



March 16, 2023 Meeting Minutes

Call to Order: Chair Overcash called the meeting to order at 3:30 p.m.

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

3:32 pm Commissioner Burgener arrived

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.

Pulled Items None

Consent Follow up None

Monthly Report Follow-up:

- Airport staff traveled to Washington DC two weeks ago and met with Congressional staff and House Aviation subcommittee staff. This is an important time as legislative priorities are being discussed mainly the FAA Reauthorization Bill. Topics that impact FNL have been shared with officials who will be traveling to DC later this month. Airport staff also discussed the CO Remote Tower project with FAA project team members during these meetings.
- Searidge currently updating the Remote Tower system at FNL to meet increased visibility requirements with FAA due to review the installed improvements during the week of March 27.
- Fort Collins Council passed their contribution towards the Terminal project on the second reading on March 7 keeping the project on track to meet deadlines. The project is currently still within budget with this recent approval and negotiations are underway with the construction provider on guaranteed maximum price, anticipating this to be finalized in the middle of next month, April.
- The Airport's annual audit begins this month.
- Highlighted differences between Leesburg Saab project and FNL project. Leesburg was privately driven and not managed by the FAA and funded by Leesburg Airport. FNL project was fully funded by the state of Colorado and led with full



support by the FAA from the beginning and selected the vendor to create the system at FNL.

Public Comments: None

Regular Agenda

6. T-Hangar Tenant Presentation

At the March 2nd Airport Commission special meeting, the Commission directed staff to begin decommissioning of the 4 hangar buildings owned by the Cities with a deadline of May 10 for A and B hangars and July 10 for C hangars. This motion was amended to include the ability for displaced tenants to bring forward ideas that can be considered by the Airport Commission at their next two meetings (March 16 and April 20). This item will be the opportunity for tenants to provide their ideas or proposals to the Airport Commission and allow for the Commissioners to ask questions. This will be an informational item and no action will be taken.

Public Comments: The following public members provided comments on their unhappiness with the Commission's use of executive sessions as advised by Cities' Legal Departments, and repeated questions from the last several meetings regarding RFP procedural questions, how this situation occurred, and how hangar revenue affects operations and maintenance. Two commenters' names are omitted as they did not state their names for the record: Martin Lind, land lessee tenant; Scott Holst, property manager for Discovery Air; Howard Abraham, Fort-Love Hangars.

MOTION: Commissioner Stooksbury moved to delay the hangar vacancy dates by 30 days, June 10 for A&B hangars and August 10 for C hangars, to allow Airport staff to work with the Cities staff and tenants to conduct a more thorough structural analysis to bring forward for the Commission to review at the April 20 meeting to review in a public session or by use of executive session if necessary. The motion, seconded by Commissioner Arndt carried with all the Commissioners present voting in favor thereof.

7. Future Hangar Development Sites

At the March 2nd special Commission meeting, the Commission directed staff to begin the decommissioning of the Cities' owned T-hangars, accelerating the need for the creation of more available airport land for hangar development.

The area north of runway 6/24 also identified as "Site C" was identified as a focus area for future hangar development and approved for preliminary planning by the Airport Commission on June 16, 2023. This selection was confirmed after evaluating



various sites suitable for the construction of small aircraft storage hangars.

Since this time, Airport Staff have worked to create a general layout of this area in alignment with the Airport Master Plan and created some conceptual budgetary figures for the infrastructure needed to allow this site to become shovel ready for hangar development. It was also included in the adopted Airport Capital Improvement Plan for 2023 & 2024.

The Airport Capital Plan calls for the environmental review to be accomplished in 2023, and the securing of resources to apply toward infrastructure needs in this area.

Additionally, a hangar site has become available due to the lessor vacating their land lease agreement prior to construction. The Site at 5271 Beechcraft St is available again and is suitable for the construction of a 2,500 square foot hangar. This available lot has been inquired about by multiple interested parties, and staff recommends that this lot be made available through a request for proposals (RFP) process. Staff requests that the Airport Commission direct the PDSC to approve the RFP to be drafted and published so that it can be made available to those interested in submitting.

Direction

Staff will create an RFP for the 5271 Beechcraft lot, prioritizing bids from affected hangar tenants. Staff will also begin preliminary infrastructure design and environmental study simultaneously for the area development north of runway 6/24 and also develop a selection criterion to determine selection of proposed developments.

Public Comments: None

Commissioner Stooksbury moved to continue item 8 at the next Commission meeting on April 20. The motion, seconded by Commissioner Burgener carried with all the Commissioners present voting in favor thereof.

Adjournment: Meeting adjourned at 5:23 p.m.

Respectfully Submitted,

Vice-Chair, Tom Fleming

March 16, 2023 REGULAR MEETING SIGN IN SHEET

Please Print Your:

NAME

ORGANIZATION

NAME	ORGANIZATION
Jack Marsh	City of Loveland
Tot Ferrer	Coloradoan
Danny McGinn	jetcenter
Mike Ferrer	Aircraft Division / Hangar tenant
Rick Turley	C HANGAR TENANT
Clay Corvine	
Larry Larson	FNLPA
James Aden	C Hangar Tenant - Future Buyer?
Scott Hlat	Discovery Air
Diane Jones	POSC
Dave Henriksen	
Dallas Meltrall	Bizwest
Keith MATAS	DFPC
Allyn Herrington	DFPC
JASON Smitherman	COL
Marty Brophy	FNLPA
Richard Martin	
Chet Wisner	AAT
Bob MASSARU	
Lucas Boland	Coloradoan
Ryan Malachuk	City of Fort Collins
HOWARD ABRATHAM	FNL PILOTS ASSOC
Scott Scherling	City of Loveland
Steve McClinton	FNLPA
Stelly Ritzley	Cardinal Flyers-LLC
Walt Doelac	