



NORTHERN COLORADO

REGIONAL AIRPORT COMMISSION

4900 EARHART ROAD • LOVELAND, CO 80538

REGULAR MEETING AGENDA

THURSDAY, APRIL 17, 2025

3:00PM – 5:00PM

ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING IN-PERSON AT 4900 EARHART ROAD LOVELAND, CO 80538 OR OBSERVE VIRTUALLY USING THE INFORMATION BELOW:

JOIN ZOOM MEETING: <https://us06web.zoom.us/j/81745121465?pwd=5PPT3WQWWANTI9JLSXJAPKMWNNCIN.1>

MEETING ID: 817 4512 1465

PASSCODE: 259087

DIAL BY YOUR LOCATION: +1 719 359 4580 US

FIND YOUR LOCAL NUMBER: <https://us06web.zoom.us/j/81745121465?pwd=5PPT3WQWWANTI9JLSXJAPKMWNNCIN.1>

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

10 MINUTES

CONSENT AGENDA

1. MARCH 20, 2025 REGULAR MEETING MINUTES, *PAGE 3*
2. RESOLUTION FOR 2025 COMMISSION MEETING SCHEDULE, *PAGE 7*
3. LEASE ASSIGNMENT AND ASSUMPTION – 5261 GULFSTREAM CT, *PAGE 9*
4. LEASE EXTENSION REQUEST – 5272 STAGGERWING, *PAGE 15*

APPROVAL OF CONSENT AGENDA

10 MINUTES

PULLED CONSENT AGENDA ITEMS

REGULAR AGENDA

5. QUARTER 1 FINANCIAL REPORT 10 MINUTES
INFORMATIONAL, PAGE 17
PRESENTING: MOLLY ELDER, DEPUTY CHIEF FINANCIAL OFFICER
6. AIRPORT DIRECTOR'S REPORT 30 MINUTES
INFORMATIONAL, PAGE 19
PRESENTING: JOHN KINNEY, AIRPORT DIRECTOR
7. AIRPORT BADGING FEE UPDATE 20 MINUTES
ACTION, PAGE 71
PRESENTING: DYLAN SWANSON, AIRPORT OPERATIONS & MAINTENANCE MANAGER
8. UPDATE ON THROUGH-THE-FENCE/CENTREPOINT BUSINESS PARK TAXIWAY AGREEMENT WITH
POSSIBLE EXECUTIVE SESSION AS AUTHORIZED BY C.R.S. § 24-6-402 (4)(b) AND C.R.S. § 24-6-402 (4)(e)(I) 30 MINUTES
INFORMATIONAL, PAGE 73
PRESENTING: LAURIE WILSON, DEPUTY CITY ATTORNEY
9. ADDITIONAL BUSINESS FROM AIRPORT COMMISSIONERS 10 MINUTES

ADJOURN

FUTURE MEETING TOPICS

Staff recommendation for Parcels B and C

Commission Priorities for Staff Work Plan

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Regular Meeting Minutes for March 20, 2025

CALL TO ORDER

Meeting called to order at 3:01 p.m.

ROLL CALL

Commission Members Marsh, Thompson, DiMartino, Miller, and Stooksbury were present. Chair Arndt and Commission Williams were absent.

PUBLIC COMMENT

Acting Chair Marsh opened the floor for public comment:

- Terry Cecil stated that he has been working towards the development of site B for Professional Aircraft Services. Mr. Kinney stated that the development of sites B and C will be discussed at the May Commission meeting. More details regarding estimated infrastructure costs will be presented at that time.
- Stephen Hayne stated that he and his partners submitted four proposals to develop hangar buildings on airport property. The concept created for site C does not consider their needs and is not affordable for their group. Mr. Hayne spoke in opposition to an RFP process for development which is cost-prohibitive.
- Scott Holst stated that he is appreciative of the work done by John Kinney and Dylan Swanson.
- Rick Turley requested that planning begin for new T-hangars. The infrastructure assessment and other factors keeps pushing back the timeline to get new hangars built before the C hangars are demolished. Mr. Kinney stated that all proposals, including financial obligations and projected revenues, can be presented to the Commission in April.
- Trell Kennett requested more information on the reopening on Runway 6-24. Mr. Kinney stated that there is still a line-of-sight obstruction with the terminal building and operations on 6-24 will be discussed at a future meeting.

Commissioner Williams entered the meeting at 3:10 p.m.

CONSENT AGENDA

Commissioner Thompson moved to approve all items presented on the consent agenda. The motion, seconded by Commissioner Miller, carried with five Commissioners present voting in favor thereof. Commissioner Williams abstained from the vote.

Pulled Items: None

Consent Follow up:

Public Comments: None

REGULAR AGENDA



3. AIRPORT DIRECTOR'S REPORT

John Kinney, Airport Director, provided the following updates in conjunction with the February Airport Director's Report:

- A meeting with the Air Show Network is scheduled for Monday March 24th to discuss the level of support required for the event.
- A request for through-the-fence access on site C has been denied.
- A lease on the north side of the airport is being terminated and staff recommends that the Commission pursue annexation by the City of Loveland.
- The City of Loveland Economic Development Department is reviewing future uses for the west side of the airport property.
- The airport passed the FAA's annual Part 139 inspection.
- An RFP will be open for contractors to submit proposals for the runway widening project by the end of March. Revenue projects for 2026 were presented with two separate scenarios.
- The STARS radar system was removed from FNL. Staff will continue working with the FAA and the Congressional delegation to enhance controllers' capabilities.
- There is evidence that airfield safety infractions previously submitted to the FAA were not accurately logged in their systems, but this should now be resolved. It is recommended that pilots continue to report all incidents using the FAA systems.
- The CDOT Aeronautics report states that some grant funding might be available for construction of a traditional tower.

Chair Arndt entered the meeting at 3:32 p.m.

4. PLANNING AND DEVELOPMENT SUBCOMMITTEE (PDSC)

John Kinney, Airport Director, presented the item in accordance with the Agenda Item Summary. Members of the Planning and Development Subcommittee (PDSC) reviewed their roles and suggested serving the Commission in a standby status until they are assigned a specific project.

Commissioner Marsh moved to place the PDSC into a "standby status" as presented. The motion, seconded by Commissioner DiMartino, carried with six Commissioners present voting in favor thereof. Commissioner Williams abstained from the vote.

5. WASHINGTON DC CONGRESSIONAL DELEGATION MEETING UPDATE

Commissioner DiMartino and Arndt and other Fort Collins representatives attended the National League of Cities conference in Washington DC. During that time, they were able to meet with Senator Hickenlooper, Senator Bennett, and Congressman Neguse to discuss the radar and ATC tower situation. Senator Hickenlooper recommended writing a one-page follow-up document which is



currently being drafted. The FAA was not available to meet during the visit.

**6. 2025 REVIEW OF
COMMISSION ROLES &
RESPONSIBILITIES**

Laurie Wilson, Deputy City Attorney for Loveland, and Diane Criswell, Senior Assistant City Attorney for Fort Collins, presented the item in accordance with the Agenda Item Summary and provided a [PowerPoint presentation](#). A more in-depth presentation will be provided at a future date to provide more details regarding “personal interest” and conflicts of interest in conjunction with the Commission Bylaws.

**7. AIR TRAFFIC
CONTROL TOWER
PROGRAM UPDATE**

Commissioner Marsh moved to go into Executive Session for legal discussion regarding the air traffic control tower program. The motion, seconded by Commissioner Miller, carried with six Commissioners present voting in favor thereof. Commissioner Williams abstained from the vote.

Public Session ended at 4:02

Executive Session began at 4:08 p.m.

Executive Session ended at 4:30 p.m.

Public Session began at 4:30 p.m.

**8. BUSINESS FROM
MEMBERS**

None presented.

ADJOURNMENT

Chair Arndt adjourned the meeting at 4:30 p.m.

Respectfully Submitted,

Airport Commission Chair, Jeni Arndt

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RESOLUTION #R-1-2025

A RESOLUTION ADOPTING AND RATIFYING THE 2025 REGULAR MEETING LOCATION, TIME AND DATES AND DESIGNATING THE LOCATION FOR POSTING MEETING NOTICES FOR THE NORTHERN COLORADO REGIONAL AIRPORT COMMISSION

WHEREAS, on January 22, 2015, pursuant to that Amended and Restated Intergovernmental Agreement for the Joint Operation of the Northern Colorado Regional Airport, the City of Loveland and the City of Fort Collins created the Northern Colorado Regional Airport Commission (“Commission”); and

WHEREAS, the Commission desires to hold regular meetings at a time and place fixed by resolution of the Commission; and

WHEREAS, pursuant to Section 4(c) of the Commission Bylaws, all meetings of the Commission are subject to the Colorado Open Meetings Law found at C.R.S. § 24-6-402; and

WHEREAS, C.R.S. § 24-6-402 requires that the Commission provide full and timely notice of such meetings by annually designating a public place for posting of such notices that is within the local public body’s boundaries and by posting such notices; and

WHEREAS, the purpose of this resolution is to adopt the Commission’s 2025 regular meeting location, time and dates and to designate a public place for posting notice of such meetings and to ratify such meetings held prior to the date of this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE NORTHERN COLORADO REGIONAL AIRPORT COMMISSION AS FOLLOWS:

Section 1. That the following regular meetings of the Commission in 2025 shall be held at 4900 Earhart Road, Loveland, Colorado 80538, in the Airport Conference Room at 3:00PM until 5:00PM, on the following dates:

January 16
February 20
March 20
April 17

Section 2. That the following regular meetings of the Commission in 2025 shall be held at the Larimer Emergency Telephone Authority (“LETA”) conference room located at 4867 Venture Drive, Johnstown, CO 80534 at 3:00PM until 5:00PM, on the following dates:

May 15
<i>(no meeting in June)</i>
July 17
August 21

September 18
October 16
November 20
<i>(no meeting in December)</i>

Section 3. That the Commission may, from time to time, change by motion the date, time and place of any of its regular meetings in 2025 as established by this Resolution.

Section 4. That the designated location for the posting of meeting notices of the Commission shall be the Airport's website and/or the City of Loveland's website.

Section 5. That this Resolution shall go into effect as of the date and time of its adoption.

ADOPTED this 17th day of April, 2025.

Jeni Arndt, Chairperson

ATTEST:

Secretary

APPROVED AS TO FORM:



Laurie Wilson, Deputy City Attorney



NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538
(970) 962-2850 • FAX (970) 962-2855 • TDD (970) 962-2620

ITEM NUMBER: 3

MEETING DATE: April 17, 2025

PREPARED BY: Aaron Ehle, Planning & Business Development Specialist

TITLE

Lease Assignment and Assumption - 5261 Gulfstream Ct

RECOMMENDED AIRPORT COMMISSION ACTION

Approve of the assignment and assumption as presented

BUDGET IMPACT

Neutral, the lease rates will remain unchanged

SUMMARY

This is an administrative item. Lease agreement transfers are a common occurrence and must receive approval from the Airport Commission as specified by the intergovernmental agreement (IGA) between the Cities of Fort Collins and Loveland. In this case, the current lessee is requesting to transfer the lease to a different limited liability company (LLC). Airport staff have reviewed the request and confirmed that the associated account is in good standing, with no outstanding issues or obligations.



ATTACHMENT

Lease Assignment and Assumption: 5261 Gulfstream Ct

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

5261 Gulfstream Court
Loveland, Colorado 80538

WHEREAS, the Cities of Fort Collins and Loveland, Colorado (the “Cities”) acting by and through the Northern Colorado Regional Airport Commission (“NCRAC”) are the Lessors under that Hangar Ground Lease Agreement dated November 10, 2021, a copy of which is attached hereto as **Attachment 1** and incorporated herein by this reference (the “Lease Agreement”) originally entered into with Latched Kowell, LLC as Lessee concerning that property at the Northern Colorado Regional Airport described in Exhibit A to the Lease Agreement (the “Leased Premises”). The Lease Agreement was previously assigned pursuant to an Assignment and Assumption Agreement dated July 10, 2024 to JK AV8 LLC as Lessee. JK AV8, LLC (“Assignor”) now desires to assign the Lease Agreement as set forth herein; and

WHEREAS, the Cities are parties to an Amended and Restated Intergovernmental Agreement for the Joint Operation of the Northern Colorado Regional Airport signed on January 22, 2015 and paragraph 4.A. of said Agreement delegates to the NCRAC the authority to enter into lease agreements in a form generally approved by the Cities; and

WHEREAS, the form of this lease agreement has been previously generally approved by the Cities; and

WHEREAS, Commission Bylaws adopted on October 15, 2015 authorize the Commission Chair to sign such agreements on behalf of NCRAC; and

WHEREAS, Assignor desires to assign all of its lease rights and obligations for the Leased Premises, as well as all improvements located thereon, to Tri-Angle of Attack Development, LLC (“Assignee”); and

WHEREAS, Article 13 of the Lease Agreement permits this assignment under the conditions as set forth therein; and

WHEREAS, Assignee intends to benefit the Cities by promising to perform all terms and conditions of the Lease Agreement with respect to the Leased Premises as Lessee under the Lease Agreement.

NOW, THEREFORE, in consideration of the Cities’ approval, the mutual covenants and agreements expressed in the Lease Agreement, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignor, by its signature below, hereby assigns all of its right, title and interest in and to the Lease Agreement and the Leased Premises, to Assignee as of May 1, 2025 (the “Effective Date”).

2. Assignee, by its signature below, hereby assumes and agrees to be bound by all obligations, responsibilities and terms of the Lease Agreement with respect to the Leased Premises

and hereby becomes the Lessee of the Leased Premises under the Lease Agreement as of the Effective Date.

3. Assignee acknowledges and agrees that the annual rent payment for the Leased Premises under the Lease Agreement is \$19,620.93 per year, payable in monthly installments, which rental amount shall be adjusted on May 1, 2025 and on each anniversary thereafter pursuant to Article 4 of the Lease Agreement.

4. Assignee submits to the Cities herewith, the proof of insurance as required in Articles 8 and 9 of the Lease Agreement, attached hereto as **Attachment 2** and incorporated herein by this reference.

