



SEDONA-OAK CREEK
AIRPORT AUTHORITY

**NOTICE OF A SPECIAL MEETING OF THE
SEDONA-OAK CREEK AIRPORT AUTHORITY
BOARD OF DIRECTORS**

Monday, March 9, 2026
10:00 a.m.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Sedona-Oak Creek Airport Authority Board of Directors (Board) that the Board will hold a Special Meeting to be convened Monday, March 9, 2026, at 10:00 a.m. in the conference room of the Sedona Airport Terminal Building, Sedona, Arizona. Members of the public are welcome to attend. Members of the public are welcome to attend however there will be no further opportunity for public comment as public comment was received on all matters on this agenda at the February 23, 2026 meeting. As indicated in the Agenda, pursuant to A.R.S. § 38-431.03 (A)(3), the Board may vote to go into Executive Session which will be closed to the public to discuss certain matters or for the purpose of obtaining legal advice from the Board's legal counsel on any matter listed on the agenda pursuant to A.R.S. § 38-431.03 (A)(3). Board members, presenters, and/or attorney(s) may be present telephonically.

Notices of the meeting, as required by A.R.S. §38-431.02, have been appropriately posted in the main terminal building and on the web at www.sedonaairport.org. A copy of the Agenda is available during normal business hours in the Administrative Office at the Sedona Airport at least 24 hours in advance of the meeting.

The Agenda for the Special Meeting is as follows:

- I. Call to Order/Pledge of Allegiance.
- II. Roll call.
- III. Consent Agenda:
 - a. Minutes of the February 23, 2026, Regular SOCAA Board Meeting.
 - b. Minutes of the February 23, 2026, Executive Session.
- IV. Unfinished Business: The following items were discussed contemporaneously at the February 23, 2026, Regular meeting with the objective of deciding whether or not to approve a loan with the Water Infrastructure Finance Authority (WIFA) for water system improvements at Sedona Airport. The same approach will be used here to arrive at decisions on items (b) and (c). All items listed under 'Unfinished Business' will be reviewed, discussed, with action possible.
 - a. Report prepared by Aaron Abendroth, CPA and Senior Manager, Haynie, providing a five-year cash flow projection and financial activity including separate options for construction activities as requested by the Board at the October 27, 2025, Regular Meeting. Mr. Abendroth offered to re-work his report to provide further information if the Board's questions were not addressed or answered adequately.
 - b. Last August, the SOCAA Board authorized Staff and the Board President to execute necessary documents to submit a timely application to the Water Infrastructure Finance Authority (WIFA) for water system improvements at Sedona Airport. The application was timely submitted, and a decision was made by WIFA to offer a long-term loan for \$1,665,000 with no grant.
 - (1) Review and discussion of loan documents, both for the WIFA proposal and the current loan obtained for construction of the fuel farm.

(i) Written approval from National Bank of Arizona as required by the loan document for fuel farm loan.

(ii) Written Statement of User Charges pursuant to WIFA Loan Agreement:

Section 2.9.6. User Charges. The Local Entity has established (or, if the system is not yet in operation, the Local Entity will, at or before the time the system commences operation, establish) a system of user charges which, with other funds lawfully available, will at all times be sufficient to pay the costs of operation and maintenance of the system, including renewals and replacements of the system. The Local Entity also agrees that such system of user charges will be established and maintained in compliance with any applicable requirements of state and federal law as long as the Local Entity owes amounts under this Financial Assistance Agreement. The Local Entity at its sole option may pay the costs of operation, maintenance, repair, replacement, extensions and additions to the System from any funds lawfully available to it for such purpose.

(iii) Bond Counsel Letter as Required by WIFA Loan Agreement.

(iv) Board Resolution as Required by WIFA Loan Agreement.

(2) Review and discussion of bids received for the construction phase of the Fire Suppression Water project. Acceptance of the low bid from Ligon Excavation, Inc for the construction and installation of the Fire Suppression Water System in the amount of \$1,261,607.23 plus project contingency not to exceed 13%.

c. Results and recommendations from the structural assessment of airport-owned hangars conducted by Dibble Engineers as described in the agreement for services approved by the SOCAA Board at the October 27, 2025, Regular Meeting.

V. New Business. None.

VI. Executive Session: Any matter on the agenda on which the Board may seek legal advice. A.R.S. §38-431.03 (A)(3).

VII. Adjournment.

Dated this 6th day of March 2026.

Agenda Approved:

By:  _____

Pamela Fazzini, President
SOCAA Board of Directors

By:  _____

David Cooper, Vice-President
SOCAA Board of Directors