



March 2, 2023 Special Meeting Minutes

Call to Order: Chair Overcash called the meeting to order at 8:34 a.m.

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

Public Comments: None

Regular Agenda

6. HANGAR LEASES
DISCUSSION AND
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. Planning for redevelopment of this area began with the 2007 Master Plan and was reiterated in the 2020 Master Plan update. In 2020, ownership of all of the units reverted to the Airport/Cities, where 1/3 had been 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. It identified concerns needing evaluation by the Cities risk departments.

Matters relating to this item were discussed in executive session at the February 16th Airport Commission meeting. The Commission directed staff to complete additional investigation and schedule this special meeting to address the status of existing leases.

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 8:35 a.m.
Session and Entered
Executive Session:

Executive Session 9:48 a.m.
Concluded

Re-entered Public 9:49 a.m.
Session

Vice-Chair Fleming moved to provide direction to Airport staff to terminate the short-term hangar leases for A (4910) and B (4920) hangars by May 10 and for C (4930 & 4960) hangars by July 10 and to decommission the hangars after those dates. Additionally, for the Airport to provide funding for up to 6 months of tie-down funding at the Airport for affected users, and waived rent for the final month of occupancy.

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

Public Comments: The following provided comments that did not support the Commission's action, requested additional time, requested more plans/solutions, stated the negative impact this action would cause to the local general aviation community, the complete lack of T-hangars available on the front range, and general disbelief in the validity of the engineering report: **Steve Vessey**, tenant; **Adam Woodward**, EAA Ch 515; **James Aden**, tenant; **Kyle Cate**; **Mike Fossi**, Civil Air Patrol; **Rick Turley**, tenant; **Bob Proulx**, tenant; **Marty Brophy**, FNL Pilots Association; **James Hays**, FNL Pilots Association; **Tim Anderson**, tenant; **Brad Conrad**, EAA Ch 515; **Richard Brewster**, tenant; **Steve McClintock**, tenant; **Thad Lareau**, tenant.

Stooksbury Thanked everyone for attending and that he aligned with many of the comments. Challenged the group that many said that we should plan, requested they bring their plans to the Commission to consider. Then stated the Commission's main concerns in trying to do the right thing are safety, liability, and the dependability of the structure based on the report. Stated those that did not believe in the report need to bring other data that proves otherwise and discredits the report that has been



published, or to bring a copy of their best umbrella liability policy or best lawyer's waiver that would be able to fully alleviate all the Cities and Commissions concerns. Stated his disbelief in the claim that T-hangar developments were a gold mine money making opportunity, as there would be more new T-hangar developments if that were the case but requested the data to back this claim up. Explained this is a real perceived threat and that one bad event occurring from these hangars could ruin the Airport's future.

DiMartino

Stated the Commission really wrestled with the tension between information they received that they are now aware of, that there is a very significant structural concern with these buildings and that some commenters used the word moral obligation. Stated ultimately, the Commission needed to consider what their moral obligation is to do the right thing for people's safety. Stated that none of them are happy about the lack of spaces for the displaced tenants but that is the reality of where we are and that she would support this motion, even though it's a very difficult stance to take.

Commissioner Stooksbury moved to amend the motion on the floor to allow the affected tenants to present information and proposals to address the Commission's concerns related to safety and liability associated with the hangars at the March 16 and April 20 Airport Commission Meetings. The motion, seconded by Commissioner Burgener carried with all the Commissioners present voting in favor thereof.

Adjournment: Meeting adjourned at 10:46 a.m.

Respectfully Submitted,



Vice-Chair, Tom Fleming

MARCH 2, 2023 SPECIAL MEETING SIGN IN SHEET

Please Print Your:

NAME

ORGANIZATION

NAME	ORGANIZATION
Robert Carmosino	Loveland Fire Rescue Auth
Ryan Malarky	City of Fort Collins
Jason Butcher	COL - RM
Adern Woodward	EAA 515
Martin Brophy	FNL Pilots Assn. / AOPA ASNA
RICK TURLEY	STEM FLIGHTS - HANGAR LEASER
BRAD CONTRAD	HANGAR TENANT
Thad Larean	Nangir tenant
MAI. Mike FASSI	Civil Air Patrol
James Aden	T-hangar tenant - Future Buyer?
Tom BARLOW	HANGAR OWNER / TFLY
Steve Vessey	Tenant
Kelly Ridley	Tenant former / Pilot -
Steve Sample	Hangar Tenant
Richard Brewster	Hangar Tenant
Pat Ferrer	Coloradoan
Timothy Anderson	Tenant
David Ries	Tenant
Grant Sylea	Tenant
Bob Proulx	Tenant
Kyle Cate	Cate Brothers
James Hays	
Steve McClintock	Tenant
Danny McLean	FNL jet/leaser
Scott Halst	Discovery Air