this evening will be on the Consent Agenda for City Council's June 9, 2026, meeting. The Master Plan will go to City Council via Work Study session on June 23, 2026. The 2026 City Council meeting calendar is attached for review.

13. Discussion and Possible Action to modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

Aviation Planning & Outreach Coordinator, Kelli Kuester, reminded the Commission of the vote to cancel the June and July 2026 meeting as reflected on the Airport Advisory calendar. The next meeting is August 19, 2026.

PUBLIC COMMENT

There was no public comment.

FUTURE AGENDA ITEMS

There were no future agenda items suggested.

ADJOURNMENT

With no further business to discuss, Chair Beauboeuf called for a motion to adjourn at 6:43 p.m.

VICE-CHAIR KUBE MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER MECARTNEY SECONDED THE MOTION, WHICH CARRIED 7/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

SUBMITTED BY:

eScribers, LLC