

PDSC MEETING AGENDA

DATE: 7/26/2023
TIME: 3:30-5:00 PM
LOCATION: Zoom
RE: Planning and Development Subcommittee

PDSC Objectives:

- Support the development and implementation of an updated Strategic Plan and the 2020 Airport Master Plan Update
- Provide ongoing support and input on specific plans and proposals for the development of Airport property
- Provide input on other business development efforts as appropriate

PDSC Agenda Items:

- 1) **Introductions (10 min.)**
- 2) **Updates (10 min)**
- 3) **T-Hangar Plan (50 min.)**
- 4) **PDSC Membership (10 min.)**
- 5) **Open Discussion (10 min.)**

Unresolved/Pending Topics:

- Land Use Plan
- Updated Leasing Policy

Join Zoom Meeting

Wednesday, July 26, 2023 – 3:30 p.m.

<https://us06web.zoom.us/j/97011482750?pwd=V1pVVHdrMXZibzlyZ3RFanpRK2NIZz09>

Meeting ID: 970 1148 2750

Passcode: 465261

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NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

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ITEM NUMBER: 2

MEETING DATE: July 26, 2023

PREPARED BY: Aaron Ehle, Planning and Business Development Specialist

TITLE

Updates

RECOMMENDED PDSC ACTION

Informational

SUMMARY

Airport staff will provide updates on:

- Terminal
- Aero FNL
- 5071 Beechcraft Hangar
- Fort Collins-Loveland Water District easement
- Remote Tower
- Governance Study



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ITEM NUMBER: 3

MEETING DATE: July 26, 2023

PREPARED BY: Aaron Ehle, Planning and Business Development Specialist

TITLE

T-Hangar Plan

RECOMMENDED PDSC ACTION

Provide feedback on continued use of the C hangars and construction of new hangars

SUMMARY

A Hangars: The building is in a state of disrepair. The team is working on demolition plans and a schedule and estimate is expected in early August.

B Hangars: Building officials confirmed that the hangars would have to be brought up to code because more than 50% of the structure would have to be modified to bring them up to a safe condition. This requirement makes modifications to the B hangars not practical. The Airport Commission has directed staff to move forward with demolition plans for the hangars.

C Hangars: Staff is moving forward with the necessary repairs and continuing to rent the hangars on a month-to-month basis to the current tenants 3-5 years. The team is working on putting the bid package together for the repairs to the C hangars. We anticipate the bid will be released in late August. Based on the estimated repair costs, this can likely be accomplished administratively by Airport staff.

Future Hangars: Staff has received direction from the Commission to move forward with plans to create new hangar construction sites in the northeast area of the Airport. Basic infrastructure improvements to create “shovel ready” lots are estimated at over \$1 million. Airport staff, T-hangar tenants, and other prospective developers will need to work together to develop a strategy for developing this area.

Rick Turley, who has been representing the existing T-hangar tenants, will be joining us to share his thoughts on the continued use of the C hangars and how we can prepare for the future.



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ITEM NUMBER: 4

MEETING DATE: July 26, 2023

PREPARED BY: Aaron Ehle, Planning and Business Development Specialist

TITLE

PDSC Membership

RECOMMENDED PDSC ACTION

Provide recommendations to the Airport Commission on PDSC membership

SUMMARY

The Planning & Development Subcommittee (PDSC) serves in an advisory role to the Airport Commission. The group consists of Airport staff, staff from both Cities, citizen members, and a representative of the FNL Pilots Association.

Since the PDSC was formed, Tom Fleming has served as a citizen member in addition to serving as a citizen member on the Airport Commission. Although Mr. Fleming will no longer serve on the Airport Commission, the Commission adopted a resolution reaffirming his membership in the PDSC.

At the July 20th Airport Commission meeting, Commissioner Stooksbury pointed out that there is no longer a Commission member on the PDSC and suggested that maybe there should be. Only four Commissioners were present at the meeting, so the discussion was tabled until a later date when more members are present.

ATTACHEMENT

PDSC Charter

Northern Colorado Regional Airport Planning and Development Subcommittee Subcommittee Charter: Amended 9/19/2019

Purpose

The Planning and Development Subcommittee (PDSC) has been formed by the Northern Colorado Regional Airport Commission as a subcommittee pursuant to Section 12 of the Commission Bylaws to facilitate strategic planning for the airport and its immediate surroundings. It includes the following major objectives:

- i. To support the development of an updated Strategic Plan and the Airport Master Plan;
- ii. to provide ongoing support and input on specific plans and proposals for the development of Airport land; and
- iii. to provide input on other business development efforts as appropriate.

The PDSC serves only in an advisory role to the Airport Commission, and may provide recommendations to the Commission as the committee deems appropriate or as requested by the Commission. The PDSC has no authority to take any formal action or to direct the expenditure of funds or resources.

Members

Initial membership of the PDSC will consist of the following individuals:

- Thomas Fleming, Airport Commission Vice-Chair
- Jason Licon, Airport Director (PDSC Chair)
- Aaron Ehle, Airport Business Development & Planning Specialist
- Diane Jones, The Formation Group
- Mike Scholl, City of Loveland Economic Development Manager
- Josh Birks, City of Fort Collins Department of Economic Health Director
- James Hays, FNL Pilots Association President
- Robert Middleton, At Large

Membership may change over time; however, it is anticipated that the number of members involved at any given time will remain approximately the same. Other individuals may be asked to take part in the PDSC from time to time in an ad-hoc, advisory role as needed. Formal Commission approval is not required for amended membership.

Because of the breadth of the PDSC's charter, it may be necessary or appropriate to form other subcommittees from time to time to address related topics. If directly related to the purpose of the PDSC, then the PDSC may form the subcommittee and advise the Commission. If the scope is unrelated to or exceeds the PDSC's charter, then the PDSC will submit the proposal to the Commission for consideration and approval as appropriate.

Duration

The duration of the PDSC will be determined by need for support on current and future Airport planning and development projects. However, the Commission, at its sole direction, may dissolve or alter the focus of the PDSC to best serve the Airport's interests.