



---

## Meeting Minutes for June 15, 2023

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

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

**Chair Overcash requests to bring agenda item number 5 forward. Chair Overcash moves to appoint Aaron Ehle as temporary Airport Commission Secretary. The motion, seconded by Commissioner Arndt carried with all the Commissioners present voting in favor thereof.**

**Public Comments:** None

### Consent Agenda

**Commissioner Adams moved to approve the Consent Agenda. The motion, seconded by Commissioner Stooksbury passed with one abstention from Commissioner Fleming.**

**Pulled Items** None

**Consent Follow up** None

**Public Comments:** None

### Regular Agenda

**6. 2022 Financial Audit Report** Emily Smith and Rumzei Abdallah with Plante Moran gave virtual presentation on the audit.

This year the Plante Moran team has issued an unmodified opinion on the financial statements, meaning they were able to obtain reasonable assure that the financial statements are free of material misstatements, and that they found the financial records to be accurate, complete, and valid. They also stated that Plante Moran team did not experience any difficulties in performing the audit this year, thanks to the full cooperation of the Airport and City of Loveland finance team. Based on the amount of expenditures that the Airport had from the FAAs Airport Improvement Grant Program, Plante Moran was required to test AIP as a major program this year. The audit did not identify any instances of noncompliance, nor did they identify any



questionable costs within the AIP program. Plante Moran noted no issues in their testing of allowable activities, financial and performance reporting, wage rate requirements, and revenue diversion. In Plante Moran's opinion, the Airport complied, in all material respects, with the requirements referred to above that could have a direct and material effect for the year ended December 31, 2022.

Commissioner Arndt requests information on how much property and sales tax is collected by the airport, and which entities receive it. The airport staff agreed to provide such information to Commissioner Arndt at a later date.

**Commissioner Adams moves to continue this item at the July 20<sup>th</sup> Commission meeting. The motion, seconded by Commissioner Arndt passed with one abstention from Commissioner Fleming.**

**Commissioner Stooksbury moved to introduce into the contents of item #7 the insurance response received recently, to be entered into the discussion. The motion seconded by Commissioner Adams passed with one abstention from Commissioner Fleming.**

**7. T-HANGAR  
FACILITY  
CONDITION  
ASSESSMENT  
REPORTS AND  
REPAIR COST  
ESTIMATES**

Nicole Hahn, City Engineer for Loveland presented on this item along with Michelle Martin from Civil Innovation, and Scott Hargrove with Knots Laboratory.

Hangar A Recommendation: Given the relatively small size of Hangar A, and extent of repairs required to its gravity and lateral load bearing systems, Hangar A has met or exceeded its service life and is not a good candidate for retrofit and repair. Hangar B Recommendation: The cost to restore Hanger B to its pre damaged state was evaluated with this study and compared to the cost to replace the structure. Given limited number of units in Hanger B our team is not recommending repairs to the B hangars. Hangar C Recommendation: Staff recommends that completion of repairs to Hangar C be considered if the units continue to be occupied.

Commissioner DiMartino asked how long the C Hangar repairs will take, and the City Engineer answered about 6 weeks.

Commissioner Adams asked about the need for engineered drawings, wondering if designs have been made yet for the B hangars that would contribute to the cost. The engineers



responded that they do not currently have designs, but would be able to draw some up, just like the C units.

**Public Comment:**

Rick Turley speaks about the need to discuss “safety and liability”. He mentions that the engineers discarded safety as a concern, and the issue of liability has been addressed by consulting engineering firms and finding repair solutions, as well as talking to the insurance carrier and confirming coverage will be provided given the repairs be addressed. Turley believes the commission has all the information necessary currently to close this issue. Turley points out that the proposed repair costs were \$89,750 and made the calculations himself, based on the numbers presented at the last commission meeting, that the Airport has made \$89,000 this year in hangar rent. This brought him to the conclusion that by the end of this year, given the \$89,000 repairs are made to these hangars, the Airport will still have a \$58,000 profit from hangar rent. Then after these repairs are made, he estimates a \$150,000 annual revenue from C hangar rent. He insists the airport make these repairs and accelerate the development of “shovel-ready land” for tenants to be able to invest in as a new site for hangars.

James Aiden points out that the C hangars hold 40 tenants, whose lives have been greatly impacted by the eviction. He suggests a timely resolution since people are already selling their aircrafts. He also mentions that he talked to a couple aircraft brokers around the U.S. and asked them about helping him find a hangar if he were to buy an aircraft from them. When the brokers found out he was from Northern Colorado, they told him it was a lost cause. Aiden points out that the rest of the nation sees Northern Colorado as a problem area, and the commission should come to a decision quickly when it comes to hangars.

Steve McClintock suggests: remove hangar doors. Turn the hangars into hail sheds.

Adam Woodward, EAA chapter 515, states EAA is in full support of Rick Turley’s plan to repair these hangars and prepare “shovel-ready land”.

City of Loveland Risk Manager, Jason Smitherman states that the insurance carrier is not being very demanding yet. The insurance just wants an update by the end of this year.



Commissioner Adams suggest Airport staff research costs for demolition of unit A.

**Commissioner Stooksbury moves to rescind the eviction date for C Unit hangars. The motion, seconded by Commissioner Arndt passed with one abstention from Commissioner Fleming.**

Airport staff is tasked with bringing in order repairs for Units B and C, and to find demolition costs for Unit A. Commissioner Stooksbury also asks that Airport staff present a list of monthly revenues to the Commission at the next meeting, along with the full budget.

**Adjournment:** Meeting adjourned at 4:56pm

**Respectfully Submitted,**

---

**Commission Chair, Don Overcash**