5. Assignee submits to the Cities the following notice address pursuant to Article 23 of the Lease Agreement:

Tri-Angle of Attack Development, LLC
Jeramiah Larsen
401 W Mountain Ave Ste 200
Fort Collins, CO 80521
970-980-6501
jeramiahlarsen@gmail.com

6. The Cities designate the NCRAC and the Airport Manager as its representatives who shall make, within the scope of their authority, all necessary and proper decisions with reference to the Lease.

7. For purposes of this Agreement, there may be any number of counterparts, each of which shall be deemed as originals. Facsimile, scanned and other electronic signatures permitted by law, for purposes of this Agreement, shall be deemed as original signatures.

Dated this ____ day of _____, 20____.

[end of page 2]

Assignee:
Tri-Angle of Attack Development, LLC
401 W Mountain Ave Ste 200
Fort Collins, CO 80521

By: [Signature]
Jeramiah Larsen, Registered Agent

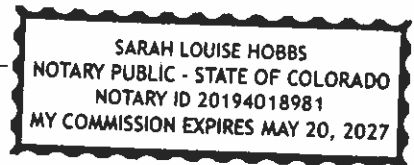
State of Colorado)
)ss
County of Larimer)

Subscribed and sworn to before me this 14th day of Apr, 2025 by
Jeramiah Larsen, as Registered Agent of Tri-Angle of Attack Develop. LLC

My commission expires 5/20/2027.

SEAL

[Signature]
Notary Public



Assignor:
JK AV8 LLC
4691 Concorde Avenue
Unit 1A
Johnstown, CO 80534

By: [Signature]
Jeramiah Larsen, Registered Agent

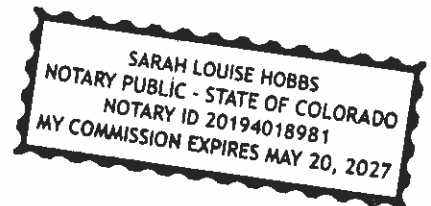
State of Colorado)
)ss
County of Larimer)

Subscribed and sworn to before me this 14th day of Apr, 2025 by
Jeramiah Larsen, as Registered Agent of JK AV8 LLC

My commission expires 5/20/2027.

SEAL

[Signature]
Notary Public



The Northern Colorado Regional Airport Commission acting on behalf of the City of Loveland, Colorado and the City of Fort Collins, Colorado, hereby consents to the above-described assignment of all right, title, and interest as Lessee under the above-described Lease Agreement from Assignor to Assignee on the terms and conditions set forth above.

**Northern Colorado Regional Airport
Commission acting on behalf of the City of
Loveland, Colorado and the City of Fort Collins,
Colorado**

By:

Commission Chair

ATTEST:

Secretary

APPROVED AS TO FORM:

Senior Assistant City Attorney

ATTACHMENT 1

(Lease Agreement, including all prior amendments and assignments)

The original lease can be accessed on page 95 of the 11/10/2021 Airport Commission Packet
https://www.flynoco.com/wp-content/uploads/2021/11/2021-11-10_CommissionPacket.pdf



NORTHERN COLORADO REGIONAL AIRPORT

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(970) 962-2850 • FAX (970) 962-2855 • TDD (970) 962-2620

ITEM NUMBER: 4

MEETING DATE: April 17, 2025

PREPARED BY: Aaron Ehle, Planning & Business Development Specialist

TITLE

Lease Extension Request – 5272 Staggerwing

RECOMMENDED AIRPORT COMMISSION ACTION

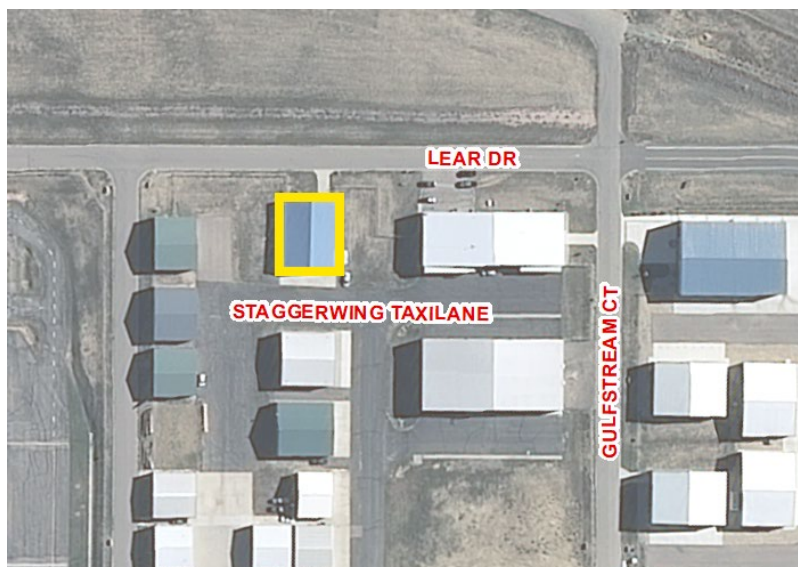
Approve the lease extension request as presented

BUDGET IMPACT

Neutral, the lease rates will remain unchanged

SUMMARY

This is an administrative item. The lease agreement was executed on July 1, 2005 and the initial 20-year term will expire on June 30, 2025. The lessee has notified the Airport (as required by the lease agreement) of their intent to exercise the option of extending their land lease agreement. This is the first of four five-year extensions options. This extension request requires the approval of the Airport Commission as specified by the intergovernmental agreement (IGA) between the Cities of Fort Collins and Loveland. Airport staff have reviewed the request and confirmed that the associated account is in good standing, with no outstanding issues or obligations.

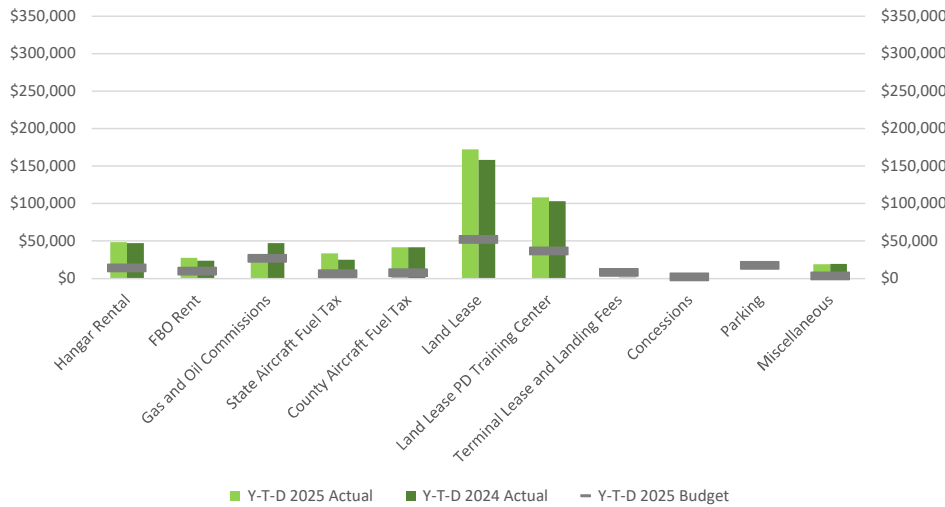




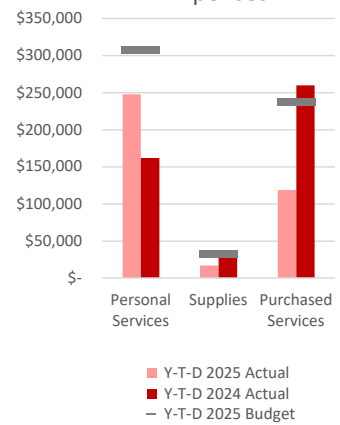
Quarter 1 2025 Financial Report

	Y-T-D 2025 Actual	Y-T-D 2024 Actual
TOTAL OPERATING REVENUES	488,268.18	471,549.01
TOTAL OPERATING EXPENSES	384,118.77	449,917.8
OPERATING GAIN (LOSS)	104,149.41	21,631.21

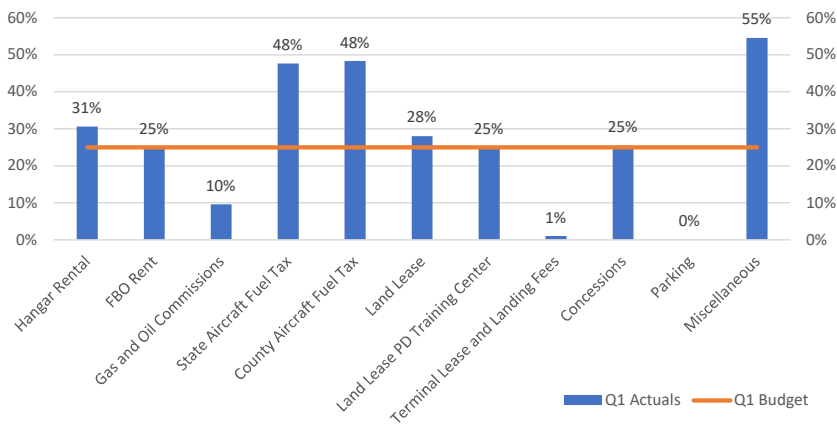
Comparison of Q1 Revenues



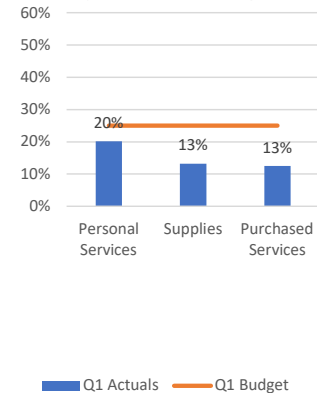
Comparison of Q1 Expenses



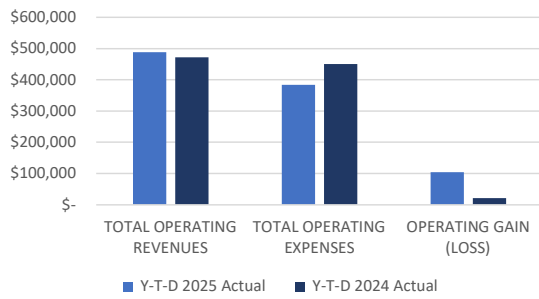
Q1 YTD Revenue vs. Budget



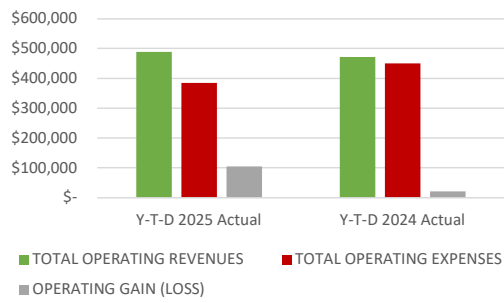
Q1 YTD Expenses vs. Budget



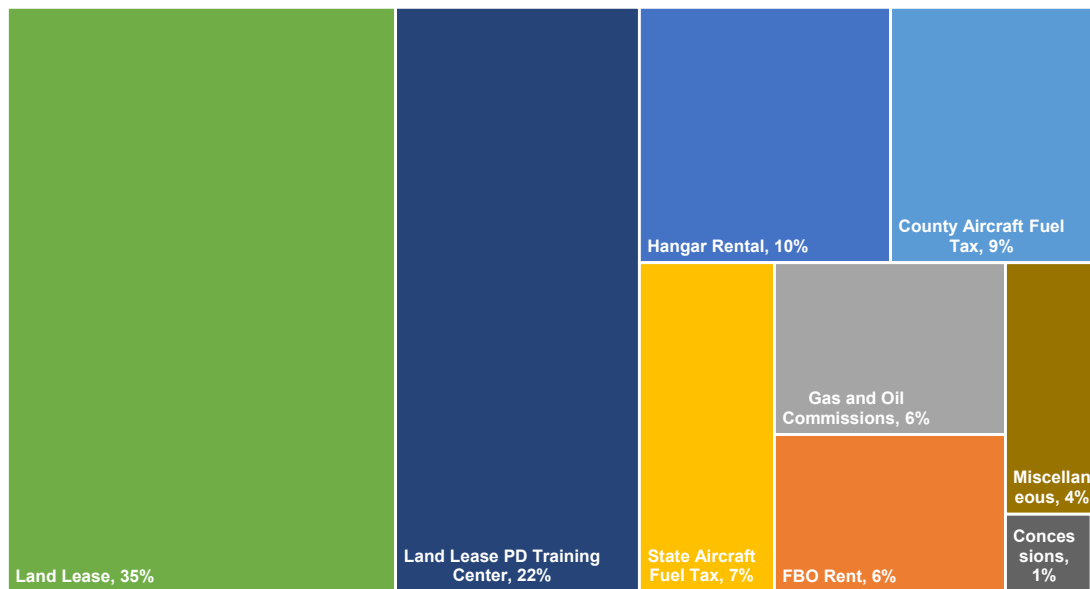
YTD Revenue & Expenditures
2025 vs 2024



YTD Revenue & Expenditures
2025 vs 2024



Total Revenues By Source



**Northern Colorado Regional Airport
Airport Commission: April 17, 2025
Airport Director's Report**

Informational Items: No presentation – possible questions from Commissioners

1. **FNL's Budget Schedule:** City Council August 25th, Commissioners review in May -**July**
2. **FNL's Five-year CIP plan** under development. The Commission reviews: April and May
3. **FNL Stakeholder's Meeting:** April 10th. [Agenda attached.](#)
4. **FNL's FAA's annual comprehensive safety inspection:**
 - a. Tabletop Exercise: Scenario: aircraft accident with ~30 casualties: The event will predate the full scale in September.
 - b. Tri-annual Full-Scale Exercise: Target date: Friday September 5th.
 - c. Live Burn for ARFF personnel - annual certification: Friday September 5th.
5. **Air Show 2025:** Scheduled for: September 20th & 21st. Event organizer has begun the permitting process. Tenant coordination will begin in earnest next month.
6. **Runway widening;** This substantive airfield construction project's RFP is on the streets. A pre-bid meeting was held last Wednesday on the 9th. Robust attendance. Please refer to the meeting handout detailing key dates, phasing and project durations: [attachment](#)
7. **Air Traffic Control Tower:** An onsite Sighting Study by the FAA to evaluate possible locations for a future permanent air traffic control tower and to conduct safety risk assessment: August 7th, 26th and 27th. Two additional "virtual meetings" will occur with stakeholders and agencies ahead of the August meetings.
8. **FNL Radar:** Ongoing efforts continue with:
 - d. Congresswoman Boebert's: [attachment](#)
 - e. Raytheon: [attachment](#)
 - f. Alternative technologies to enhance situational awareness for controllers at a fraction of the cost of STARs but allowance by the FAA remains to be clarified.
9. **CDOT Aeronautics "remote tower" monthly update:** [attachment](#)
10. **FNL's RFP Award for management of Landing Fees went to "Plane Pass".** Contract finalization underway. Anticipate fees for non-based aircraft operators to begin July 1st.
11. **Governance Committee Update:** Transition to Airport Authority: January 2027.

