

## **Sedona-Oak Creek Airport Authority**

### **Airport Terminal Conference Room Minutes of the Regular Meeting, February 23, 2026 Pursuant to A.R.S. §38-431.01(B)**

**Directors Present:** President Pam Fazzini, Vice-President David Cooper, Treasurer Mike Schroeder, Director Jerry Barber, Director Timothy Miller, and Director Scott Brewster.

**Directors Absent:** Director Jack Ross.

**Staff Present:** General Manager Ed Rose, Deputy General Manager Cameron Atkins, Business Manager Haruko Terada, Assistant Business Manager Patresa Miller, Marlene Lloyd, Business Office, Mark Allen, Special Projects Coordinator.

**Consultants Present:** Alyson Hulet and Judi Krauss, Coffman Associates; Aaron Abendroth, Haynie and Company.

**Agenda Item I. Call to Order.** The meeting was called to order by President Fazzini at 2:31 p.m. immediately followed by the Pledge of Allegiance. At President Fazzini's request, Vice-President Cooper enjoined everyone present in prayer.

**Agenda Item II. Roll Call.** Roll was called and it was determined a quorum was present.

**Agenda Item III. Public Hearing.** President Fazzini welcomed two new directors, Scott Brewster and Jack Ross prior to opening the public hearing.

The following presentation by Alyson Hulet, a consultant with Coffman Associates, outlined the findings of an Environmental Impact Study carried out to examine the impact of a proposed expansion of Sky Ranch Lodge onto a 4.6-acre parcel adjacent to the Sky Ranch Lodge. The expansion will include the addition of indoor/outdoor event space, 40 guest rooms, utilities, and supporting site work. The report summarizes the results of a regulatory and environmental analyses including a NEPA Categorical Exclusion. The Coconino National Forest and its trails are over 0.2 miles from the project and would not be physically affected by the expansion. A May 2025 biological survey found no suitable habitat for any ESA-listed species. A visual sight-line analysis showed limited visibility impacts, and a traffic impact analysis, which estimated a total of about 1,162 daily trips resulting from the expansion, concluded there would be minimal impact to traffic. Ms. Hulet was asked to provide a copy of the traffic study, and she promised to do so. Members of the public present offered no comments. Public comments may be submitted in writing to Sedona Airport Administration and are requested by March 9, 2026.

The hearing ended at 2:56 p.m. and the Regular Meeting commenced.

**Agenda Item IV. Consent Agenda.** Items on the Consent Agenda included minutes of the Annual and Regular SOCAA Board meetings held December 1, 2025, minutes of the Executive Session on November 10, 2025, and minutes of the SOCAA Special Meeting/Workshop held February 9, 2026. Treasurer Mike Schroeder moved to approve the consent agenda; Director Timothy Miller seconded, and the motion carried unanimously.

## **Agenda Item V. Reports.**

- a. General Manager. Mr. Rose summarized his report mentioning the Fire Suppression Water project and the Infield Drainage project in particular. He asked if there were questions or comments regarding the complete report he posted on Dropbox. There were none.
- b. Business Manager. Ms. Terada presented current financial statements. 2025 revenues were compared to 2024 revenues. Fuel sales have declined, but the cost of fuel also declined, and improved fourth-quarter performance helped to narrow the year-over-year revenue from fuel sales. Non-fuel revenue sources were stable, and revenue from landing fees, reflecting the implementation of revised rates adopted in June, contributed meaningfully to performance during the year. Recovery fees from Mesa Grill and Sky Ranch Lodge increased. Total income for 2025 was flat compared with 2024, but preliminary results from January 2026 revenue reflect a positive start to the year.

A question from Director Jerry Barber regarding the benefit of paying off the WIFI loan early was referred to staff for consideration.

## **Agenda Item VI. Call to the Public.** There were numerous comments summarized as follows:

Rich Gay – Pilot and Hangar Owner. Airport needs to improve existing infrastructure before taking on new projects.

Mary Leas – Member of the Airport Advisory Committee. Supports development of the Fire Suppression Water System and urged everyone to work together.

Jason Lawrence – Introduced himself as one of the principals of LuxAir Detailing and reviewed the services to be offered. Supports proposed Fire Suppression Water Project.

Brandon Brown – Introduced himself as Director of Operations for LuxAir Detailing and expanded on Mr. Lawrence's presentation.

Skylar Barker – Operator/Manager of Apex/Sedona Airways. Spoke in support of the Fire Suppression Water System.

Ed Kettler – Supports infield drainage project and hangars. Urged SOCAA to consider the big picture in deciding on which projects to proceed.

Bob Stephens – Urged SOCAA to address current needs first and expressed his disappointment in the Cash Flow Projection study.

Eric Koernig - Recently purchased several hangars at KSEZ. Perceives a need for more hangars here.

Geoffrey Roth – Encouraged Board to proceed with establishment of a foundation to benefit the Airport. Believes he can raise substantial funds for improvement of the Overlook. Fully in favor of improving the water system.

David Swarthout – Addressed the Proposed Commercial Minimum Standards. As the AOPA representative for Sedona Airport, he shared concerns regarding compliance expressed by AOPA in an email which he agreed to share with airport management. He is in favor of the Sky Ranch Lodge expansion.

