

**DATE:** 6/22/2022  
**TIME:** 3:32-5:07 PM  
**RE:** Planning and Development Subcommittee Meeting (PDSC)  
**ATTENDEES:** Tom Fleming, Jason Licon, Diane Jones, Troy Bliss, James Hays, Scott Schorling,

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### Begin Meeting Record 6/22/2022

#### **Agenda Item #1: Meeting Minutes – May 25<sup>th</sup>, 2022**

- Butler Snow has been hired to provide an opinion on the enterprise fund status of the Airport and to provide options for raising capital for the terminal project.
- **Diane moved to approve the minutes. The motion, seconded by Tom, passed unanimously.**

#### **Agenda Item #2: Land Use Plan for Airport Property**

- The Airport Commission has suggested creating a detailed land use plan for aeronautical and non-aeronautical development of Airport property.
  - Using the Airport Layout Plan as a foundation, the plan would identify highest and best uses for undeveloped/redevelopment areas to assist with decision-making and infrastructure planning.
    - What exactly do we mean by highest and best use? This can mean different things to different people. Do we need more feedback from the Commission?
    - Building and fire codes can help guide infrastructure planning and layouts/creation of lots.
    - Infrastructure planning needs to allow for future flexibility. Too much specificity can hinder future development if market conditions change.
      - In the 1980s the southeast was laid out with one-acre lots, but only 3 of those full lots were developed as intended and the rest was subdivided into smaller lots.
    - A capital improvement plan for infrastructure needs to be included. Much of this infrastructure will be ineligible or low-priority for traditional grant funding.
      - How infrastructure improvements will be phased is an important consideration.
    - What are the trends in aviation in general and specifically at FNL?
      - A market study could help us gain a better understanding.
      - Box hangars are more flexible and provide a higher rate of return per square foot than T-hangars.
    - How do we develop a strategy for attracting uses that we want, but don't currently have (jet engine repair, technical training center, wildland firefighting base, etc.)?
    - We need to collaborate with prospective developers to understand the types and sizes of buildings they are interested in constructing and tailor the plan to fit their needs.
    - Are there certain areas of the Airport that we want to lease out for master development?
      - This would mean less infrastructure spending for the Airport, but also less lease revenue.
    - We need to consider development adjacent to the Airport and how the uses will interact and complement on-Airport development.

- The extension of Rockwell Ave would benefit the Airport and private development north of the Airport. Airport staff has discussed a joint effort to extend the road with the developer to the north.
- The site north of Runway 6/24 will be the area of immediate focus and can serve as a pilot for other areas of the Airport.
  - Dibble Engineering has been engaged to help plan this area.
  - The site that has been identified is only part of a larger greenfield development area.
    - Where do we want certain types of hangars/shelters, aviation-related businesses, and non-aeronautical uses?
  - How can we offset the loss of T-hangars that will be redeveloped?
  - If the Runway 6/24 is converted to a taxiway, hangars can be built closer to it, which would lessen the size of the taxiway(s) needed. Even without closing the runway, we can likely build closer to it than the Airport Layout Plan shows.
  - Staff will work on putting some conceptual layouts together for our next meeting.

### **Agenda Item #3: Strategic Planning Process**

- The purpose of this item is to discuss how we can create a regular framework and schedule for strategic planning.
  - Identify the timing and frequency of strategic planning sessions/updates and link projects/initiatives to the Cities' budget cycles
    - Every two years in the first quarter would be a good place to start
      - Budget allocation requests are due in the second quarter.
      - The third quarter is when budgets get finalized and go to the City Councils for adoption.
        - Fort Collins is on a two-year budget cycle.
        - Loveland is on an annual budget cycle.
  - Develop a process for how we create annual work plans and provide updates on progress
    - This year's plan is a good model to build off of.
  - We are facing a high level of uncertainty related to funding and cost escalation on the terminal project.
    - The design team is working on lower-cost alternates.
    - We should know about the Bipartisan Infrastructure Law (BIL) funding request next month.
    - American Rescue Plan Act (ARPA) funding status may not be known until the first quarter of 2023.
    - The airline industry is experiencing challenges with fuel prices and pilot shortages. The suspension of the Avelo flights is unfortunate, but we started designing the terminal before they were here.
  - Staff will prepare a planning framework and schedule to be considered for recommendation to the Commission at the next PDSC meeting.

**End Meeting Record**