

Meeting Minutes

Airport Commission

Special Session

May 26, 2026, | 5:30 p.m.

Teams 1-469-998-7682

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Call to Order

The meeting was called to order by Chairman Ehlbeck at 5:31 p.m.

Roll Call

Commission Attendance

Chairman Robert Ehlbeck
Vice Chairman Damian Nichols
Commissioner Thomas Gonzalez
Commissioner Cecil Orozco
Commissioner Mark Mount

Staff Attendance

Ryan Reeves, Airport Manager
Chris Andres, Airport Planning Program Mngr.
Diana Alonzo, Management Assistant

Absent

Commissioner Christopher Hawley
Commissioner Tyler Gathas

Others in Attendance

John Wenrich, Founder & CEO of Dark Horse Aviation

Scheduled and Unscheduled Public Appearances

CHAIRMAN EHLBECK asked if there were any members of the public that would like to address the committee on any items not on the agenda.

None.

Action Agenda Item No. 1 Motion and Vote

1. VICE CHAIRMAN NICHOLS moved the Chandler Airport Commission recommend the City Council to approve Lease No. 019 with CHD Curtis East LLC. Motion was seconded by COMMISSIONER MOUNT.

Motion carried unanimously (5-0).

COMMISSIONER OROZCO stated that the aviation community at the airport will see more corporate types of hangars will in fact perceive this negatively. COMMISSIONER OROZCO also stated that he appreciates the fact that the airport does need executive growth.

VICE CHAIRMAN NICHOLS asked who they foresee as the primary clients for these hangars and what are the businesses.

MR. REEVES responded that it will be any commercial activity permitted by the airport rules and regulations and minimum standards as well as people wanting to store their private aircraft.

COMMISSIONER EHLBECK stated that the Airport Master Plan has some flexibility, and this seems to fit within the existing description and purpose.

MR. REEVES stated that was correct. The RFP was written in accordance with the suggestions of the airport master plan. The hangars will also work within the existing taxi lane infrastructure throughout the Armory Ramp.

CHAIRMAN EHLBECK asked if this project restricts any other potential development.

MR. REEVES responded no, this speaks not only to the need for additional hangar space at CHD, but throughout the region. This project fits the Airport Master Plan. This should increase revenue streams, as well as opportunities for airport user growth as the recently adopted Airport Strategic Business Plan points out.

COMMISSIONER EHLBECK asked what the current demand for hangars is like and how long are the waitlists for hangars and tiedowns.

MR. REEVES responded that the city has 116 hangars and there are 141 privately held hangars on development. The current waiting time for hangars is over 10 years.

COMMISSIONER EHLBECK asked if there were any requirements for the FAA to review this plan.

MR. REEVES responded as long as the RFP and development adheres to FAA standards, if this proceeds, then MR. WEINRICH will have to go through the FAA 7460 process.

COMMISSIONER EHLBECK stated that since CHD recently went through the Economic Impact Study, this is the type of infusion of new hangar space and revenue that should contribute positively towards the economic impact.

MR. REEVES responded indeed, staff is currently seeing around \$21,000 for monthly revenues at the airport for commercially leased spaces. Once Dark Horse completes their construction and

they have a certificate of occupancy, their lease will represent nearly \$10,500 in monthly revenue, 49% of what the airport is currently receiving.

COMMISSIONER MOUNT asked if they would envision 91 or 135 operators that would be interested in this particular development.

MR. WEINRICH responded that they don't have specific 91 or any other operators in their back pocket. Dark Horse is confident in the underlying demand at the airport. He also stated that once tenants see the steel going up, there should be much interest in the hangars.

COMMISSIONER GONZALEZ asked if this was a combination of hangar rentals and for sale.

MR. WEINRICH responded yes, the plan is to have a mixture of both, the total number of each will depend on the market. Their model is for both, and specifically on the sales side, they are offering a 1% revenue share.

CHAIRMAN EHLBECK stated that this is the type of development that fits with the airport's growth model and is excited to see the area grow.

Calendar

The next Regular Airport Commission Meeting will be held on Wednesday June 10, 2026, at Chandler Airport Terminal 2380 S. Stinson Way, Chandler, AZ.

Adjourn

The meeting was adjourned at 5:53 p.m.

Ryan Reeves, Secretary

Robert Ehlbeck, Chairman