



January 22, 2020 Meeting Minutes

Call to Order: Chair Troxell called the meeting to order at 3:32 p.m.

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

Public Comments:

Paul Steinway, Airport land lessee, Requested to renegotiate his land lease directly with the Commission. Chair Troxell advised him this was not a public comment item and would be considered until other business.

Consent Agenda

Commissioner Adams moved to approve the Consent Agenda. The motion, seconded by Commissioner Atteberry passed with one recusal from Commissioner Stooksbury. Commissioner Stooksbury stated he had a plane in the hangar for item 4.

Consent Follow up Draft for letter from December meeting for Remote Tower is still being completed. Commission directed staff to proceed with signatures and sending it out on their behalf once it was complete.

Public Comments: None

Regular Agenda

5. Development Update: Discovery Air & Homestead Hangars An informational update was provided by Business Aviation Group (BAG) who represents two on-Airport development projects, Homestead Hangars and Discovery Air. Business Aviation Group had informed FNL staff that this would be an informational item and Director Licon informed the Commission that the presentation information was not provided in advance as requested. Business Aviation Group and Mr. Martin Lind requested the Commission have a conversation with Larimer County to attempt to influence a change to their property taxing policies for leased land. They shared that many Colorado Airports have different Counties that assess the properties differently than what is currently done at FNL, and they were seeking consistency. BAG also informed the Commission that there is pending legislation that would impact the taxation of property on leased land at Centennial Airport. They also requested the Commission find a way to financially support Discovery Air's entrance road which is a requirement of Discovery Air's land lease agreement. Finally, they also requested the Commission fund customs services since it may help their project attract tenants and could benefit some of the Airport's other current users.



Direction: The City Managers, Legal Counsel, and Airport Director will research information provided by Business Aviation Group and Mr. Martin Lind to determine what action if any is needed from the Airport Commission.

Public Comments: None

**6. Proposed
Airport
Development &
Land Use
Standards**

Members of the Airport Commission have expressed a desire for higher-quality development, especially in highly visible and visited areas of the Airport. Aesthetic concerns have led to delays in recent development approvals. Additionally, the need for a more comprehensive land use strategy has been identified. As the Airport evolves and supports commercial air service, developing Airport property in a responsible and attractive manner will be an increasingly important focus.

At the direction of the Commission, a working group consisting of planning and development staff from both cities and Airport staff was formed to address these issues and develop potential solutions. The group has worked with the PDSC, Airport stakeholders, and the Airport's legal liaison to develop standards designed to accomplish identified goals while being mindful of potential negative impacts on developers.

Direction: The Development & Land Use Standards were deferred back to the PDSC for further refinement.

Resolution R-1-2020 was not approved.

Public Comments: None

**7. Draft 2020
Strategic Work
Plan**

In 2019 the Planning and Development Subcommittee created a strategic work plan to identify and track goals and tasks related to the Airport's strategic initiatives. An update was provided at the December Airport Commission meeting. While many of the tasks were completed, some are still in progress, and some were put on hold for various reasons. A draft strategic work plan for 2020 was created by the PDSC at their January meeting. This includes new goals and tasks along with outstanding items from the 2019 strategic work plan.

Direction: Staff requested the Commission review the plan and email their feedback to staff by the end of January.

**8. Business From
Members**

Public Comments:



Paul Steinway: Requested the Commission approve his request to renegotiate a new land lease. Don Taranto: My assumption was that the Airport never wishes to exercise the reversion clause on Land Leases. Atteberry: I don't know what was said before but on face value we have a contract that says the Airport has the right to a reversion clause. Don Taranto: As a hangar owner and investor if I knew the Airport would follow through on what is agreed upon in a legally binding document I would not invest any further in my hangar for your proposed Design Standards. Paul Steinway: I want you to give Jason direction to draft the lease with my terms. When I purchased this from Virga back in 2012 (sold 2014 not 2012), the seller told me the Airport would never take the hangars from them despite language in the lease documents. I know that has no legal standing but that was my understanding. Paul Steinway: For simplicity sake, what I am asking for is a new lease as though I was building a new building because I want to have a different business model than what was contemplated back in 1992 when this was originally built. I appreciate the opportunity to present my case.

Stooksbury: We need to establish a consistent policy for general hangars and business development and be aware of the message we are putting out there.

Troxell: We just want to learn about this topic and will negotiate this at another time.

Atteberry: I think you just made it clear why we do not want to negotiate this at an open meeting. This item needs more contemplation and data to better understand. We need to address this soon so it does not drag on and get a policy set to direct Jason with these items in the future.

Stooksbury: These verbal agreements predate this Commission and several Airport Directors ago, prior to 2007. We need policy, consistency, and strategy to keep this a level playing field. That's fundamental to how we should operate. Then from there we can execute.

Atteberry: My take is that the board would enter executive session to negotiate this lease.

Adams: I'm uncomfortable discussing this item right now, it wasn't on the Agenda, this had no notice to the public or the board. I think we have exceeded what is allowed in public comment. We need to determine the next steps, we can't set terms or parameter or anything further for this lease tonight. I recommend an executive session in the February meeting where we can have more context and discussion on this.

Troxell: That's good. I want to thank the Commission for their indulgence.

Adjournment: Meeting adjourned at 5:43 p.m.

Respectfully Submitted,

Vice-Chair, Tom Fleming