



February 16, 2023 Meeting Minutes

Call to Order: Chair Overcash called the meeting to order at 3:33 p.m.

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

Public Comments: None

Consent Agenda

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

3:35 pm Commission Stooksbury connected via teleconference

Pulled Items None

Consent Follow up None

Monthly Report Follow-up:

- The January financial report had discrepancies and will be provided next month
- SeaRidge Technology plans system updates for Remote Tower on February 27 in response to FAA OVR 2.0. March 20-30 is when the updates will be deployed for FAA to validate
- Director will be in DC from February 27 to March 1 with Bill Payne and David Ulane to meet with the FAA and the Remote Tower project team and legislators for Remote Tower support
- There is no daily coverage from LFRA while the ARFF engineer is supporting fire training academy
- Upcoming events: Commemorative Air Force May 29-July 5, Aviation Day Aug 12, CSU Drone Show Oct 6
- Director will have a one sheet made available for both City Councils for NLC

Item 7 was moved to be heard before item 6

Public Comments: None

Regular Agenda



**5. TERMINAL
PROJECT 60%
DESIGN UPDATE**

The Airport Commission in June of 2020 directed staff to begin working on the creation of a new terminal facility. This decision was based on an analysis of the airport's needs and strategic plan at the time conducted by the Commission's Planning and Development Subcommittee. It was also as a direct result of receiving a federal funding award of \$16.9 million. The recommendation was based on the following criteria:

- Allows for greater direct utilization of the Airport by the public
- Highest economic impact & job creation potential
- Is aligned with Strategic Plan, Master Plan and policies
- Can be accomplished within funding use guidelines & four- year time constraint
- Generates new revenue streams, enhancing financial sustainability
- Creates solutions for safety, capacity, and functionality issues with existing facilities

The terminal project reached another milestone this past month, reaching the 60% design level. At this point the project is undergoing another round of cost estimation, which will conclude at the end of February. At this point it is critical that the project budget be set in order for staff to begin negotiating the guaranteed maximum price with the selected construction firm Hensel Phelps. This item will provide an update on the status of the project to include timelines and schedules, budget review, and current progress being made to fill the estimated funding gap.

Public Comments: None

**7. BUSINESS FROM
MEMBERS**

Overcash: App March 16 schedule and adoption of the strategic workplan.

Public Comments: None

**6. HANGAR LEASES
DISCUSSION AND
POSSIBLE
EXECUTIVE SESSION
CONSISTENT WITH
C.R.S. 24-6-**

The Airport/Cities own 58 T-hangar units, 47 are rented out on a month-to-month basis for basic light aircraft storage. The Master Plan has identified this area for redevelopment since 2006 which was reiterated with the latest Master Plan update in 2020. Additionally in 2020, the hangars in these units all reverted to the ownership of the Cities, where 1/3 had been



402(4)(a), C.R.S. 24-6-402(4)(b), and/or C.R.S. 24-6-402(4)(e)(I)

privately owned since constructed in the late 1970's. In 2021, the Airport Commission issued a request for proposals (RFP) in response to Fort Collins-Loveland jetCenter (FCLJC) unsolicited proposal to redevelop the area. This RFP was closed with no award in 2022. However, during the RFP negotiation process a structural analysis was completed by a third-party engineering consultant bringing the focus onto concerns needing evaluation by the Cities risk departments.

The Commission directed staff to complete additional investigation with possible solutions to address the status of existing leases to be provided to the Commission at a future meeting.

Public Comments: None

Vice-Chair Fleming moved to recess the Northern Colorado Regional Airport Commission recess into executive session for the purpose of discussing the status of hangar leases, lease negotiation options, and to provide direction to staff regarding the leases of hangars owned by the Cities, 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).**
- **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 and Entered Executive Session: 4:20 p.m.

Executive Session Concluded 5:59 p.m.



NORTHERN COLORADO
REGIONAL AIRPORT COMMISSION

Re-entered Public Session, and Adjournment 6:01 p.m.

Respectfully Submitted,

Vice-Chair, Tom Fleming

FEBRUARY 16, 2023 REGULAR MEETING SIGN IN SHEET

Please Print Your:

NAME

ORGANIZATION

NAME	ORGANIZATION
Jacky Marsh	City of Loveland
Chris Aranson	VFLA
Jill Burrell	Ditesco
Keith Madas	DFPC
Danny M ^{Chmn}	FNL jetlener
Ken Amundson	BizWest
James Aten	T-hanger tenant & Future buyer?
Ryan Malerky	City of Fort Collins
JASON Smitherman	City of Loveland
Jared Bass	DIBBLE
Diane Jones	PDSC
Nathan Kothol	Arthur J. Gallagher
Don Bortulk	VFLA
Ted Rogers	Western Cherokee Stx
Kelsey Madson	Ditesco