



November 10, 2022 Meeting Minutes

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

Roll Call: Chair Overcash, Vice-Chair Fleming, Commissioners Adams, Arndt, and Stooksbury were present. Commissioners Burgener and DiMartino were absent

3:34 pm Commissioners Burgener and DiMartino arrived

Public Comments: Adam Woodward, Experimental Aviation Association: Just taking a current poll of the commission, who is a current pilot with a medical certificate and a bi annual, that they could go fly an aircraft today? **Stooksbury:** Because? You want to go somewhere? **Adam Woodward:** I'm just looking to see what the current experiences with the commission has as far as the operation of the airport today. In the previous statistics we show 370 operations last month, 3.7% of those operations were business. 0% of those operations were commercial. So 96.3% was general aviation. That includes three flight schools and multiple flying clubs. The reason I bring that up is with the tower in the horse trailer, they have limited all operations for touch and goes when the winds come out of the south. 50% of the time the flight schools are not able to do their training activities because the wind is out of the south and they cannot do unimproved pattern work, which is right hand patterns out of the horse trailer. So with that then they all go to Greeley or they change plans, wait for the wind to turn out in the north, which limits the training and the progress of the students out of here. The reason I bring that up is with the CARES Act money that's available. There's a suggestion from the group I represent that potentially we should build a tower out of that. The most recent example for a tower comes out the spaceport. It was \$5.7 million that they built a tower at Front Range Regional Airport. I've got the links to at least two previous reports on that that would set the airport up for future growth where we actually have a real tower. I know the \$5.8 million that was already spent on the remote tower has had a hard red stop from the FAA to prohibit even looking at it going forward, or at least a hard stop for any kind of future development. But if we had a real tower, then potentially some of that money that's left over, if we did do \$5.7 on the tower, maybe it's eight today, we could refurbish the terminal that is unoccupied right now and maybe a parking lot and have some money left over for the GA community that built the airport. But that would set the airport up for a future growth if we ever do get an airline. So we've got the bankrupt airlines or nonexistent airlines that did fly out of NOCO. We had Continental, United, Allegiant, Elite and Avelo. Neither one of those are here today or on our doorstep, apparently, from what I've heard. But if we did have a real tower, then we would be poised for growth in the future and as opposed to the horse trailer. So that's my suggestion, is to take a path looking forward to a tower, refurbishing the old terminal and having some money left over for GA.

Consent Agenda



Commissioner Adams moved to approve the Consent Agenda. The motion, seconded by Vice-Chair Fleming carried with all the Commissioners present voting in favor thereof.

Pulled Items None
Consent Follow up None

Monthly Report Follow-up: The FAA issued a stop order on the Remote Tower project in October. The FAA was supposed to release the visual requirement update last week, there is no certainty on when the new standards can be expected. Once the requirements are defined then the vendor, Searidge Technologies, can respond. Based on the Airport Commission's request it is hoped that the FAA will provide Searidge a fair and equitable opportunity to respond to these updated requirements. An additional potential delay has been introduced by the FAA with a proposal to change testing sites for all remote towers to their Atlantic City tech center. Sun Valley, Idaho, were pursuing the possibility of becoming one of the remote test sites until recently. The STARS radar system will be installed next week. This system will help provide additional situational awareness once the Remote facility testing resumes and is allowed to be used by the controllers. The vendor is working to determine if the new visibility requirement can be met provided the FAA provides the opportunity to respond. The current challenge between the vendor and the FAA is determining who will pay for this last-minute change order.

Some good news, the Airport received additional federal funding after applying for a grant amendment for the commercial apron project that was completed last year, adding another \$32,000 to the \$2.46 million grant that was already received.

Over 1,200 users require access to the airport, and the TSA regulations require that the Airport update those in the badging system each year. This year, a new step was added, which was to update everyone's identification credentials, since most have expired. This has required a full-time job in the last two months as that process has become much more cumbersome with many touch points.

November 3rd, a week ago, a strategic planning session with Stacey Pearson was completed. This summarized the strategic plan completed two years ago with the PDCS members with identified priorities and projects needed to continue to realize



the vision for the airport, creating a planning schedule that aligns better with our city budget processes. Staff are targeting January to present the finalized strategic plan to the Airport Commission to review for final approval.

Last week the new Level 4 design met 30% design for the terminal planning project. The design is anticipated to reach 60% by January.

Homestead hangars is now Aero FNL with a plan to break ground in a few weeks on the five new buildings, 23 hangar units, 77,000 square feet. That was approved by the airport commission in the cities back in 2019. The pandemic delayed the original developer which has now changed hands and the new owner has been paying back the lease deferrals on a monthly schedule. Two more airport hangars are also nearing completion in that area as well.

Aims Community College Board of Trustees approved a \$6 million grant match for the potential \$24 million ARPA request that was completed yesterday. The Larimer County Border County Commissioners will be discussing their \$1.5 million allotment for this and the terminal project at a future work session.

The month of October was the busiest month on record for the airport. The aircraft control tower recorded 375 takeoffs and landings per day, on average over 11,000 takeoffs and landings during the month of October. This is likely due to the great weather and Centennial Airport's primary runway closure in September and October.

The Airport budget is on the agenda for both City Councils at their November 15 meetings.

