



November 29, 2018 Meeting Minutes

Call to Order: Chair Troxell called the meeting to order at 3:03 p.m.

Roll Call: Chair Troxell, Vice-Chair Fleming, Commissioners Adams, Atteberry, and Johnson. Commissioners Burgener and Stooksbury were absent.

Public Comments: None

Consent Agenda

Commissioner Adams moved to approve the Consent Agenda. The motion, seconded by Commissioner Atteberry passed unanimously.

Consent Agenda None
Follow-up

Public Comments: None

3:08 Burgener arrived

Regular Agenda

5. Falcon Hangar Association Lease Renewal Request The Airport Commission's Planning and Development Subcommittee (PDSC) reviewed the lease extension request at their October 24, 2018 meeting. The recommendation from the PDSC is to allow the lease extension to expire with the improvements reverting to City ownership, and provide the ability for current hangar occupants to enter into a month-to-month lease agreement. This option will provide additional revenue income to the Airport and allow for flexibility in future consideration for redevelopment.

Vice-Chair Fleming moved to deny the Falcon T-Hangar Association's request for renegotiation and to allow the lease to expire. The motion, seconded by Commissioner Atteberry passed unanimously.

Public Comments:

Tom Betts: Requested the Commission extend the lease by another 5-10 years and exceed FAA allowances because it's unfair for the Cities to earn revenue since the Cities have no immediate plans for the area it should be locked into another long-term lease that does not generate revenue and the cost of maintenance might increase even though these costs that should be the responsibility of the private hangar owners are already covered by the Cities.

6. Capital Improvement Plan The Airport does again meet the qualification criterion for the special provision, providing \$1.7 million in additional FAA funding for the next two



**for Anticipated
Federal and State
Grant Funding**

years (\$2 million as compared to \$300,000 over two years). The CIP has been updated to reflect this change for federal fiscal years 2019-2020, and assumes that this funding level will continue into the future through the anticipated return of regularly scheduled commercial air service. The CIP update also reflects direction provided to staff through previous Commission meetings, the adopted Strategic Plan, the current Airport Master Plan, FAA regulations, and the age and condition of FAA grant eligible existing Airport infrastructure and equipment. The scope of work for the Airport Master Plan Project does include an all-encompassing Capital Improvement Plan component, as requested by the Airport Commission. The creation of this new CIP will require input from the Airport Commission and Airport Stakeholders to complete in addition to acceptance from the FAA.

Public Comments: None

Commissioner Johnson moved to adopt the Capital Improvement Plan as presented. The motion, seconded by Vice-Chair Fleming passed unanimously.

**7. Business From
Members**

Licon: Colorado Aeronautics Board will be holding their quarterly meeting at the Northern Colorado Regional Airport on December 12, 2018 at 1:00. Appreciation was shared for Senator Gardner's continued support; he visited for a tour of the Remote Tower on November 8th. City of Loveland Council approved the lease with Discovery Air LLC. City of Fort Collins Council will consider the lease with Discovery Air LLC on December 4 and 18 since it will require an ordinance as opposed to resolution as in the case of the City of Loveland.

Atteberry: I appreciate the Director's flexibility with the meetings needed for the Discovery Air LLC lease.

Troxell: The Mayor of Cheyenne invited the Commission to tour the new Cheyenne airport terminal.

Public Comments: None

3:55 Commissioner Stooksbury connected via teleconference

**8. Consideration
of a Land Lease
Agreement with
SkyToyz
Enterprises, LLC
with possible
executive session**

This is an administrative item. The attached lease was presented for consideration at the Airport Commission meeting on September 20 where direction was given to provide additional information on the anticipated design and lot layout. At the October 24 meeting, the lease was presented for consideration and the Commission provided direction to reschedule the lease for review at the next scheduled meeting on November 29. Staff was also directed to invite representatives from SkyToyz Enterprises LLC to



present further information on their proposed development. The proposed lease is presented in accordance to all adopted Airport policies including the current standard land lease agreement and rates for leasing Airport property. The proposed use of the property is to construct a 9,000 square foot hangar building for the storage of aircraft. The term for the lease is a total of 40 years. The new lease has been reviewed by staff and the Airport Commission's Planning and Development Subcommittee and is to be constructed in accordance to City of Loveland's building code and the approved Airport Master Plan. The available lot is surrounded by similarly developed lots, which still have 15-30 years on their leases. The proposed hangar buildings are sized to allow for certain commercial aviation activities as defined in the adopted Airport Minimum Standards.

Public Comments:

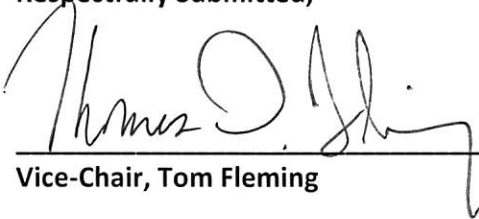
Howard Abraham: Airplanes would exit your hangar by going south, then east and then around on a connector, then west and then out on taxiway bravo, that is a circuitous exit, as a pilot I would want a cleaner exit.

Commissioner Johnson moved to approve the lease. The motion, was seconded by Vice-Chair Fleming.

Commissioner Johnson moved to amend her original motion to approve the lease as presented on the condition that the Subcommittee approve exterior treatments and elevations prior to execution of the lease on behalf of the Commission. The motion, seconded by Vice-Chair Fleming passed with one no vote by Commissioner Stooksbury.

Adjournment: Meeting adjourned at 4:30 p.m.

Respectfully Submitted,



Vice-Chair, Tom Fleming