Following the work of the Governance Committee in 2024, each City Council adopted a Resolution expressing support for pursuing the creation of an Airport Authority. A joint staff team has now been assembled to work on a new Intergovernmental Agreement (IGA.) The IGA will address a multitude of items including short-, near-, and long-term financial support, cost sharing agreements, Authority Board criteria, and other mutual impacts and agreements.

The staff team meets throughout 2025 and anticipates re-convening the Governance Committee in late summer with a goal of seeking Council adoption of the IGA by December.

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Airport Stakeholder Meeting

You are invited to attend an Airport Stakeholder meeting today April 10th. The meeting agenda is attached. Whether you want to attend in-person, virtually, or just want to keep an eye on the agenda, we encourage you to stay involved and connected to the airport community. Hope to see you there!

Tuesday, April 10, 2025

3:00-4:30 p.m.

4900 Earhart Road

Loveland, CO 80538

Option to attend remotely:

<https://us06web.zoom.us/j/88395608958?pwd=VArb9rM6LhffmlQCaucW6zyKBPAW6H.1>

Meeting ID: 883 9560 8958

Passcode: 624868

Phone: 719 359 4580 US

John S. Kinney CAE CM

Airport Director

Northern Colorado Regional Airport

**Northern Colorado Regional Airport Bimonthly
Stakeholder Meeting April 10, 2025**

- 1) Introductions** John Kinney
- 2) ATCT Update:** FAA/Robinson's ATCT Manager: David Smith
- 3) Airport Update** Dylan Swanson & John Kinney
- a. ATCT Long Term Plan – Site Selection Study
 - b. Air Show 2025 September 20th and 21st
 - c. Parcel B and C Update – “Draft” drawing...not the design: Handouts.
 - d. West Loveland Neighbors Article: Priorities of FNL's new Director.

What makes this opportunity (Airport Director) exciting is the amount of raw land. Usually, airports can't address the needs of all users, and they must create limited market opportunities.

“FNL is different by having ample room to accommodate the future needs of: GA, Specialty Aviation) ambulatory, firefighting....) Corporate Aviation Charters, Airlines and the likes”

Airport Director John Kinney February 2025: West Loveland Neighbors Magazine

4) What questions or comments do the Stakeholder have or wish to discuss?

5) Meeting Schedules...Change: The Stakeholder meeting cycle will be changed to follow the airport Commission meetings enhancing the ability to have follow up discussions with tenants after a Commission meeting.

- ✓ Commission meeting will remain the Third Thursday of the month.
- ✓ The Stakeholder meeting will be moved to the fourth Thursday, of every other month.
- ✓ The next Stakeholder meeting will be on June 26th from 3:00 pm to 5:00 pm
- ✓ Note: No Commission meeting in June at their request.

Thank you for Choosing Northern Colorado Regional Airport... We know you have choices.

From the Mayor's Desk

Dear Residents,

Let's learn about our new Northern Colorado Regional Airport Director!

John, you have been at the top spot in senior executive leadership roles at numerous airports. Why Northern Colorado Regional Airport at this point and time in your career?

"Colorado is home. I married a third generation native of Colorado. Our daughters became 5th generation graduates from CU in Boulder. Our son is a Firefighter Paramedic with North Metro Fire Department....we have deep roots in the front range and the state.

As for professional motivation, Northern Colorado Regional Airport is truly a unique facility and at a crossroads in its bright future. I think I can help facilitate further success and implement the vision of the leadership from both municipalities of Fort Collins and Loveland."

What specifically are those elements of the Cities' vision for FNL going forward?

"The vision shared was the tipping point for me to seek the airport director's opportunity. Leadership's priorities for staff are:

- **Develop a new terminal** to attract scheduled airline service to the Northern Colorado Communities – dedicated a week before my arrival.
- **Widen the runway** to accommodate the next generation of airline size planes: B-737, Airbus 320 series and the likes...not the B-767 wide body jets, they are too big for FNL. The project is 90% designed and we anticipate construction in 2026, pending FAA funding and mitigation of operational impacts to tenants.
- **Provide an Air Traffic Control Tower.** FNL current day operational levels are <125,000 annually. When you add in the weekly charters with airline size planes (B-737 and Airbus 320) and the mix of robust corporate aviation and flight training.... FNL needs a control tower today and especially into tomorrow.
- **Recruit Scheduled Service to FNL** serving the entire region of our catchment area: Estes Park to Erie to the Wyoming border and Greeley. The estimated population is <900,000. Look at communities with that population and you will see they have a solid airline service. FNL will offer an amazing, convenient friction free experience to travelers seeking an alternative to DIA when facilities are complete in fall of 2026.
- **Bolster the Airport Financial Enterprise Fund,** retaining autonomy from any general fund (taxpayers' dollars) subsidies by developing the large amounts of raw land at FNL. What makes this element exciting is usually airports must emphasize their market offering. FNL is different by having ample room to accommodate the future needs of GA, Specialty Aviation (ambulatory, firefighting...), Corporate Aviation, Charters, Airlines and the likes."

Kinney continues, "I have been here a short time, but the initial impression has been validated repeatedly, the airport tenants, leadership from both Cities and the surrounding business community value and heavily support this golden economic development machine.... That's not always the case when you look around the country."

What is an issue you are facing that gets you excited to be here at FNL?

Did I tell you the Thunderbirds are coming to FNL September 20th and 21st? Not a lot of airports get to host an airshow of this caliber. I've been told over 100,000 persons will be watching..... that's pretty darn cool indeed! I hope we get a few attendees hooked on a career in aviation....it's the best!"

John joined the Northern Colorado Regional Airport in mid-November of 2024 after a nationwide search led by an aviation executive search firm. John has served with distinction at the following airports in succession Rocky Mountain Metro, Centennial, Stapleton International, Long Beach CA, Scottsdale AZ, TSA as a Federal Security Director, Denver International, Los Angeles International / VNYS/ ONT, Aspen Airport. He has held the Airport Director position for several airports for over 20 years. John is a licensed pilot and served on several national aviation committees and active conference speaker.

Jacki Marsh

Mayor of Loveland



John Kinney, Northern Colorado Regional Airport Director



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Pre-Bid Conference Meeting Agenda

Wednesday, April 9, 2025, at 10:00 am (MT)

1. Project Team Introductions:

a. Northern Colorado Regional Airport and City of Loveland

Cindy Scymanski City Purchasing
 John Kinney Airport Director
 Dylan Swanson Airport Operations and Maintenance Manager

b. Design Engineer and Construction Management

Jared Bass Group Leader
 John Cessar Sr. Project Manager/Construction Manager

2. Bidding Process and Timeline:

- a. Bid Advertisement.....March 26, 2025
 - 1. Published in the Loveland Reporter Herald, Fort Collins Coloradoan, and Bidnet Direct.
- b. Non-Mandatory Pre-Bid Conference April 9, 2025, at 10:00 am (MT)
- c. Pre-bid Site Visit.....April 9, 2025, directly after pre-bid meeting.
 - 1. Additional site visits may be made available upon request with a minimum three-day notice. For those interested in future site visits, contact Dylan Swanson via email at Dylan.swanson@cityofloveland.org.
- d. Last Day for Questions.....April 14, 2025, at 3:00 pm (MT)
 - 1. Any questions received after this date may not be answered.
 - 2. Email Dylan Swanson (Dylan.swanson@cityofloveland.org) with all questions. All answers to questions will be issued via an addendum.
- e. Final Addendum.....Will be posted no later than Thursday, April 17, 2025.
- f. Bid Submittal Location: bids@cityofloveland.org (before 2:00 pm (MT))
- g. Bids Due.....April 24, 2025 – before 2:00 pm (MT)
- h. Bid Opening.....April 24, 2025 – after 2:00 pm (MT)
 - 1. All correspondence regarding bid opening will be sent to the email on file at BidNetDirect.
- i. Anticipated Award of Contract (Bid Hold).....180 Calendar Days
- j. Bid Bond: 5% of total bid
- k. All Addenda must be acknowledged and included in Bid Submittal at the time of Bid. Acknowledgement information is in Division I (Bidding Requirements and Agreement Documents), page B-20, Item No. 17.
- l. Bid Schedule included in Division I, pages B-3 thru B-17.

3. Projects Overview:

- a. This project will be funded by a grant from the Federal Aviation Administration (FAA), Colorado Department of Transportation – Aeronautics Division, and with local funds from the FNL.
- b. Project Scope of Work:
 - The Runway 15-33 Widening project consists of the full-length excavation and construction of 25-feet of new pavement on each side of the existing Runway 15-33 pavement. Following earthwork and edge drain installation, an asphalt pavement section will be constructed, followed by saw-cut grooving that ties in with existing grooves on Runway 15-33 pavement, application of an emulsified asphalt seal coat on the entirety of Runway 15-33, and application of pavement markings. The project will also include new electrical lighting and signage, new PAPI's, and the regrading within the Runway Safety Area (RSA). Portions of each of the five connector taxiways will also be reconstructed at tie-in locations on the east side of the runway.
- c. Total Project Time (reference attached Phasing Plan):
 - Phase 1 – 70 Calendar Days
 - South RW Section
 - Phase 2 – 91 Calendar Days
 - North RW Section
 - Asphalt Cure Period – 30 Calendar Days
 - Phase 3 (RW Grooving) - 30 Calendar Nights (Night Work Only 10:00 PM – 5:00 AM (MST))
 - Phase 4 (Seal Coat and Initial Markings) - 5 Calendar Nights (Night Work Only 10:00 PM – 5:00 AM (MST))
 - Substantial Completion – 196 Calendar Days
 - Asphalt Cure Period – 24 Calendar Days (Punchlist Work Authorized)
 - Phase 5 (Permanent Markings) - 7 Calendar Nights (Night Work Only 10:00 PM – 5:00 AM (MST))
 - Final Completion – 203 Calendar Days

4. Liquidated Damages (reference Division VI – Federal General Provisions, Section 80-08):

Schedule	Liquidated Damages Cost	Allowed Construction Time
Phase 1	\$1,500/day	70 Calendar Days
Phase 2	\$1,500/day	91 Calendar Days
Phase 3	\$1,500/day	30 Calendar Nights
Phase 4	\$1,500/day	5 Calendar Nights
Phase 5 (Final Completion)	\$1,500/day	7 Calendar Nights

5. Bid Documents:

- a. Reference *Instructions To Bidders* (Page IB-1)
- b. Bid Schedule in Division I, *Bid Proposal*, Pages B-3 to B-17. Pay close attention to the measurement and payment sections of the following:
 - Division II *City General Conditions*
 - Division III *Special Provisions*
 - Division VI *Federal General Provisions*
 - Division VII *Federal Technical Specifications*
 - There are a number of construction work items and materials that are considered incidental to the project or other Bid Items. All potential bidders should conduct a close review of the project plans and technical specifications.
- c. Federal Wage Determinations included in Division V.

6. Special Requirements:

- a. Reference *Special Notice To Bidders* for a list of documents required to be submitted with the bid to be considered complete and responsive.
- b. *Attachment A – List of Subcontractors/Firm & DBE Utilization* forms required at time of Bid.
 - Include the dollar amount to be performed by each subcontractor.
 - Include both DBE and non-DBE subcontractors on this list and dollar amounts.
 - Prime Contractor must self-perform at least 50%. (Federal General Provisions Section 80-01, page GP-41)
 - Provide completed *List of Subcontractors/Firm & DBE Utilization* form
- c. DBE Goal – There is a DBE goal of 5.46% for this project. (Demonstration of Good Faith effort only). DBE forms provided in Attachment D.

7. Airfield Safety and Security:

- a. Review the attached *Phasing and Access Plan*, Sheet G2.1 (attached).
- b. Review Division III – Special Provisions Section 60 *Operations, Safety and Security*:
 - Construction operational safety on airports
 - Airport security requirements
 - Construction vehicle requirements
 - Barricade requirements
- c. Contractor is required to provide a Safety Plan Compliance Document (SPCD) prior to construction. Reference Appendix A – *Construction Safety and Phasing Plan* for items to be addressed by SPCD.

8. General Construction Items:

- a. Construction Survey:
 - Refer to Division III, *Special Provision* Section 40.10.

- Refer to Division VI, Federal General Provisions Section 50-07.
- b. Quality Control:
 - Contractor required to perform their own QC to ensure their work and materials meet specifications.
 - Owner will have their own QA, to be performed once all materials are ready for QA testing. Contractor cannot depend on Owner's QA tests for their QC.
 - Refer to Division III, *Special Provision* (Section 30.01, page SP-10).
 - Refer to Division VII, Technical Specification C-100.
 - Refer to each technical specification quality control section in Division VII.
- c. Mobilization:
 - Refer to Division VII, Technical Specification C-105.
 - Mobilization is limited to 4% of the total bid, reference Division VII, Item C-105 *Mobilization*, Section C-105-2.
- d. Acceptance Testing and Inspection
 - Dibble will be performing all Construction Administration and has partnered with Terracon for Acceptance Testing.
 - Refer to Division VII – Federal Technical Specifications, Acceptance Criteria Sections.
- e. Typical Sections
 - See sheet G3.1 for information on proposed and existing pavement sections.