Leslie Owens – Member of the Airport Advisory Committee. She spoke in favor of the Fire Suppression Water Project.

Steve Hein – Former SOCAA Board member. Criticized Fire Suppression Water System because as proposed, it doesn't benefit all of the airport. Submitted written comments as well.

Kirk Riddell – Sedona Fire Marshall. Explained minimum amounts of water required and standards (1500 gallons per minute for two hours and a fire hydrant within 100 feet of a building) for a fire suppression water system and stated the current system is way short of what is required. He emphasized the need for a secondary access to the Airport, but that demand will be relaxed IF the Fire Water Suppression system is put in place.

Brad Viereck – Red Rock Aviation and senior analyst for Verizon and CalFire. He warned there was a huge cost to delay the Fire Suppression Water Project that can and will affect the City as well as the Airport.

**Agenda Item VII. Unfinished Business. (A.)** Items (a) through (c) – Proposal to form a foundation, the professional services agreement with Spencer and Fance, LLP, to form a not-for-profit foundation to accept and disperse donations to benefit SOCAA and/or the Airport, and consideration of the revised Minimum Standards for Commercial Aeronautical Activities at Sedona Airport – were all postponed for consideration at a future meeting. Vice-President David Cooper made the motion to postpone which was seconded by Director Jerry Barber. There was no further discussion and the motion carried unanimously.

**B. Items to be Discussed Contemporaneously Pertinent to Projects and Their Impact on the Budget and Cash Flow.** The discussion was initiated by Aaron Abendroth, CPA and Senior Manager, Haynie, who prepared and presented a cash-flow projection analysis.

Several members of the Board expressed disappointment in the report because their specific concerns were not addressed to their satisfaction, in part, because projects were addressed on the financial ability of SOCAA to accomplish only two projects independently and not as part of the overall plan where multiple projects will be taken on concurrently. Mr. Abendroth recommends going forward with the Fire Water Suppression Project which would be financed by a low-interest rate loan over twenty-three years with no payments due for the first three years. Mr. Abendroth's recommendation in favor of the project was based on SOCAA being financially stable and having more-than adequate cash reserves. He did not, however, recommend SOCAA proceeding with building Authority-financed hangars. He offered that construction of new hangars might be accomplished by utilizing a land-lease option utilizing private financing to build. Under that scenario, new hangars might improve cash flow.

Asked what adequate cash reserves should be for a small airport such as Sedona's, he advised a 1:1 cash to debt ratio as safe but thought it would be difficult for the Authority to maintain that balance in a growth environment. During growth phases, the authority will necessarily have to take on more risk, perhaps aiming for a .5:1 ratio. Most members of the Board expressed unwillingness to go lower than .75:1 cash to debt since the Authority has no power to levy taxes or to raise cash other than through current operations and investments. Additionally, other projects, such as needed renovation of airport-owned hangars, and on-going maintenance utilize an unknown amount of cash.

Mr. Abendroth offered to re-do the cash projection on his own time if he was provided with a list of capital expenditures SOCAA wishes to consider. He further commended Sedona Airport for doing a good job balancing maintaining a stable environment while fostering growth.

Further discussion of Agenda Items (a) Results and Recommendations from the Structural Assessment of the Airport-Owned Hangars, (b) the WIFA Loan Offer and Review of Construction Project Bids, and (d) Discussion of all Current and Pending or Proposed Projects and Their Impact on the Budget and Cash Flow, was postponed until a Special Meeting since the information to adequately assess the proposals is not yet available. The date and time agreed upon for that meeting is Monday, March 9, 2026, commencing at 10:00 a.m. in the Airport's Conference Room.

**Agenda Item 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. The Business Office requested approval to renew the lease for another two years with the renewal rate not to exceed an increase of 10% over the

current rate. Director Mike Schroeder moved to approve the Business Office's request; Director Timothy Miller seconded, and the motion carried 6-0 with no discussion.

- b. License Agreement between LuxAir Detail and the Sedona-Oak Creek Airport Authority. Director Mike Schroeder moved to approve the License as presented; Director Timothy Miller seconded, and the motion carried unanimously with no discussion.

**Agenda Item IX. Executive Session.** Vice-President David Cooper moved and Director Scott Brewster seconded the motion to convene Executive Session. The motion carried unanimously and Executive Session was convened at 5:05 p.m. pursuant to A.R.S. §38-431.03 (A)(3), (A)(1) and (A)(4).

**Agenda Item X. Possible action resulting form matters discussed in Executive Session.** The Regular Meeting of the SOCAA Board returned to open session at 6:40 p.m. Vice-President Cooper moved to amend Mr. Rose's employment agreement as discussed. Director Timothy Miller seconded, and the motion carried unanimously 5-0. Treasurer Mike Schroeder left the meeting during the Executive Session at 6:25 due to a prior engagement.

**Agenda Item X: Adjournment.** With no objections, the Regular Meeting was adjourned at 6.41 p.m.

**Certified as Accurate and Correct:**

Dated this 9<sup>th</sup> day of March 2026  
Sedona-Oak Creek Airport Authority

BY: Pamela A. Fazzini  
President Pamela A. Fazzini  
SOCAA Board of Directors

BY: David M. Cooper  
Vice-President David Cooper  
SOCAA Board of Directors