

NOTICE OF THE REGULAR MEETING OF THE SEDONA-OAK CREEK AIRPORT AUTHORITY BOARD OF DIRECTORS

Monday, October 27, 2025 2:30 p.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) the Board will hold their Regular Meeting to be convened Monday, October 27, 2025, at 2:30 p.m. in the conference room in the Sedona Airport Terminal Building, Sedona, Arizona. Members of the public are welcome to attend; all attendees will be required to sign in. 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. The Board may also vote to hold an Executive Session 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.

Notice of the meeting, as required by A.R.S. §38-431.02, has 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 Regular Meeting is as follows:

- Call to Order/Pledge of Allegiance.
- II. Roll call.
- III. Consent Agenda:

Minutes of the Special Meeting Held September 22, 2025

- IV. Reports by:
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
 - e. General Manager update on activities since last meeting
 - f. Business Manager -- presentation of current financial statements & other business
- V. Call to the Public: Individuals may address the Board for up to three minutes on any relevant issue within the Board's jurisdiction. Pursuant to §A.R.S. 38-431.0I(H). Board members shall not discuss or act on matters raised during the call to the public. The Board may direct staff to study the matter or direct the matter be rescheduled for consideration at a later date.

Written comments may be submitted by email sent to admin@sedonaairport.org. Those comments will be considered but will not be read at the meeting.

- VI. Unfinished Business.
 - a. Update from the Selection Committee to Fill Vacancies on the SOCAA Board, appointed at the August 25, 2025, meeting, by Chairman of the Selection Committee David Cooper. Discussion, possible action.

- Proposal by Dibble Engineering, LLC for "Existing Conditions Roof Structural Assessment" of multiple existing airport-owned hangars at Sedona Airport. A proposal for hangar door repairs was approved at the June 23rd regular Board meeting on an "expenditure not to exceed basis" pending receipt of additional bids. That approval was withdrawn at the August 25th regular meeting when additional proposals revealed more extensive structural problems separate from the roof issues. At that time, the Board requested a comprehensive structural assessment of those hangars with an estimate of the cost to return those hangars to a structurally sound and safe condition. This proposal prepared by Dibble is in response to the Board's request. Review, discussion, and possible action.
- Professional Services Agreement from Dibble to address assessment of the airport-owned hangars as identified in the structural assessment. Review, discussion, and possible action.
- VII. New Business. Review, Discussion and Possible Action on each of the following items:
 - a. Presentation by Ryan Leick, Ascension Group Partners (AGP), regarding the proposed revised Minimum Standards for Commercial Aeronautical Activities at Sedona Airport.
 - b. Minimum Standards for Commercial Aeronautical Activities at Sedona Airport. Review, discussion, possible action.
 - c. Proposed Investment Policy for Sedona Airport Authority prepared in response to a request by the Board at the June 23rd, 2025, regular meeting. President Fazzini asked Vice-President Cooper and Director Scott Schroeder to work with General Manager Rose to draft such a policy and report back to the Board. Review, discussion, possible action.
 - d. Proposal to form a Foundation to accept and disperse donations made to benefit SOCAA and/or the Sedona Airport. Review, discussion, and possible action.
 - e. Professional Services Agreement from Spencer and Fane, LLP, to form a not-for-profit foundation to accept and disperse donations to benefit SOCAA and/or the Sedona Airport. Review, discussion, and possible action.
 - Employee Health Insurance. The current employee health insurance, an employee benefit, expires on December 31, 2025. Consider renewal of current contract or seek alternative. Review, discussion, possible action.
 - g. Procedure for Election of 2026 Officers at the Annual Meeting of the Sedona-Oak Creek Airport Authority on December 1, 2025. Review, discussion, possible action.

VIII. Executive Session:

- a. Any matter on the agenda on which the Board may seek legal advice pursuant to A.R.S. §38-431.03 (A)(3).
- b. Discussion or consultation for legal advice with the attorneys of the Board pertaining to the workplace complaint and investigation pursuant to A.R.S. §38-431.03 (A)(3) and (4).

IX. Possible action resulting from matters discussed in Executive Session.

X. Adjournment.

Dated this 22 day of October 2025

Agenda Approved:

Pamela Fazzini, President

SOCAA Board of Directors

David Cooper, Vice-President

SOCAA Board of Directors