9. Addenda:

- a. At least one Addendum will be issued after the Pre-Bid Conference meeting that will include the meeting minutes to the Pre-Bid meeting, answers to contractor questions to date, and changes or updates to the plans and contract documents (if any).
- b. Any addenda prepared will be issued via the *Rocky Mountain E-Purchasing System* Website (www.bidnetdirect.com/colorado). It is the full responsibility of any bidder wishing to submit a bid to obtain and acknowledge all addenda at the time of bid.

10. Miscellaneous Unique Project Items

- a. The quantity of Permanent Pavement Markings are for two applications of 100% with glass beads. Temporary markings are for phasing elements only. Refer to the Phasing Plans (G2.1 – G2.9).
- b. There are miscellaneous modifications to existing lighting, signage, electrical jumpers, and markings for phasing. These items are incidental to the project. Refer to the Phasing Plans (G2.1 – G2.9).
- c. Initial FAA funding is expected at that time. Contractor should anticipate a Notice of Award in September or early October. Contractor will be able to start mobilization and ordering of long-lead items (i.e. airfield electrical and PAPI's). Remaining funding is anticipated in May 2026. May 2026 is also when the Construction Notice to Proceed is expected.
- d. Badging: review Division III – Special Provisions Section 60 for badging requirements and costs. This will be incidental to the project.



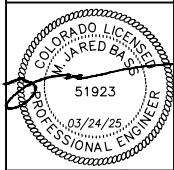
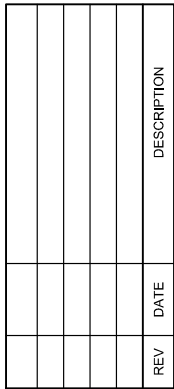
Northern Colorado Regional Airport
RW 15-33 Widening
City Project No. APFAA43
FAA AIP No. 3-08-0023-047-2025



- e. Runway 6-24 Height Restriction: there may be some construction equipment height restrictions during Phase 2. Reference Note 9 on Sheet G2.1. Airport will coordinate with the Contractor if/when those apply.

11. Bidder Questions

- Question:
- Question:
- Question:
- Question:
- Question:
- Question:
- Question:
- Question:



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G2.1
SHEET #
9 OF 128

PHASE 1 (STA 1+00 TO 36+15)
RUNWAY 15-33 (SOUTH) STRUCTURAL & BLAST PAD PAVEMENT WIDENING, CONNECTOR TAXIWAY GEOMETRY, GRADING & DRAINAGE, ELECTRICAL IMPROVEMENTS, PAPI RELOCATION.

PHASE 2 (STA 36+15 TO 90+00)
RUNWAY 15-33 (NORTH) STRUCTURAL & BLAST PAD PAVEMENT WIDENING, CONNECTOR TAXIWAY GEOMETRY, GRADING & DRAINAGE, ELECTRICAL IMPROVEMENTS, PAPI ADJUSTMENT, PAVEMENT MARKINGS.

STOP PERIOD: ASPHALT CURE PERIOD

PHASE 3 (STA 3+00 TO 88+00)
RUNWAY SAW-CUT GROOVING (P-621)

PHASE 4 (STA 1+00 TO 90+00)
EMULSIFIED SEAL COAT (P-608), TEMPORARY PAVEMENT MARKINGS (P-620)

SUBSTANTIAL COMPLETION

STOP PERIOD*: BETWEEN TEMPORARY AND PERMANENT MARKINGS

PHASE 5 (STA 1+00 TO 90+00)
RUNWAY 15-33 PERMANENT PAVEMENT MARKINGS (P-620)

FINAL COMPLETION - PROJECT TOTAL:

LAUREN BOEBERT

PROUDLY SERVING THE 4TH DISTRICT OF COLORADO

For Immediate Release

April 4, 2025

Contact

Joel.V@mail.house.gov

Drew.Sexton@mail.house.gov

REP. LAUREN BOEBERT ANNOUNCES FISCAL YEAR 2026 COMMUNITY FUNDING APPROPRIATIONS PROCESS & DEADLINES

Washington, D.C. — Today, U.S. Congresswoman Lauren Boebert (CO-04) announced her office will begin accepting Community Funding Requests within Colorado's 4th Congressional District for Fiscal Year 2026, with a priority on water and infrastructure projects. The requests should be targeted to local projects that are necessary to ensuring the health, safety, and prosperity of 4th District constituents.

Eligible entities, including local and county governments plus qualified non-profit organizations, may access the [Fiscal Year 2026 Community Project Form HERE](#) to complete and return to boebert.appropriations@mail.house.gov along with two letters of community support for the project.

Further details about the process can be found at the form [HERE](#).

The deadline to submit Community Project requests for the 4th Congressional District is Monday, April 21, at 5:00pm EST.

"The reformed Community Directed Spending process that I fought for in 2023 ensures that our tax dollars go to specific, local projects that will directly help communities," said Congresswoman Boebert. "I'm looking forward to working with local and county governments to highlight their needs and secure funding for water and infrastructure projects that are dedicated to improving the quality of life for constituents in the 4th District."

Each House Member is limited to submitting 15 projects for their district, which comes in the form of a one-time federal allotment of funds.

###

For updates, subscribe to Congresswoman Boebert's newsletter [here](#).

OFFICE LOCATIONS

Packet Page #31

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Aaron Ehle

From: Aaron Ehle
Sent: Monday, April 14, 2025 5:42 PM
To: Aaron Ehle
Subject: FW: Commission attachment FW: Acquisition of STARS Radar for FNL

From: Rogers, Christopher J <christopher.rogers@rtx.com>
Sent: Friday, April 4, 2025 5:18 PM
To: John Kinney <John.Kinney@cityofloveland.org>; Jackson, Rachel A (USA) <rachel.a.jackson@rtx.com>
Subject: [External] RE: Acquisition of STARS Radar for FNL

Hey John,

So this is a bit different. Let me try to explain in email, but happy to connect on Monday by zoom to get into more detail if needed.

What you have right now is called a STARS Remote Tower Display. This is a compliment of equipment that connects directly to the TRACON and provides you with the situational awareness picture for FNL. All of the processing is done at the TRACON and the FNL piece is really just the display. Think of it as a TV with a super long extension cord to the cable box.

What we are proposing as Tower MicroElite is combining the equipment that would normally be at the TRACON and putting it at FNL with the display. Similar to what is done at airports that have a co-located TRACON/ATCT. The equipment is the same, you would just need less of the equipment, because you are only 1 facility. Tower MicroElite is capable of doing all the processing locally at FNL and then displaying the same situational awareness picture in the tower. So, same HW and same SW, just the compliment of equipment is different. What the controller sees is going to be the same in either situation.

Hope this helps.

Thanks,
Chris

From: John Kinney <John.Kinney@cityofloveland.org>
Sent: Friday, April 4, 2025 4:21 PM
To: Rogers, Christopher J (USA) <christopher.rogers@rtx.com>; Jackson, Rachel A (USA) <rachel.a.jackson@rtx.com>
Subject: RE: Acquisition of STARS Radar for FNL

Chris,

Thank you!

Is this proposal for a SATRs ATC system which mirrors the FAA's equipment they took out of FNL remote tower or subset of STARS?

Thank you

John

*John S. Kinney CAE CM
Airport Director
Northern Colorado Regional Airport
303 882 9605: cell*



NORTHERN COLORADO
REGIONAL AIRPORT

From: Rogers, Christopher J <christopher.rogers@rtx.com>

Sent: Friday, April 4, 2025 11:09 AM

To: Jackson, Rachel A (USA) <rachel.a.jackson@rtx.com>; John Kinney <John.Kinney@cityofloveland.org>

Subject: [External] RE: Acquisition of STARS Radar for FNL

Hi John,

I hope you are doing well. Following up on your email below.

The RTX proposal that was formally delivered to FNL for the Digital Tower project included both the costs for the Digital Tower and a Tower MicroElite (STARS). The breakdown of that proposal was \$8.9M for the Digital Tower and \$600k for the Tower MicroElite. In addition, the Tower MicroElite requires an annual maintenance agreement of \$50k/year (+ annual escalation) for 10 years. The maintenance contract covers all spares, required software and hardware upgrades to maintain the system in proper working order and in compliance with the FAA's national software baseline for a period of at least 10 years. After 10 years, a more significant tech refresh may be required.

I am not able to provide you with a formal quote just yet, but I do intend that quote to be consistent with what was previously quoted to you. One of the big barriers at this moment, is the impact of the recently imposed tariffs, which we are working to assess. I am hopeful we can have a formal quote to you in about 2 weeks.

Here is a little bit about our Tower MicroElite offering:

- Highly reliable system derived from a mature FAA certified STARS System Baseline
 - Product will update in step with FAA's NAS deployed baseline software version, including security patches.
- Meets the FAAs' technical and performance requirements for Air Traffic Systems
 - Required ATC and Tech Ops Features identical to those from STARS with existing training material
 - Mature and verified ADS-B surveillance data processing, tracking, plus target data processing and display functions
 - Already verified to meet Critical ATC Performance requirements (e.g., Target processing and Display update rates).
 - Includes all existing STARS Data recording and analysis capabilities, training and Simulation
 - Interfaces with COTS standalone ADS-B receiver, ATC radars and FDIO
 - Utilizes existing STARS capabilities with ability for unapproved functions to be disabled
 - Computer Human Interface (CHI) approved by NATCA and verified to meet the FAA Human Factors Design Standards and requirements
- Compliant with FAA standards and orders
 - Hardware components verified to meet FAA electrical, power, emissions, grounding, and seismic standards and requirements
- No additional FAA testing or certification necessary
- Procured, Installed, maintained, and supported by Collins Aerospace STARS experts

Please let me know if you have any questions.

Thanks,
Chris

From: Jackson, Rachel A (USA) <rachel.a.jackson@rtx.com>
Sent: Friday, April 4, 2025 10:49 AM
To: Rogers, Christopher J (USA) <christopher.rogers@rtx.com>
Subject: FW: Acquisition of STARS Radar for FNL

From: John Kinney <John.Kinney@cityofloveland.org>
Sent: Friday, March 7, 2025 9:42 AM
To: Jackson, Rachel A (USA) <rachel.a.jackson@rtx.com>
Subject: [External] Acquisition of STARS Radar for FNL

Rachel,

Thank you for the informative discussions yesterday. We appreciated the opportunity to meet with you and Chris and for the discussion where we learned of the opportunity to acquire a STARS Radar package for FNL from Raytheon; the same equipage provided to the FAA owned and operated control towers...correct me if I am off base here.

On behalf of Northern Colorado Regional Airport, I would like to request a proposal from Raytheon to provide a STARS Radar package for our FCT tower. The proposal optimally would include cost for, the system, all FAA approvals, installation, certification, ongoing preventative maintenance, and response for repairs to components, data feeds, hardware and or software issues.

Please let me know if I can provide further clarification. I am happy to jump on call with you and/or Chris.

We look forward to hearing from you.

**Best
John**

*John S. Kinney CAE CM
Airport Director
Northern Colorado Regional Airport
303 882 9605: cell
John.Kinney@cityofloveland.org*



NORTHERN COLORADO
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Digital Tower System Design Approval (DT SDA)



FNL Update
31 Mar 2025

SDA UPDATE: OPERATIONAL EVALUATION

- FAA-led batch testing underway
 - **Batch 0:** COMPLETE
 - **Batch 1:** Began 31 Mar and will run through 11 Apr. Thus far, there are no issues.
 - Goal is to pull some Batch 2 testing into the Batch 1 timeframe in an effort to accelerate the overall timeline.



SDA UPDATE: DOCUMENTATION

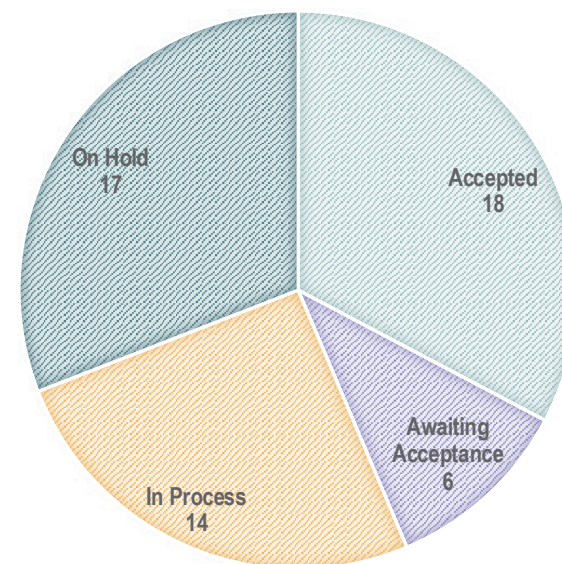
- Summary

- 18 deliverables have been accepted with another 6 awaiting FAA acceptance
- After extensive discussion with the FAA, RTX/FRQ is updating the System Subsystem Specification (SSS) to the next revision of the FAA Technical Requirements
- 4 have yet to be started as they are post-testing deliverables with an additional 17 blocked from progressing due to required approval of earlier deliverables, many of which are tied to the SSS
- Line-by-line status of deliverables is detailed in backup slides

- Update since last meeting:

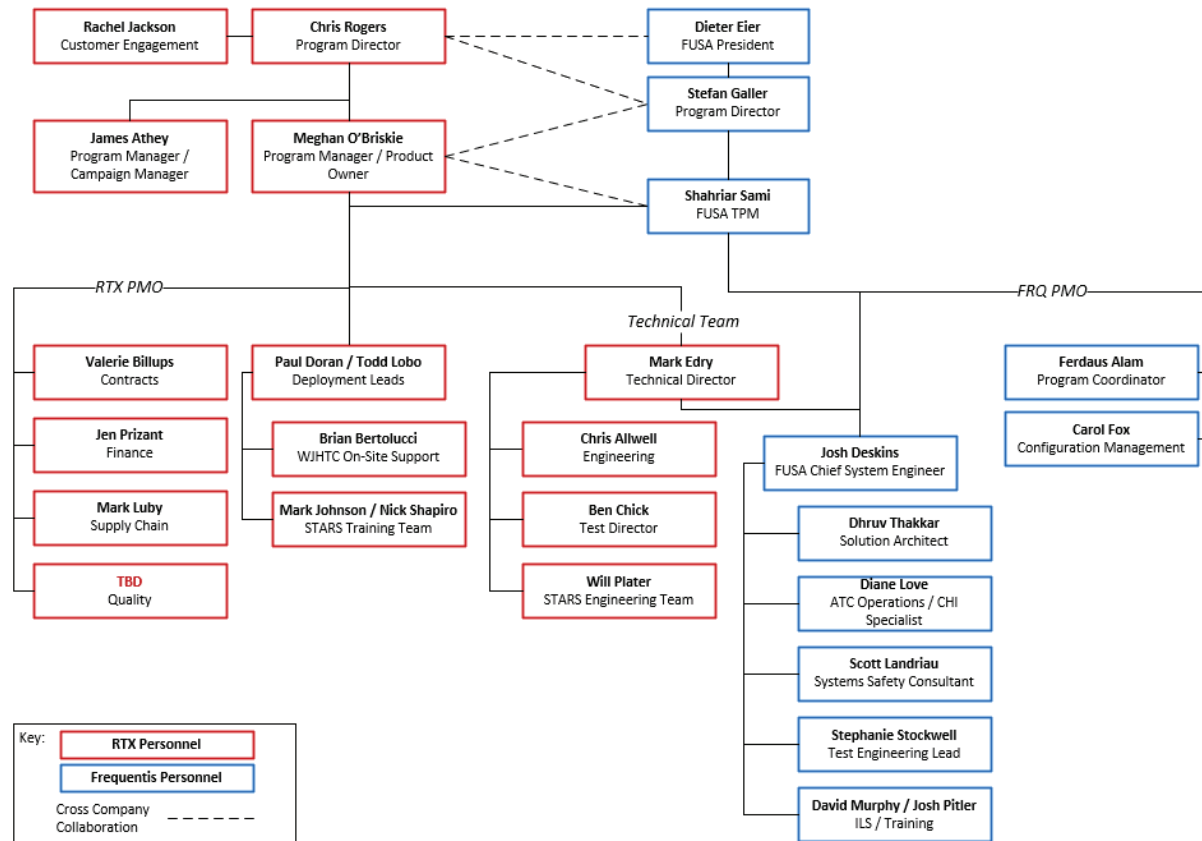
- The User Training Part 4 (ATC End User Guide and Student / Instructor Guides) and the Siting, Installation and Calibration Guidance (SICG) deliverables were accepted
- Two additional sub deliverables that were previously considered a part of the SICG were parsed out to be tracked separately (Site Survey Worksheet (SSW) and Site-Specific Configuration (SSC))
- Updated or initial drafts of the following deliverables were delivered
 - Maintainer Training Material Package Part 1: Maintainer Task & Skills Analysis (TASA) – initial draft
 - Plan for Software Aspects of Approval (PSAA) – updated draft
 - As-Built System Configuration Document – initial draft
- The first of four Stages of Involvement (SOI) audits were held for both the Software (18-19 Feb) and Hardware (19 Mar) Design Assurance Packages. Responses to the SW SOI audit report were delivered and the responses for the HW SOI are in process

STATUS OF DELIVERABLES



BACKUP

Org Chart



ID	Deliverable	Status	Percent Complete
DEL-01	Anticipated Waiver and Deviation Requests	On Hold	30%
DEL-02	Siting, Installation and Calibration Guidance (SICG)	Accepted	90%
DEL-03 - Sect. 1-2	Commercial Instruction Book (CIB) Sections 1-2 - General Info, Functional Characteristics, Power Req'ts & Technical Description	In Process	0%
DEL-03 - Sect. 3	Commercial Instruction Book (CIB) Section 3 - Operational Controls & Indicators	In Process	30%
DEL-03 - Sect. 4-7, 10-11	Commercial Instruction Book (CIB) Sections 4-7, 10-11 Maintenance Sections	In Process	0%
DEL-03 - Sect. 8	Commercial Instruction Book (CIB) Section 8 - Parts List	In Process	60%
DEL-03 - Sect. 9	Commercial Instruction Book (CIB) Section 9 - Installation	In Process	60%
DEL-04 - SOI 1	HW Design Assurance Package SOI 1: Planning Review	In Process	-
DEL-04 - SOI 2	HW Design Assurance Package SOI 2: Development Review	On Hold	-
DEL-04 - SOI 3	HW Design Assurance Package SOI 3: Verification Review	On Hold	-
DEL-04 - SOI 4	HW Design Assurance Package SOI 4: Final Review	On Hold	-
DEL-05	Concept of Operations (ConOps)	Accepted	90%
DEL-06	General Configuration Index	On Hold	0%
DEL-07	Configuration Management Plan (CMP)	Accepted	90%
DEL-08	Functional Hazard Analysis (FHA)	Accepted	90%
DEL-09	Human Factors Plan (HFP)	Accepted	90%
DEL-10 - Part 1	Maintainer Training Material Package Part 1: Maintainer Task & Skills Analysis (TASA)	In Process	30%
DEL-10 - Part 2	Maintainer Training Material Package Part 2: Course Design Guide (CDG)	In Process	0%
DEL-10 - Part 3	Maintainer Training Material Package Part 3: Test Blueprint (TBP)	In Process	0%
DEL-10 - Part 4	Maintainer Training Material Package Part 4: Student / Instructor Guide	On Hold	0%
DEL-12	Plan for Hardware Aspects of Approval (PHAA)	Awaiting Acceptance	90%
DEL-13	Plan for Software Aspects of Approval (PSAA)	Awaiting Acceptance	90%
DEL-14	Physical Layout Diagram (PLD)	Accepted	90%
DEL-15	Preliminary System Safety Assessment (PSSA)	On Hold	0%
DEL-16	Process Assurance Plan (PAP)	Accepted	90%
DEL-17	Continuity, Reliability, Maintainability and Availability Plan (CRMAP)	Accepted	90%
DEL-18	Requirements Management, Verification and Validation Plan (RMVVP)	Accepted	90%

Note: DEL-11 and DEL-25 have been omitted due to content being collapsed into other deliverables



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ID	Deliverable	Status	Percent Complete
DEL-19 - SOI 1	SW Design Assurance Package SOI 1: Planning Review	Awaiting Acceptance	-
DEL-19 - SOI 2	SW Design Assurance Package SOI 2: Development Review	On Hold	-
DEL-19 - SOI 3	SW Design Assurance Package SOI 3: Verification Review	On Hold	-
DEL-19 - SOI 4	SW Design Assurance Package SOI 4: Final Review	On Hold	-
DEL-20	System Approval Summary Report	On Hold	0%
DEL-21	System Design Approval Plan (SDAP)	Accepted	90%
DEL-22	System Characterization Document (SCD)	Awaiting Acceptance	90%
DEL-23	System Design Document (SDD)	On Hold	0%
DEL-24	System Engineering Management Plan (SEMP)	Accepted	90%
DEL-26	System Requirement Allocation Document (SRAD)	On Hold	0%
DEL-27	System Subsystem Specification (SSS)	In Process	90%
DEL-28	System Safety Assessment	On Hold	-
DEL-29	System Safety Plan (SSP)	Accepted	90%
DEL-30	System Security Plan (Sec Plan)	In Process	30%
DEL-31 - Part 1	User Training Part 1: Task & Skills Analysis (TASA)	Accepted	90%
DEL-31 - Part 2	User Training Part 2: Course Design Guide (CDG)	Accepted	90%
DEL-31 - Part 3	User Training Part 3: Test Blueprint (TBP)	Accepted	90%
DEL-31 - Part 4	User Training Part 4: ATC End User / Student Guide (AEUG)	Accepted	90%
DEL-32	Verification Compliance Matrix (VCM)	On Hold	30%
DEL-33	Verification Test Procedures (VTP) (FQT-S)	On Hold	0%
DEL-34	Verification Test Results	On Hold	0%
DEL-35	System Authorization Briefing (Cybersecurity) (SAB)	Accepted	90%
ACY As-Built	As-Built System Configuration Document	Awaiting Acceptance	-
SAT	SAT Procedures	Awaiting Acceptance	90%
SFD	System Functional Design (SFD)	Accepted	90%
VAR	Visual Analysis Report (VAR)	In Process	60%
SSW	Site Survey Worksheet (SSW)	In Process	90%
SSC	Site Specific Configuration (SSC) Process	In Process	90%

Note: DEL-11 and DEL-25 have been omitted due to content being collapsed into other deliverables



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Discussion Items: Staff to provide an Overview. Discussions with Commissioners

1. **Attachment One: Airport Staffs Work Plan:** Overview & prioritization is sought from Commissioners in May.
2. **Attachment Two: FNL's Five-year DRAFT CIP Plan:** Overview today, will seek Commissioners input in May.
3. **The Commission Workshop (July):** Staff has included several "Pre-Workshop Information sheets which we believe amplify the need to create a unified Vision moving ahead strategically

Attachment Three: Defining the need to co-author a unified Vision allowing for strategic decision making in context of delivering goals. Earlier this year we shared this "suggested" roadmap.

The Why:

Not specific to the Commission.... but to both municipalities and their staff: Decisions are being made absent data or in context to the co-authored goals of the Commission or with an understanding of: How project outcomes complement Strategic Initiatives and the FNL vision

- ✓ **Attachment Four: New Revenues:** Opportunities in several areas as financial demands grow.
- ✓ **Attachment Five: Lease Overviews ...**What is the market's elasticity versus the reward?
- ✓ **Attachment Six: FNLs' lease "age wave"**
- ✓ **Attachment Seven: Future Revenues:** FNL's Four Corners of Revenues". New revenues is our solution, driven by new Developments and commercial airline flights.
- ✓ **Attachment Eight: Parcel B and C** How do they fit into the Four Corners Revenue Model?
- ✓ **Attachment Nine: FNL's ALP Development Plan:** *No user needs to be left behind.* FNL has the luxury of developable land. Future decisions require thoughtful well-crafted strategies

Airport Commissions Workshop

Regular Commission Meeting extended: July 17th 3:00 pm to 6:00 pm

- Air Service Development: ASD 400 How to attract the Airlines
 - Regionalism, engaging in the totality of the Community
 - Developing an effective Brand and Social Media Campaign
- Design a Collective Vision for FNL: 2035

Regular Commission Meeting extended: September 18th 3:00 pm to 6:00 pm

- Check In...Where FNL is today, Priorities, Opportunities, Aspirational Goals
- What Drives Affordability for FNL?
- Next Steps in Strategic focus and Staffs' Priorities for 2026

Do Commissioners seek an alternative approach or different topics to be discussed?

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AIRPORT COMMISSION'S PRORITIES: Staff Seeks Validation

Staff's Core Deliverables

- Commission monthly meetings
- GA tenant Bi-monthly meetings
- Annual budget development
- Annual FAA CIP plan development
- Staff performance plans & reviews
- Lease administration / compliance
- Finance AR and AP and Invoicing
- FAA and CDOT grant administration
- **FAA Annual Part 139 Inspection**
- *Airport Ops staff training & testing*
- *Monthly Ops, Airline, FAA... meeting*
- *TSA Airport Badging - Issuance*
- *FAA Airport Certification Manual - compliance*
- *TSA Airport Security Plan – compliance*
- *Annual 1st Responder Exercises*
- *Winter Operations to FAA Standard*

TSA & FAA require for commercial flights by aircraft exceeding 30 seats. Today's conditions.

Staff's Ancillary Projects "In Play"

1. Recruit new staff - replacements - **August** arrival.
2. Acquire an automated airport badging system: Cost recovery. **Summer**
 - Cloud Based System: New fees cover cost in 1st year. Reissue all FNL badges '25.
3. Re-badge FNL's population, ~900 badges to meet TSA compliance: **Summer / Fall**
4. Coordinate with COL Planning to annex the remaining airport parcel into the City: **Now**
5. Deliver ATCT Restroom Facilities – Infrastructure modifications: **Summer**
6. USAF Thunderbirds Air Show: **Summer**
7. Develop RFP Process for future lease opportunities: **Summer**
8. Manage the FAA Safety Risk Assessment Workshop for FNL Radar: **Summer**
9. Conduct FAA ATCT Site selection and Solar glare analysis: **Fall**
10. Rewrite TSA ASP: Airport Security Plan
11. Rewrite FAA /FNL Part 139 Airport Certification Manual - permits airline flights
12. Negotiate with TSA to screen DEN bound passenger at FNL's security screening check point. Allows passenger expedited drop off within DEN sterile gate areas from buses.
13. Update and standardize T-Hangar leases
14. Re-establish Hangar Wait List with transparent process.
15. Terminal Building Solar Array installation project.
16. *Economic Development Study: Development Potential of the West Side with rail*
17. *Economic Development Analysis of alternative development funding mechanisms*

Priority Projects from the Commission Underway or Pending Resources

1. **Strategic Workshop for Commissioners** addressing: Safety, Brand & Financial Autonomy

2. **Implement GA Landing Fees: Applicable to non-based operators.**
 - a. Develop and Issue RFP for “turnkey” operator
 - b. Fees collections targeted to begin in Summer 2025.
3. **Establish Parking Fees** through a parking management company contract: 2025.
 - a. Public parking daily rate: \$2.00 per vehicle: Summer
 - b. Issue and award via RFP for parking management vendor: Summer
4. **Establish Terminal Building Use Fees:** 2025.
 - a. Landline DIA Shuttle Bus Operator
 - b. Charter Flight Operators
5. **Runway Widening Development Project:** 2025 through 2026.
 - a. RFPs “on the streets “with a contract award in May 2025.
 - b. January 2026:
 - i. Recruit and train project oversight staff
 - ii. Program lead coordination with tenants
6. **FAA Control Tower:** Dual Paths: Evaluate Benefits between Remote & Traditional: 2025...
 - a. Conduct FAA Site selection study August through October
 - b. Position FNL uniquely in the funding priority line with FAA Grants
 - c. Continue to monitor FAA’s approval of Remote Tower Certification – Funding
7. **RFI Parcel B Respondents:** Evaluate Submittals, have recommendation for Commission.
 - a. Parcel B Development; Seeking two development scenarios via RFP.
 - i. One large facility with several executive hangars.
 - ii. All executive box hangar’s - ~ 10.
8. **RFI Parcel C Respondents:** Evaluate Submittals, have recommendation for Commission.
 - a. Parcel C Development: Infrastructure costs estimate at \$35M.
 - b. On going discussion with potential tenants
9. **Develop Terminal Use Agreements:** Ground Transportations Vendors.
 - a. Rental Cars
 - b. TNC Operators
 - c. DIA shuttles: Groomes and Land Line
10. **Transition FNL’s Governance Model** to an Airport Authority: 2025 and 2026.
 - a. Develop the IGA 2025 with the Governance Committee
 - b. Create Authority Board Members Criteria
 - a. Outline the Transitional Work Plan: Forecasting Financial and Staffing Impacts
 - b. Assign a Project Manager to lead the transition in 2026:
 - i. Outline airport’s organizational transition to an Airport Authority
 - ii. Staffing
 - iii. Financial forecast identifying the timing to achieve financial self-reliance

11. **FAA Grant Assurance Lease Compliance:** Negotiations.
 - a. Parking lot and Fuel Farm
 - b. Through the Fence – Developing Equitable Rates and Fees between operators
12. **Runway 6/24 temporary closure:** Taxiing operations exclusive during ATCT hours
 - a. Temporary closure – taxiing ops only - extended indefinitely as new terminal created a line of site issue for Air Traffic Controllers. No action planned in 2025.

