



**SEDONA-OAK CREEK
AIRPORT AUTHORITY**

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

February 23, 2026
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) that the Board will hold a Regular Meeting to be convened Monday, February 23, 2026, at 2:30 p.m. in the conference room of 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 will 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) and (A)(1). 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. Public Hearing. Presentation by Alyson Hulet of Coffman Associates regarding the environmental review of the property proposed for the expansion of Sky Ranch Lodge. Discussion; questions and responses, opportunity for public comment relative to this presentation. Possible action.

End of Public Hearing.
- IV. Consent Agenda:
 - a. Minutes of the Annual and Regular SOCAA Board Meetings held December 1, 2025
 - b. Minutes of the Executive Session November 10, 2025
 - c. Minutes of the SOCAA Special Meeting/Workshop held February 9, 2026
- V. Reports by:
 - a. General Manager – summarized update on activities since last meeting and review of the revised (January 20, 2026) In-House Capital Projects.
 - b. Business Manager – presentation of current financial statements.
- VI. 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. 38-431.01(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.

VII. Unfinished Business:

A. Items tabled or postponed at the December 1, 2025, Regular Meeting:

- a. Proposal to form a Foundation to accept and disperse donations made to benefit SOCAA and/or the Sedona Airport. Previously agendized with presentation made by member of the public; action was postponed until next regular SOCAA Board meeting. Review, discussion, and possible action.
- b. 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.
- c. Consideration of the proposed and previously reviewed revised Minimum Standards for Commercial Aeronautical Activities at Sedona Airport. Review, discussion, and possible action.

B. Items to be Discussed Contemporaneously Pertinent to Projects and Their Impact on the Budget and Cash Flow. Possible action:

- a. 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. Review, discussion, possible action.
- 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. Review and discussion of the offer; review and discussion of bids received for construction phase of the project. Possible action on both the WIFA offer and the project construction bids.
- c. Presentation by Aaron Abendroth, CPA and Senior Manager, Haynie. Report 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. Review, discussion, possible action.
- d. Discussion of all current and pending or proposed projects and their impact on the budget and cash flow with a request for the Board, with input from the General Manager, to rank each and every project proposed to commence in years 2025 through 2030 including both those listed on the latest ACIP (dated July 7, 2025) and in the In-House Capital Improvement Plan, in order of priority taking into account safety issues, potential exposure/risk if project is not done now, and potential to produce additional revenues for the Airport Authority. In order for the SOCAA Board to responsibly carry out its fiduciary responsibilities, each project must be assessed - on its own as well as part of the overall picture- as to the combined ultimate impact on the airport now and in the future. Review, discussion, possible action.

VIII. New Business:

- a. Renewal of the Williams Scotsman 2-year lease of the modular unit currently occupied by Apex and due on March 30, 2026. Review, discussion, possible action.
- b. License agreement between Luxair Detail, LLC and Sedona-Oak Creek Airport Authority. Review, discussion, possible action.

IX. Executive Session:

- a. Any matter on the agenda on which the Board may seek legal advice. A.R.S. §38-431.03 (A)(3).
- b. Quick update on on-going litigation pursuant to A.R.S. §38-431.03 (A)(4).
- c. Annual review of contract with and performance of General Manager pursuant to A.R.S. §38-431.03 (A)(1).

d. Discussion of newly created senior executive position (Deputy General Manager) with employee hired to fill that position pursuant to A.R.S. §38-431.03 (A)(1).

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

XI. Adjournment.

Dated this 17 day of February 2026.

Agenda Approved:

By:  _____
Pamela Fazzini, President
SOCAA Board of Directors

By:  _____
David Cooper, Vice-President
SOCAA Board of Directors