Public Comments: None

Regular Agenda

7. STATE OF COLORADO AERONAUTICS DIVISION UPDATE

David Ulane, Director of Aeronautics for the State of Colorado, will share an update on the aviation programs and projects that the CDOT Division of Aeronautics supports. The airport is supported directly by the many Aeronautics programs, projects, and initiatives which include:



- Airport Equipment Surplus Program (\$10,000 in 2022)
- Airfield Maintenance & Crack Sealant Program (\$9,000 in 2022)
- Automated Weather Observing System Program
- Aviation Weather Camera Program (\$25,000 in 2022)
- Colorado Remote Tower Project (\$125,000 in 2022)
- Discretionary Aviation Grant Program
- Colorado Aviation Education Grant Program
- Colorado Airport Sustainability Program
- SIB Loan Program
- Internship Program (\$20,000 in 2022)
- USDA Wildlife Hazard Mitigation Program (\$15,000 value in 2022)

Public Comments: None

Commissioner Arndt moved to reschedule item 8 to the December 15 meeting. The motion, seconded by Vice-Chair Fleming carried with all the Commissioners present voting in favor thereof.

**9. HANGAR
REDEVELOPMENT
RFP UPDATE WITH
POSSIBLE
EXECUTIVE SESSION
CONSISTENT WITH
C.R.S. Sections 24-6-
402(4)(e)(I), 4(a),
and 4(b)**

The Airport/Cities own 58 T-hangar units that are rented out on a month-to-month basis for basic light aircraft storage. In 2021, Fort Collins-Loveland jetCenter (FCLJC) presented an unsolicited proposal to redevelop the area in phases, replacing the T-hangars with larger hangars, in alignment with the Master Plan. Staff followed the typical development process and negotiated lease terms. The Planning & Development Subcommittee (PDSC) recommended approval of the lease. The negotiated lease agreement was presented for Airport Commission consideration. Following significant opposition from tenants of the T-hangars and developers who were unaware of the redevelopment opportunity, the Airport Commission opted to issue a request for proposals (RFP)

The objectives of the RFP were to:

- Replace the aging Airport-owned T-hangars with new facilities that represent a higher and better use in alignment with the Airport Master Plan (2020).
- Support the construction and operation of new hangars to provide options for tenants who might be displaced by redevelopment as well as others looking to base aircraft at the Airport.



The RFP generated three responses. An evaluation committee consisting of PDSC members reviewed the proposals and conducted interviews with the respondents. The committee presented recommendations to the Airport Commission and was given the following direction:

- Engage in exclusive negotiations with FCLJC for redevelopment of all or a portion of Site A (T-hangars owned by the Airport/Cities).
- Develop and implement an infrastructure plan to create shovel-ready property for new hangar development on Site C (area north of runway 6/24).

For several months, the evaluation committee engaged in lease negotiations with FCLJC regarding the redevelopment of Site A and the development and implementation of a relocation strategy for displaced tenants. During this time, a third-party engineering consultant was hired to conduct a structural evaluation of the T-hangars and found that the buildings “have met or exceeded their service life and are not candidates for retrofit to meet current codes”. Details of the report will be shared in an upcoming Airport Commission meeting. In early November, FCLJC provided a best and final offer. The evaluation committee has reviewed the offer and recommends recessing into executive session to discuss it and provide recommendations.

Public Comments: James Aden: Executive session is only considering jetCenter proposal. **Howard Abraham:** Asked if Commission would reconvene after executive session. **Chair:** Clarified that action would only be take in the public portion of the meeting but that there was no foreknowledge of what if what if any action would be taken.

Vice-Chair Fleming moved to recess the Northern Colorado Regional Airport Commission recess into executive session for the purpose of discussing the negotiations regarding the Hangar Development RFP, pursuant to Section 4(e) of the Northern Colorado Regional Airport Commission Bylaws,

- **To determine a position relative to issues subject to negotiation, to receive reports on negotiation progress and status, to develop negotiation strategy, and to instruct negotiators as authorized by Colorado Revised Statute § 24-6-402 (4)(e)(I) and any applicable provisions of the Loveland and Fort Collins City Charters.**
- **To receive information or discuss regarding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, as authorized by CRS § 24-6-402 (4)(a).**



NORTHERN COLORADO
REGIONAL AIRPORT COMMISSION

- **As needed, to discuss matters of attorney-client privilege and to receive legal advice from an attorney representing the City on specific legal questions, as authorized by Colorado Revised Statute § 24-6-402 (4)(b) and any applicable provisions of the Loveland and Fort Collins City Charters.**

The motion, seconded by Commissioner Adams carried with all the Commissioners present voting in favor thereof.

Exited Public Session: 4:28 p.m.

Entered Executive Session 4:29 p.m.

Executive Session Concluded, Re-entered Public Session, and Adjournment Meeting adjourned at 5:27 p.m.

Respectfully Submitted,



Vice-Chair, Tom Fleming

November 10, 2022 REGULAR MEETING SIGN IN SHEET

Please Print Your:

NAME	ORGANIZATION
Scott Hulst	Discovery Air
James S. Aden	Future Hangar buyer?
Danny McTiernan	FNL Jet Center.
Adam Woodward	FAA 515
Diane Jones	PDSO
[Signature]	CAP
Scott Scherling	City of Loveland
Jane Hays	FNL Pilots Assoc.
Howard Abraham	FNL PILOTS ASSOCIATION