Project Management of Consultants’ Project Deliverables: Staff oversight.

1. **Develop a Strategic Air Service Plan:** to attract airline services. Develop the RFP.
2. **Develop Social Media Program:** Modernizing our Web & Social Media with a new Brand.
3. **Design Marketing Plan:** Embracing a Brand through regionalism with tourism, hoteliers.
4. **Develop Comprehensive Revenue & Expense Plan:** to achieve financial autonomy from general fund monies.
 - a. Deliver a timely and responsive CIP.... While addressing affordability.
 - b. Leverage lease compliance maximizing revenues and punctuality.
 - c. Develop Revenue Plan – maximizing revenues. Assess properties and values.
5. **Develop Rents, Rates and Fees Program:** which recovers the costs of providing services.
6. **Design Strategic Revenue Plan** growing Aeronautical and Non-Aeronautical uses and developments.
7. **Through The Fence Compliance:** Create equity amongst On and Off airport activities.
 - a. Develop a “strategic project plan” with proactive and sustained communications drawing in impacted “off airport” stakeholders.
 - b. In Partnership with FAA, define the problem and required outcomes:
 - i. Economic advantage to off airport operators
 - ii. Requires financial adjustments
 - iii. Requires Capital Improvements – operators to share in costs

Staff should mirror the operational complexity of our Commercial Service Airport

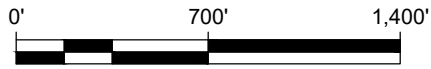
The current staff coverage span is Monday through Friday 6 am to 4:30 pm. Our busiest periods of operations are unstaffed. Staff’s presence should be expanded to include Weekends, Holidays and Evenings, mirroring the ATCT staffing hours.

FNL’s after hour response to events hampers flight ops until the “On call” staffer arrives (~45 mins) to address issues and allow airborne inventory to begin landing once again.

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2026-2030 Proposed Airport Capital Improvement Plan											
Funding Source	FAA AIP Airport Improvement Program		FAA BIL Bipartisan Infrastructure Law		State		Local			Other	Total Project Costs
	AIP Entitlement	AIP Discretionary	BIL Airport Improvement Grants	BIL FCT Competitive Grant Program	Colorado Division of Aeronautics		Grant Match	Additional Funding	Passenger Facility Charges	Airport Master Plan Capital Project Description Reference	
	Formulary \$150K - \$1.3M <10K - >10K Enplanements	Discretionary	Formulary	Discretionary	Formulary for FAA Grant Matches	Discretionary	Formulary for FAA & CDOT Grant Matches	Discretionary	Formulary \$4.39 per passenger		
Grant Match Requirement	90/10	90/10	90/10	100	N/A	90/10	N/A	N/A	N/A	N/A	
2024 (Previous Year)											
New Terminal (Construction)			\$ 1,590,000		\$ 88,333		\$ 88,333			A6	\$ 1,766,667
GA Taxilanes Rehabilitation (Construction)								\$ 387,564		A4	\$ 387,564
Fuel Farm Capacity Expansion Siting Study								\$ 72,629		B1	\$ 72,629
Taxiway B & D Rehabilitation (Design & Construction)	\$ 730,000				\$ 40,556		\$ 40,556	\$ 77,250		A8/B5	\$ 888,361
Site C GA Hangar Development (Planning & Environmental)								\$ 73,940		B14	\$ 73,940
Totals 2024	\$ 730,000	\$ -	\$ 1,590,000	\$ -	\$ 128,889	\$ -	\$ 128,889	\$ 611,383	\$ -		\$ 3,189,160
AIP Entitlements Funding	\$ 1,000,000										
PFC Revenues											
Funding Balance Remaining	\$ 420,000		\$ 316,254								
2025 (Current Year) (FAA Share of AIP & BIL Grants 95%)											
Runway 15-33 Widening (Construction)	\$ 570,000	\$ 4,500,000	\$ 1,003,254		\$ 159,822		\$ 159,822			A13	\$ 6,392,899
Totals 2025	\$ 570,000	\$ 4,500,000	\$ 1,003,254	\$ -	\$ 159,822	\$ -	\$ 159,822	\$ -	\$ -		\$ 6,392,899
AIP Entitlements Funding	\$ 150,000										
PFC Revenues											
Funding Balance Remaining	\$ -		\$ -								
2026 (FAA Share of AIP & BIL Grants 95%)											
Runway 15-33 Widening (Construction)	\$ 150,000	\$ 8,384,746	\$ 687,000		\$ 242,678		\$ 242,678	\$ -		A13	\$ 9,707,101
New ATCT (Environmental)				\$ 350,000							\$ 350,000
Acquire Raytheon STARS Radar System								\$ 650,000			\$ 650,000
Fire Station/Admin Building Remodel								\$ 75,000			\$ 75,000
Totals 2026	\$ 150,000	\$ 8,384,746	\$ 687,000	\$ 350,000	\$ 242,678	\$ -	\$ 242,678	\$ 725,000	\$ -		\$ 10,782,101
AIP Entitlements Funding	\$ 150,000										
PFC Revenues											
Funding Balance Remaining	\$ -		\$ -								
2027											
New ATCT (Design)				\$ 2,000,000							\$ 2,000,000
GA Apron & Taxiways Sealcoat (Design & Construction)						\$ 450,000	\$ 50,000			A10	\$ 500,000
Landside Wayfinding Signage and Landscaping								\$ 250,000			\$ 250,000
Totals 2027	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 450,000	\$ 50,000	\$ 250,000	\$ -		\$ 2,750,000
AIP Entitlements Funding	\$ 150,000										
PFC Revenues											
Funding Balance Remaining	\$ 150,000										
2028											
New ATCT (Construction)	\$ 300,000	\$ 10,800,000		\$ 3,000,000	\$ 250,000		\$ 616,667	\$ 33,333			\$ 15,000,000
Runway 6-24 & Taxiway F Crack Seal and Seal Coat (Design & Construction)								\$ 600,000			\$ 600,000
Terminal Parking Lot Expansion (Design & Construction)								\$ 2,000,000			\$ 2,000,000
New Front Line Parking Lot (Tenant Improvement)										Tenant	\$ 1,000,000
Totals 2028	\$ 300,000	\$ 10,800,000	\$ -	\$ 3,000,000	\$ 250,000	\$ -	\$ 616,667	\$ 2,633,333	\$ -		\$ 18,600,000
AIP Entitlements Funding	\$ 150,000										
PFC Revenues											
Funding Balance Remaining	\$ -										
2029											
New ARFF Vehicle Acquisition	\$ 1,000,000				\$ 55,556		\$ 55,556	\$ 388,889		A11	\$ 1,500,000
Taxiway A Seal Coat, Lighting & Signage Upgrades (Design)								\$ 100,000			\$ 100,000
T-Hangar Ramp & Stearman Taxilane Rehabilitation (Design & Construction)								\$ 600,000			\$ 600,000
Totals 2029	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 55,556	\$ -	\$ 55,556	\$ 1,088,889	\$ -		\$ 2,200,000
AIP Entitlements Funding	\$ 1,300,000										
PFC Revenues											
Funding Balance Remaining	\$ 300,000										
2030											
Master Plan w/ Updated Noise Contours	\$ 720,000				\$ 40,000		\$ 40,000				\$ 800,000
Taxiway A Seal Coat, Lighting & Signage Upgrades (Construction)	\$ 640,000				\$ 35,556		\$ 35,556	\$ 1,729,209		A13	\$ 2,440,320
Complete VSR (Design & Construction)	\$ 240,000				\$ 13,333		\$ 13,333	\$ 233,333			\$ 500,000
Taxiway D & A1 Rehabilitation (Design & Construction)						\$ 270,000	\$ 30,000				\$ 300,000
Airport Entrance Road Improvements (Design & Construction)								\$ 1,000,000			\$ 1,000,000
Totals 2030	\$ 1,600,000	\$ -	\$ -	\$ -	\$ 88,889	\$ 270,000	\$ 118,889	\$ 2,962,542	\$ -		\$ 5,040,320
AIP Entitlements Funding	\$ 1,300,000										
PFC Revenues											
Funding Balance Remaining	\$ -										
Totals 2026-2030	\$ 3,050,000	\$ 19,184,746	\$ 687,000	\$ 5,350,000	\$ 637,122	\$ 720,000	\$ 1,083,789	\$ 7,659,764	\$ -		\$ 39,372,421
Unfunded Projects											
New SRE Equipment (Blower & Broom Attachments, Oshkosh)											\$ 750,000
New SRE Equipment (Front End Loaders)											\$ 700,000
New SRE Equipment (Compact Tractors & Mowing Attachments)											\$ 50,000
New SRE Equipment (Utility Tractors & Mowing Attachments)											\$ 100,000
New FOD Control Equipment (Street Sweeper/Vacuum)											\$ 300,000
New Pavement Deice Truck											\$ 300,000
New Operations Trucks											\$ 75,000
Through The Fence Gate											\$ 300,005
Ramp Lighting Install Replacement											\$ 200,000
Airfield Camera System Installation											\$ 200,000
Lear St Rehabilitation											\$ 100,000
Gulfstream Dr Rehabilitation											\$ 100,000
Cessna Dr Rehabilitation											\$ 100,000
New Airport Facilities / Operations Center / ARFF Station (Design & Construction)											\$ 5,000,000
New Administrative & Airlines Offices Building (Design & Construction)											\$ 4,000,000
Totals Unfunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 12,275,005

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Federal & State Funding

- 2025-1:** Runway 15-33 Widening - Construction - \$6,392,899 (F, F-Disc, F-BIL-24/25, S, L)
- 2026-1:** Runway 15-33 Widening - Construction - \$9,707,101 (F, F-Disc, F-BIL-26, S, L)
- 2026-2:** New ATCT - Environmental - \$350,000 (F-FCT)
- 2027-1:** New ATCT - Design - \$2,000,000 (F-FCT)
- 2027-2:** GA Apron & Taxiways Seal Coat - Design & Construction - \$500,000 (S, L)
- 2028-1:** New ATCT - Construction - \$15,000,000 (F, F-Disc, F-FCT, S, L)
- 2029-1:** ARFF Vehicle Acquisition - \$1,500,000 (F, S, L)
- 2030-1:** Master Plan w/ Updated Noise Contours - \$800,000 (F, S, L)
- 2030-2:** Taxiway A Seal Coat, Lighting & Signage Upgrades - Construction - \$2,440,320 (F, S, L)
- 2030-3:** Complete VSR - Design & Construction - \$500,000 (F, S, L)

- 2030-4:** Taxiway D & A1 Rehabilitation - Construction - \$300,000 (S, L)
- 2026-3:** Acquire Raytheon STARS Radar System - \$650,000 (L)
- 2026-4:** Fire Station/Admin Building Remodel - \$75,000 (L)
- 2027-3:** Landside Wayfinding Signage and Landscaping - \$250,000 (L)
- 2028-2:** Runway 6-24 & Taxiway F Crack Seal & Seal Coat - Design & Construction - \$600,000 (L)
- 2028-3:** Terminal Parking Lot Expansion - Design & Construction - \$2,000,000 (L)
- 2028-4:** New Front Line Parking Lot - Tenant Improvement - \$1,000,000 (Other)
- 2029-2:** Taxiway A Seal Coat, Lighting & Signage Upgrades - Design - \$100,000 (L)
- 2029-3:** T-Hangar Ramp & Stearman Taxilane Rehabilitation - Design & Construction - \$600,000 (L)

- 2030-5:** Airport Entrance Road Improvements - Design & Construction - \$1,000,000 (L)

Unfunded Projects

- New Airport Operations Center & ARFF Station - Design & Construction - \$5,000,000
- New Administrative & Airline Offices Building - Design & Construction - \$4,000,000
- Airport Operations Vehicles, Equipment, Landside Roadway Rehabilitations, & Others (See CIP List)

