

**DATE:** 3/22/2023  
**TIME:** 3:32 - 4:45 PM  
**RE:** Planning and Development Subcommittee Meeting (PDSC)  
**ATTENDEES:** Tom Fleming, Diane Jones, Jason Licon, Aaron Ehle, Scott Schorling, James Aden

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**Begin Meeting Record 3/22/2023**

**Agenda Item #1: Meeting Minutes – February 22, 2023**

- **Tom moved to approve the minutes. The motion, seconded by Diane, passed unanimously.**

**Agenda Item #2: 5271 Beechcraft RFP**

- There is one infill lot located between Cessna Drive and Beechcraft Taxilane. In recent months, several people have expressed interest in building a hangar on the lot.
  - The Airport Commission has already approve the issuance of an RFP for the lot.
    - What should the criteria be?
      - Should the rent rate be open to bid?
        - Our published rent rate for improved land is \$0.464 per square foot annually.
          - Using this as the only or main deciding factor could result in the lease rate being out of line with other recent leases.
          - The lot is very small, so the financial benefit for the Airport from rent is limited
          - We could accept bids, but limit them to a certain range
      - Can we give preference to current T-hangar tenants?
        - No, our grant assurances will not allow this. It needs to be open to everyone.
      - Experience/capability
      - Timeline for construction
      - Building quality/level of investment
      - Potentially determine by lottery if multiple proposals are difficult to differentiate?
    - Due to the proximity of other hangars, the Loveland Development Review Team has stated that any hangar built on this lot will be required to have enhanced fire protection, including sprinklers.

**Agenda Item #2: Northeast Airport Development**

- The Commission has instructed staff and the PDSC to develop a plan to facilitate and encourage development in the northeast area of the Airport. By focusing on this area, which is likely to see development in the near-term, we can gain some clarity on what a more comprehensive land use plan looks like.
  - With the eventual decommissioning of the Airport-owned T hangars, people are looking for options. All of the existing hangars are full and we have a shortage of shovel-ready land for general aviation hangar development. What can we do to fast-track development?

- There have been recent improvements to the infrastructure in this area and more are planned.
  - Rockwell Ave and utility infrastructure has been extended.
  - FCLWD is planning a new water line along the boundary of this site and we are coordinating with them to benefit future development.
- Preliminary cost estimates for basic infrastructure based on conceptual 8-acre layout created by staff:
  - Environmental review ~ \$20k – budgeted for 2023
  - Common-use road and taxiway, site grading, utility extensions ~ \$800k
  - Common-use restroom (including water and sewer taps) ~ \$200k
- Long-term buildout needs to be considered when sizing utilities for near-term development.
- The Airport doesn't have the ability to issue debt as most airports do. We rely heavily on the FAA and CDOT to fund capital projects.
  - It is extremely unlikely that we'd be able to obtain grant funding for this kind of infrastructure project.
  - An infrastructure plan with no funding strategy is likely to fail.
  - We can incentivize private-sector infrastructure investment by discounting lease rates and/or extending lease terms.
  - Commercial air service has the potential to greatly increase the Airport's revenue and to support capital projects. Attracting and maintaining commercial is critical.
- We need to find a balance between being too general and too prescriptive.
  - There are many unknown variables that will impact long-term development at the Airport.
  - FNL is the only place in the county that is set aside for aeronautical development. What kinds of non-aeronautical development do we want and where do they make sense?
  - We need to be flexible and able to accommodate shifting market demands.

**Agenda Item #3: Updates/Planning/Open Discussion**

- Fort Collins Loveland Water District (FCLWD) Water Line Easement
  - FCLWD is designing the water line. An appraisal for the easement area has been completed and is being reviewed by staff.
- Northeast Airport Cell Tower
  - Survey has been completed and a site has been identified. A lease agreement is being negotiated.

- Terminal Funding
  - There was a publication error related to the March 7<sup>th</sup> Fort Collins Council meeting where the Council voted to contribute \$1 million towards the construction of the terminal. All action taken during the meeting will be invalidated, so the terminal funding vote will have to take place again at another meeting. The terminal design will move forward with the assumption that Fort Collins will make the contribution.
- Southwest Airport Solar Facility
  - Platte River Power Authority issued an RFP in 2022 for photovoltaic solar generation and battery storage projects. Multiple sites are being considered, including the southwest area of the Airport.
- Development Projects within the 55 DNL Noise Contours
  - The unified development code (UDC) contains restrictions on certain types of development in the 55 DNL noise contours, but it doesn't outline a process for approval. Airport and City Planning staff are working to develop an appropriate process.
- Strategic Plan
  - The strategic plan will be presented to the Airport Commission at the April 20 meeting
- Airport-owned T Hangars
  - Airport and City staff are working with the tenants to conduct a more thorough structural analysis of the C hangars to determine if they can be rehabilitated and used for a few more years.

**End Meeting Record**