



Meeting Minutes for April 20, 2023

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

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

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:

- Estimated costs for the GMar contract will be finalized in May.
- Remote Tower is making headway, the 4k testing was completed with preliminary approvals looking positive. Searidge Technologies formally requested the withdrawal of the stop work order issued by the FAA. Letters of support to the FAA for the project are underway from the Governor, Senators, and CDOT.
- CDOT approved an overmatch grant of \$463k for the Airport's runway widening project.
- United diversions will be in the sky more frequently as the Director completed preliminary meetings to approve their diversion operations and we are entering storm season.

Public Comments: None

Regular Agenda

6. T-Hangar Lease Update With Consideration Of Tenant Lease Proposal With Possible Executive Session Consistent With C.R.S. 24-6-

On March 2nd, the Airport Commission took action to decommission the T-hangar units that are owned by the Cities and are rented to aircraft owners on a month-to-month basis. This difficult decision was made in response to safety and liability concerns that were identified during a structural analysis that was conducted during the recent hangar development request for proposals (RFP) investigation. Details on the decision are as follows:



402(4)(A), C.R.S. 24-6-402(4)(B), And/Or C.R.S. 24-6-402(4)(E)(I)

- May 10 vacation deadline was established for the A and B hangars
- July 10 vacation deadline was set for the C hangars.
- Airport to provide funding for up to 6 months of tie-down funding at the Airport for affected tenants, and rent waived for the final month of occupancy.
- The Commission provided an opportunity for the affected tenants to present information and proposals at the next two Commission meetings to address the safety concerns and potentially delay the decommissioning.

On March 9th, a town hall meeting was held at the jetCenter hangar. Tenants and other stakeholders shared thoughts and ideas and Airport staff shared information and answered questions.

Discussion of the T-hangar decommissioning continued at the March 16th Commission meeting. Rick Turley, representing the tenants, presented a proposal outline with the goals of:

- Continuing to occupy the C hangars, while reducing the risk/liability to the Cities by conducting a more thorough investigation and mitigating deficiencies.
- Creating a transition plan to migrate the existing A and B hangar tenants to vacant C units.
- Ensuring the timely creation of a new T-Hangar site for future development

The Airport Commission took action to delay the hangar vacation deadlines by a month to allow Airport staff to work with City staff and the tenants to conduct a more thorough structural analysis of the C hangars and develop recommendations to present to the Commission.

In the past month, the Cities have contracted Civil Innovations, LLC, a civil engineering company, and Knott Laboratories, LLC, a forensic engineering firm, to conduct a facility condition assessment with an emphasis on life safety and to identify potential repairs to extend the service lives of the buildings. They recently inspected the two C hangar buildings and are preparing a report with their findings and recommendations. It is still unknown if the decommissioning of the C hangars will be extended. The Cities are moving forward with the decommissioning of the A and B buildings. Tenants of those buildings who are in compliance with their lease terms will be moved to the C buildings. The following map shows vacant



units and units with tenants who are not in compliance with their lease terms.

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 the City of Loveland's building code standards, big box hangars being more status symbols and unnecessary, how everyone needs to work together, that building code should not be a requirement, that current building conditions are from lack of maintenance and that the Airport was responsible for that maintenance despite the fact the deferred maintenance occurred during private ownership and that millions of dollars were stolen from the GA community to build the terminal and that millions of dollars have been wasted on the Remote tower project, despite those funds coming from the State of Colorado and not from either City or Airport funds, and requests for more time and additional studies on the A and B hangars: **Rick Turley**, hangar tenant; **Martin Brophy**, AOPA; **James Aden**, hangar tenant; **Howard Abraham**, Fort-Love Hangars; **Dave Hendrickson**, unknown affiliation; **Adam Woodward**, EAA. **Brad Schuster**, AOPA: Spoke on the national shortage of GA hangars and AOPA's support of the GA community. **Kaitlyn McHugh**, Discovery Air Lawyer: Requested the Commission withdraw their prior motion to vacate the hangars based on this latest study and announced a legal letter had been delivered to the Commission regarding Discovery Air's grievances. **Steve McClintock**, hangar tenant: Admitted to subletting a hangar that is not in accordance with lease requirements and requested special privileges be authorized despite being in violation of the terms of the hangar lease agreement.

MOTION: Commissioner Stooksbury moved to repeal the previous action for all three hangars based on the information received today and that the original engineering report needs to also be expanded to include a second study for A and B hangars as well with a commitment for a plan by July 20 for a cost analysis, who will pay for those improvements, and what will be required to keep the buildings in use such as an annual maintenance plan. The motion, was withdrawn by Commissioner Stooksbury.

AMENDED FIRST MOTION: Commissioner Stooksbury amended his motion to be split into to motions. Commissioner Stooksbury moved to extend the moratorium by an additional 30 days. The motion, seconded by Commissioner Arndt was restated by Commissioner DiMartino.

AMENDED SECOND MOTION: Commissioner Stooksbury moved to expand the study to include an additional analysis for A and B hangars and a commitment for a plan by July 20 with a cost analysis, responsibility for those improvement costs, and a maintenance plan to keep the buildings in use. The motion, seconded by Commissioner Arndt was restated by Commissioner DiMartino.



MOTION: Commissioner DiMartino moved to extend the C hangars moratorium by another 30 days, to October 10 with a commitment to have a plan by no later than the July 20 meeting which will include the cost analysis, responsibility for those costs, and a maintenance plan for ongoing use of the buildings. The motion, seconded by Commissioner Stooksbury was amended and carried with all the Commissioners present voting in favor thereof.

AMENDED MOTION: Commissioner Adams moved to amend the final motion to include prioritization of A and B hangar tenants in good standing to be relocated to available C hangars. The amended motion, seconded by Vice-Chair Fleming carried with all the Commissioners present voting in favor thereof.

MOTION: Vice-Chair Fleming moved to order an extended study of the A and B hangars as well. The motion, seconded by Commissioner Stooksbury carried forward with two no's from Chair Overcash and Commissioner Adams.

MOTION: Commissioner Arndt moved to release the latest C hangar structure analysis to the public. The motion, was withdrawn by Commissioner Arndt with the understanding that staff would try to complete final review of the report by the following Monday and release when final.

Public Comments: None

Adjournment: Meeting adjourned at 5:31 p.m.

Respectfully Submitted,



Commission Chair, Don Overcash

April 20, 2023 REGULAR MEETING SIGN IN SHEET

Please Print Your:

NAME

ORGANIZATION

NAME	ORGANIZATION
RICK TURLEY	C HANGAR TENANT
Dallas Heltzell	BizWest
Mike Plachy	Lewis Roca
Mick Krautz	Pilot
Tat Ferner	Coloradoan
Jack's Marsh	City of Loveland
Scott Helst	Discovery AR
Cony McDaniel	Hensel Phelps
James Aden	C Hangar Tenant - Future Buyer?
Danny McIntire	jet center
Roy Space	EAA WIFNL
Jason Smitherman	COL - Rm
Michelle Martin	Civil Innovations
Kas PAULD	Civil Innovations
Mike Tasse	CAP / Aircraft. Division
BRAD SCHUSTER (AOPA)	AIRCRAFT OWNERS AND PILOTS ASSOCIATION
Ben Vessey	
Rick Swanson	
Marty Brophy	FLPA FNLPA / AOPA ASN
Scott Schorling	City of Loveland
Gregg Saitan	WE
Adam Woodward	GTA 515
Kelly Freeland	The Flying School
Kelty Rizley	Cardinal Flyers LLC