Site Development Projects

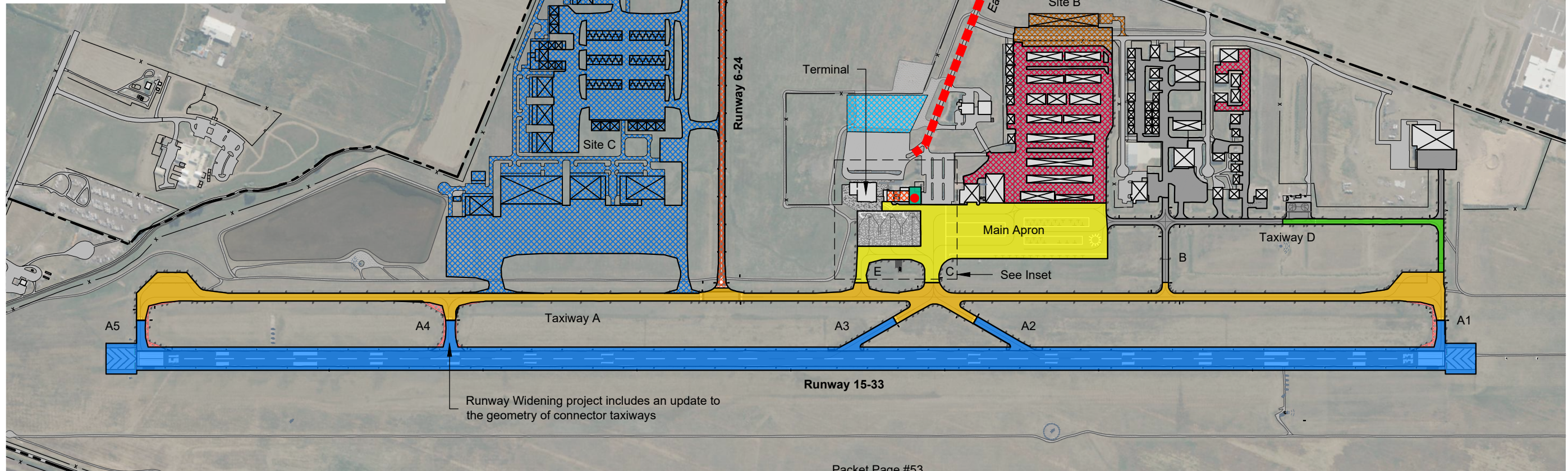
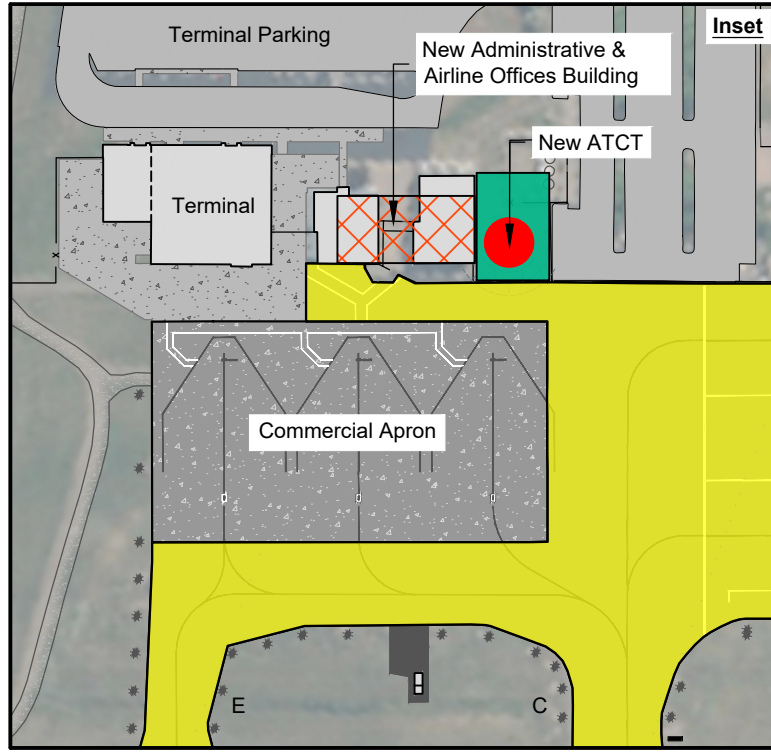
- Site B General Aviation Hangar Development
- Site C General Aviation Hangar Development

Legend:

- Existing Facilities
- Future Development
- Existing Property Line

Notes:

- NS: Not Shown
- Funding Types:
 - F: Federal (AIP)
 - F-Disc: AIP Discretionary
 - F-BIL: Bipartisan Infrastructure Law
 - F-FCT: FAA Contract Tower (FCT) Competitive Grant Program
 - S: State
 - L: Local



Runway Widening project includes an update to the geometry of connector taxiways

Action Plan for Realizing the Vision for Northern Colorado Airport

Vision: Become a premier general aviation, corporate and commercial scheduled service airport to help drive the Northern Colorado economy and better serve our communities.

Current Status: The airport has received several grants that support an improved infrastructure to serve air traffic. Parallel to this, the immediate region has witnessed tremendous population and economic growth, and DEN the nearest commercial airport is at capacity. Nationally, regions with similar market conditions to Northern Colorado have seen significant growth in secondary or mid-size airports, such as the Colorado Springs airport.

Issue Statement: FNL has an enormous opportunity to capitalize on growth and market conditions to launch a work plan to add significant scheduled commercial service as well as support and grow current general aviation. In a workshop, the work plan must be developed through a disciplined process which will require analysis on the 'front end' to align sequential strategies and actions. Short term strategies must ladder up to long term actions. *Failure to act now will forever change the trajectory of FNL.*

Decision tree will focus on three test points:

- Enhance Safety
- Improve FNL Experience
- Drive Revenues

Chart Forward: Convene aviation experts, community leaders, stakeholders and staff to engage in planning session for the future.



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Northern Colorado Regional Airport

New Revenue Opportunities

		2025	2026	2027
Cost Reductions	Mowing Contract in House	\$40,000	\$40,000	\$40,000
	Terminal Project Savings	\$55,000		
New Revenue Sources	Cell Tower Lease		\$30,000	\$30,000
	Landing Fee Revenue	\$113,600	\$94,300	\$170,400
	Parking - 200 vehicles @ \$2 per day	\$58,400	\$116,800	\$116,800
	Badging *	\$32,500	\$32,000	\$44,500
	Lease Escalations	\$12,000	\$24,000	\$27,500
	Runway Lighting LED Conversion Grant		\$25,000	
	Total	\$311,500	\$362,100	\$429,200

		2025	2026	2027
Cost Reductions	Mowing Contract in House	\$40,000	\$40,000	\$40,000
	Terminal Project Savings	\$55,000		
New Revenue Sources	Cell Tower Lease		\$30,000	\$30,000
	Landing Fee Revenue	\$113,600	\$94,300	\$170,400
	Parking - 600 vehicles @ \$2 per day	\$175,200	\$350,400	\$350,400
	Badging *	\$32,500	\$32,000	\$44,500
	Lease Escalations	\$12,000	\$24,000	\$27,500
	Runway Lighting LED Conversion Grant		\$25,000	
	Total	\$428,300	\$595,700	\$662,800

* Revenue after one-time startup cost of \$12,000 and annual service subscription cost of \$28,000

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2024 FNL Lease Revenue - Sorted by Annual Rent

Address of Leased Property	Name on Lease	Lease Expiration Year	Annual Rent	Total Sq. Feet	Rate \$/SF/Yr
5300 North Boyd Lake Avenue	Northern Colorado Law Enforcement Training Center	2069	\$433,666	1,906,868	\$0.23
SW Airport Lot	Boyd Lake Self Storage, LLC	2027	\$133,659	435,600	\$0.31
4824 Earhart Road - Land lease	Ft. Collins-Loveland JetCenter	2045	\$105,475	411,662	\$0.26
5232, 5240, 5250, 5260, & 5270 Stearman	IC Loveland Investors, LLC.	2062	\$58,561	159,648	\$0.37
5017 Lindbergh Ave	Discovery Air, LLC.	2069	\$53,900	1,148,947	\$0.05
TTF access	Aims Community College A&P		\$53,871	153,918	\$0.35
Earhart Rd East Lot	Groome Transportation	2025	\$51,413	72,823	\$0.71
TTF access	Aims Community College		\$34,367	67,391	\$0.51
5090, 5100, & 5110 Grumman Street	Fort-Love Hangar Association	2047	\$29,198	59,613	\$0.49
5212 Cessna Drive	Eagle Air Investments, LLC	2052	\$24,366	47,858	\$0.51
5235 Gulfstream Court Lot 10	Aspen Holdings Inc	2052	\$24,366	47,858	\$0.51
5235 Gulfstream Court Lot 9	Aspen Holdings Inc	2052	\$21,892	43,000	\$0.51
5261 Gulfstream Ct	JK AV8 LLC	2061	\$19,621	37,985	\$0.52
5270 Gulfstream Court	Walker Manufacturing	2058	\$12,862	24,395	\$0.53
5243 Gulfstream Ct	Tailwinds HOA #1	2061	\$12,410	24,002	\$0.52
5205 Cirrus Street	CO Dept of Public Safety Division of Fire Prevention & Control	2050	\$12,088	31,518	\$0.38
5216 Cessna Drive Unit 2	Aspen Holdings, LLC.	2058	\$10,829	21,655	\$0.50
5010 Grumman Street	5010 Grumman Condominiums Association, Inc.	2052	\$10,140	58,112	\$0.17
5240-5244 Gulfstream Ct	Hangar Flying Condominium Association	2061	\$9,195	17,800	\$0.52
5280 Northrop Street	Gulfstream Hangar 3 Condo Association	2048	\$8,954	18,700	\$0.48
5216 Cessna Drive Unit 1	JK AV8 LLC	2058	\$8,581	17,159	\$0.50
5261 & 5263 Stearman Street	Gamebird Flyers Condominium Association	2052	\$7,882	17,340	\$0.45
5293, 5295, & 5297 Gulfstream Ct	Gulfstream Hangar 4 Condo Association	2048	\$6,512	13,600	\$0.48
County Rd 30 Storage Lot	Black Eagle Fence	2025	\$6,047	43,560	\$0.14
5272 Staggerwing Drive	Steve Hatanaka	2045	\$5,853	11,550	\$0.51
5260 Gulfstream Court	LJH Properties, LLC	2058	\$5,399	10,429	\$0.52
5250 Gulfstream Court	Durland Development, LLC.	2058	\$5,235	10,266	\$0.51
5070 & 5080 Grumman Street Units	FNL Condo Assn. (3)	2042	\$4,675	25,160	\$0.19
5030 & 5050 Grumman Street	FNL Condo Assn. (1)	2041	\$3,677	19,816	\$0.19
5257 Northrop Street	GKC Ltc, LLC	2044	\$3,561	6,720	\$0.53
5020 Grumman Street	FNL Hangar Assn.	2033	\$2,432	10,848	\$0.22
5271 Beechcraft Street	Plane Barn LLC	2064	\$1,998	4,093	\$0.49
5060 Grumman Street Units	FNL Condo Assn. (2)	2041	\$1,539	8,296	\$0.19
5295 Beechcraft Street	Eggleston	2044	\$1,493	2,880	\$0.52
5246 Beechcraft Street	BC Enterprises of Salina, LLC (Barton Bycroft)	2033	\$1,004	4,480	\$0.22
5251 Beechcraft Street	Hale	2033	\$1,004	4,480	\$0.22
5245 Beechcraft Street	Walker Manufacturing	2033	\$1,004	4,480	\$0.22
5252 Beechcraft Street	Willcuts	2033	\$1,004	4,480	\$0.22
5228 Stearman Street	Brown	2043	\$966	4,233	\$0.23
5255 Stearman Street	DLH Investments LLC	2040	\$921	4,900	\$0.19
5247 Beechcraft Street	Cash	2033	\$861	3,840	\$0.22
5248 Beechcraft Street	Division of Wildlife	2033	\$861	3,840	\$0.22
5249 Beechcraft Street	5249 Beechcraft LLC	2033	\$861	3,840	\$0.22
5250 Beechcraft Street	Means	2033	\$856	3,840	\$0.22
5245 Northrop Street	Garlow/Hale	2033	\$831	3,708	\$0.22
5065 Grumman Street	Justin Cran	2034	\$831	3,600	\$0.23
5227 Stearman Street	Grubbs (LMC - Larry, Moe & Curly) 5226	2037	\$782	3,600	\$0.22
5145 Grumman Street	Edge Air, LLC	2042	\$737	3,386	\$0.22
5247 Northrop Street	Yippee KI-IY-AY Trust	2033	\$712	3,178	\$0.22
5249 Northrop Street	Happytails Aviation	2033	\$712	3,178	\$0.22
5230 Gulfstream Court	James	2042	\$697	3,750	\$0.19
5259 Northrop Street	Tango Charlie, LLC.	2042	\$669	3,600	\$0.19
5297 Beechcraft Street	Sink Trust	2043	\$657	2,880	\$0.23
5035 Grumman Street	Kellogg	2038	\$650	2,880	\$0.23
5251 Stearman Street	Anchor Roofing, LLC	2040	\$620	3,300	\$0.19

