



NORTHERN COLORADO REGIONAL AIRPORT

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Airport Commission votes to further evaluate T-hangar structural needs; extends C building hangar lease agreements

LOVELAND, Colo. – April 21, 2023 – The Northern Colorado Regional Airport Commission voted on several T-hangar related items yesterday to further understand structural repairs and cost estimates for hangars in buildings A, B and the two C units while providing some lease modifications while this work occurs.

During the April 20 commission meeting Loveland City Engineer Nicole Hahn, Loveland-based civil engineering contractor Civil Innovations and sub-contractor Knott Laboratory shared preliminary findings of a forensic engineering facility condition analysis on the C hangar buildings.

The findings concluded that the general health of the structures is satisfactory with no immediate life safety issues identified if specific maintenance of the structures begins immediately.

The commission voted to delay the decommissioning of C hangar buildings, extending tenant leases to Oct. 10; and directed staff to review the full C hangar buildings facility condition analysis including cost to complete necessary repairs and a review of code requirements during the July 20 meeting. The commission also took further action on T-Hangar leases for buildings A and B, directing staff to prioritize A and B tenant transitions into C hanger buildings and conducting a similar facility condition analysis on both A and B buildings.

In addition to commission-directed action, both cities will need to provide the new study to respective insurance carriers to ensure that the structures can remain insured prior to any decisions being made.

The City of Loveland initiated the facility condition analysis of C hangar buildings to provide a more in-depth review after a 2022 structural analysis for all three buildings, conducted as part of a larger economic impact assessment, concluded that the buildings can no longer be supported by the cities due to multiple factors related to age and deterioration.

The 2022 report also identified safety concerns in the buildings and was reviewed by the Cities' risk managers, legal counsel, and insurance providers. As a result, the Airport Commission made the difficult decision to decommission the buildings to protect tenants, airport employees, and property within.

The airport's hangar area has been identified as a location for commercial redevelopment, first introduced in the 2007 Airport Master Plan and reiterated in the 2020 Airport Master Plan, both of which involved significant public outreach and adoption by both City Councils. A gradual phase-out of these units was originally intended to ease the impact on tenants and allow for new hangar development to take place; however, safety issues have expedited the process.

"The Airport Master Plan identifies this area for larger hangars. There has been a significant misconception that this space would be dedicated to corporate jets, which is one of multiple possible uses for this area. It is more likely that this would serve the needs of the Airport's small businesses who provide services such as aircraft maintenance, avionics, or for flight schools. These locally owned small businesses are in significant need of more space and this location would be ideal for these types of uses. Until this time comes, it is our goal to find a path that allows the extended use of the hangars, and to allow for the creation of a new location that would better serve these demands into the future" said Airport Director Jason Licon.

The Airport intends to develop and implement an infrastructure plan to create shovel-ready property in the northeast area of the Airport to support the private-sector development of new general aviation hangars. A 23-unit hangar project is currently being constructed at the Airport, with completion anticipated in late 2023 or early 2024. Other projects are planned as well. This will help to alleviate the shortage of hangar space at FNL.

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