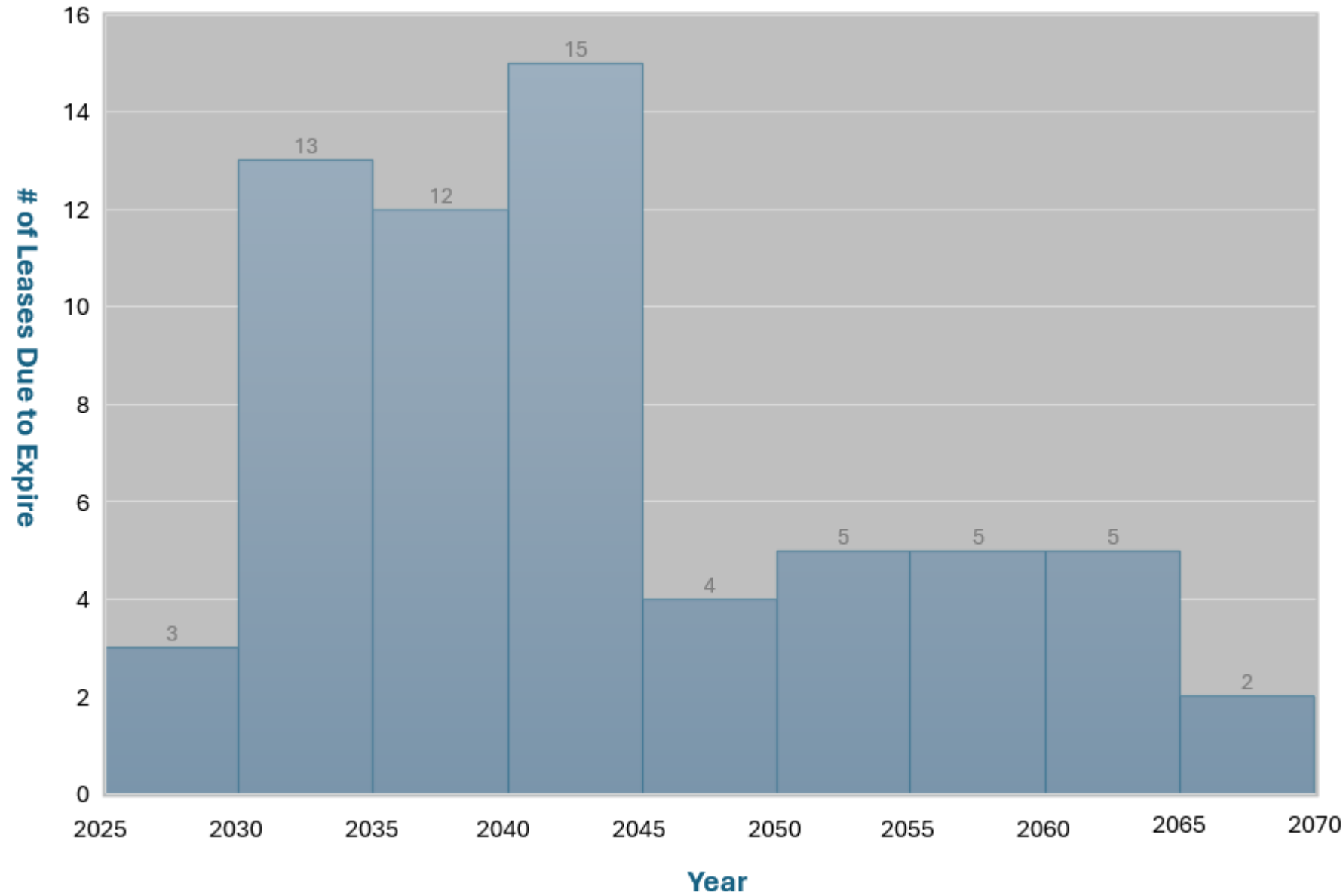
5233 Stearman Street	Stearman Hangar, LLC	2038	\$609	2,700	\$0.23
5235 Stearman Street	Moser	2038	\$609	2,700	\$0.23
5085 Grumman Street	Eller - No. 1	2039	\$598	2,592	\$0.23
5095 Grumman Street	Eller - C	2042	\$580	3,120	\$0.19
5125 Grumman Street	Eller - D	2042	\$580	3,120	\$0.19
5253 Beechcraft Street	Cartel Properties, LLC.	2039	\$577	2,500	\$0.23
5299 Beechcraft Street	Taft Valley LLC	2040	\$568	3,025	\$0.19
5135 Grumman Street	Morgan	2042	\$557	3,000	\$0.19
5229 Stearman Court	Weston	2039	\$532	2,400	\$0.22
5115 Grumman Street	Arensmeyer	2039	\$532	2,304	\$0.23
5255 Northrop Street	MacFarquhar/Middleton	2038	\$451	2,000	\$0.23
Total			\$1,209,149	5,100,004	Avg. \$0.24
Non-Aeronautical Lease					
Through-the-Fence Access					

2024 FNL Lease Revenue - Sorted by Rate (\$/SF/YR)

Address of Leased Property	Name on Lease	Lease Expiration Year	Annual Rent	Total Sq. Feet	Rate \$/SF/Yr
Earhart Rd East Lot	Groome Transportation	2025	\$51,413	72,823	\$0.71
5257 Northrop Street	GKC Ltc, LLC	2044	\$3,561	6,720	\$0.53
5270 Gulfstream Court	Walker Manufacturing	2058	\$12,862	24,395	\$0.53
5295 Beechcraft Street	Eggleston	2044	\$1,493	2,880	\$0.52
5260 Gulfstream Court	LJH Properties, LLC	2058	\$5,399	10,429	\$0.52
5243 Gulfstream Ct	Tailwinds HOA #1	2061	\$12,410	24,002	\$0.52
5240-5244 Gulfstream Ct	Hangar Flying Condominium Association	2061	\$9,195	17,800	\$0.52
5261 Gulfstream Ct	JK AV8 LLC	2061	\$19,621	37,985	\$0.52
5250 Gulfstream Court	Durland Development, LLC.	2058	\$5,235	10,266	\$0.51
TTF access	Aims Community College		\$34,367	67,391	\$0.51
5212 Cessna Drive	Eagle Air Investments, LLC	2052	\$24,366	47,858	\$0.51
5235 Gulfstream Court Lot 9	Aspen Holdings Inc	2052	\$21,892	43,000	\$0.51
5235 Gulfstream Court Lot 10	Aspen Holdings Inc	2052	\$24,366	47,858	\$0.51
5272 Staggerwing Drive	Steve Hatanaka	2045	\$5,853	11,550	\$0.51
5216 Cessna Drive Unit 1	JK AV8 LLC	2058	\$8,581	17,159	\$0.50
5216 Cessna Drive Unit 2	Aspen Holdings, LLC.	2058	\$10,829	21,655	\$0.50
5090, 5100, & 5110 Grumman Street	Fort-Love Hangar Association	2047	\$29,198	59,613	\$0.49
5271 Beechcraft Street	Plane Barn LLC	2064	\$1,998	4,093	\$0.49
5293, 5295, & 5297 Gulfstream Ct	Gulfstream Hangar 4 Condo Association	2048	\$6,512	13,600	\$0.48
5280 Northrop Street	Gulfstream Hangar 3 Condo Association	2048	\$8,954	18,700	\$0.48
5261 & 5263 Stearman Street	Gamebird Flyers Condominium Association	2052	\$7,882	17,340	\$0.45
5205 Cirrus Street	CO Dept of Public Safety Division of Fire Prevention & Control	2050	\$12,088	31,518	\$0.38
5232, 5240, 5250, 5260, & 5270 Stearman	IC Loveland Investors, LLC.	2062	\$58,561	159,648	\$0.37
TTF access	Aims Community College A&P		\$53,871	153,918	\$0.35
SW Airport Lot	Boyd Lake Self Storage, LLC	2027	\$133,659	435,600	\$0.31
4824 Earhart Road - Land lease	Ft. Collins-Loveland JetCenter	2045	\$105,475	411,662	\$0.26
Average					\$0.24
5085 Grumman Street	Eller - No. 1	2039	\$598	2,592	\$0.23
5065 Grumman Street	Justin Cran	2034	\$831	3,600	\$0.23
5115 Grumman Street	Arensmeyer	2039	\$532	2,304	\$0.23
5253 Beechcraft Street	Cartel Properties, LLC.	2039	\$577	2,500	\$0.23
5228 Stearman Street	Brown	2043	\$966	4,233	\$0.23
5297 Beechcraft Street	Sink Trust	2043	\$657	2,880	\$0.23
5300 North Boyd Lake Avenue	Northern Colorado Law Enforcement Training Center	2069	\$433,666	1,906,868	\$0.23
5035 Grumman Street	Kellogg	2038	\$650	2,880	\$0.23
5255 Northrop Street	MacFarquhar/Middleton	2038	\$451	2,000	\$0.23
5233 Stearman Street	Stearman Hangar, LLC	2038	\$609	2,700	\$0.23
5235 Stearman Street	Moser	2038	\$609	2,700	\$0.23
5246 Beechcraft Street	BC Enterprises of Salina, LLC (Barton Bycroft)	2033	\$1,004	4,480	\$0.22
5251 Beechcraft Street	Hale	2033	\$1,004	4,480	\$0.22
5247 Beechcraft Street	Cash	2033	\$861	3,840	\$0.22
5248 Beechcraft Street	Division of Wildlife	2033	\$861	3,840	\$0.22
5247 Northrop Street	Yippee KI-IY-AY Trust	2033	\$712	3,178	\$0.22
5020 Grumman Street	FNL Hangar Assn.	2033	\$2,432	10,848	\$0.22
5249 Beechcraft Street	5249 Beechcraft LLC	2033	\$861	3,840	\$0.22
5245 Beechcraft Street	Walker Manufacturing	2033	\$1,004	4,480	\$0.22
5252 Beechcraft Street	Willcuts	2033	\$1,004	4,480	\$0.22
5245 Northrop Street	Garlow/Hale	2033	\$831	3,708	\$0.22
5249 Northrop Street	Happytails Aviation	2033	\$712	3,178	\$0.22
5250 Beechcraft Street	Means	2033	\$856	3,840	\$0.22
5229 Stearman Court	Weston	2039	\$532	2,400	\$0.22
5145 Grumman Street	Edge Air, LLC	2042	\$737	3,386	\$0.22
5227 Stearman Street	Grubbs (LMC - Larry, Moe & Curly) 5226	2037	\$782	3,600	\$0.22
5251 Stearman Street	Anchor Roofing, LLC	2040	\$620	3,300	\$0.19
5299 Beechcraft Street	Taft Valley LLC	2040	\$568	3,025	\$0.19
5255 Stearman Street	DLH Investments LLC	2040	\$921	4,900	\$0.19

5259 Northrop Street	Tango Charlie, LLC.	2042	\$669	3,600	\$0.19
5095 Grumman Street	Eller - C	2042	\$580	3,120	\$0.19
5125 Grumman Street	Eller - D	2042	\$580	3,120	\$0.19
5135 Grumman Street	Morgan	2042	\$557	3,000	\$0.19
5070 & 5080 Grumman Street Units	FNL Condo Assn. (3)	2042	\$4,675	25,160	\$0.19
5230 Gulfstream Court	James	2042	\$697	3,750	\$0.19
5030 & 5050 Grumman Street	FNL Condo Assn. (1)	2041	\$3,677	19,816	\$0.19
5060 Grumman Street Units	FNL Condo Assn. (2)	2041	\$1,539	8,296	\$0.19
5010 Grumman Street	5010 Grumman Condominiums Association, Inc.	2052	\$10,140	58,112	\$0.17
County Rd 30 Storage Lot	Black Eagle Fence	2025	\$6,047	43,560	\$0.14
5017 Lindbergh Ave	Discovery Air, LLC.	2069	\$53,900	1,148,947	\$0.05
Total			\$1,209,149	5,100,004	Avg. \$0.24
Non-Aeronautical Lease					
Through-the-Fence Access					

FNL Ground Lease Expiration Dates



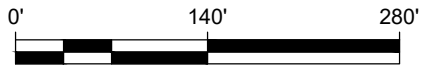
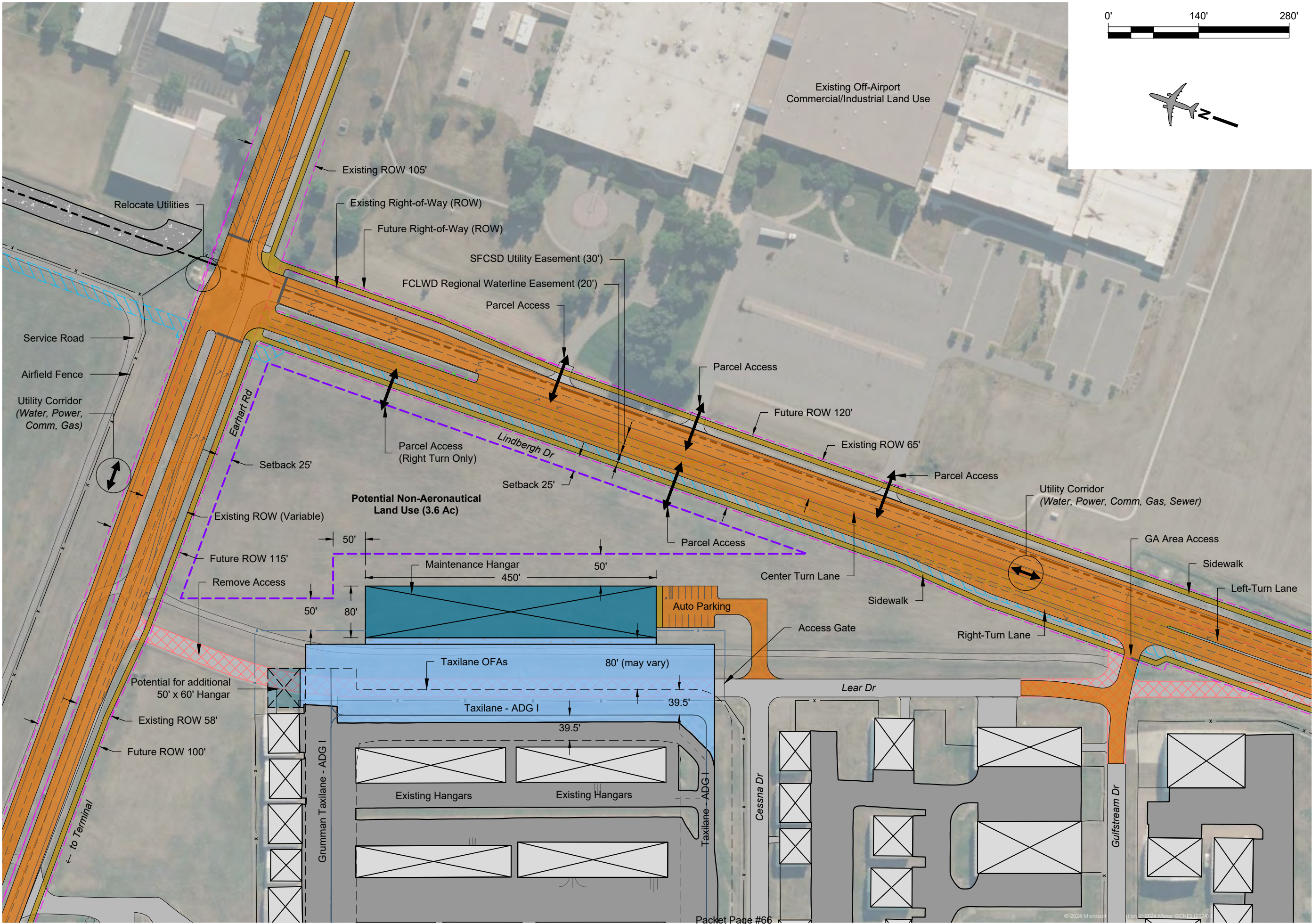
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Northern Colorado Regional Airport

Revenue Sources

General Aviation	Non- Aeronautical
Corporate Aviation	Commercial Airlines

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DIBBLE

Legend:

- Existing Facilities
- Future Development
- Existing Property Line
- Pavement Demolition
- Existing T_LOFA
- SFCSD Easement
- FCLWD Easement
- Right-of-Way (ROW)

Notes:

- Conceptual Only.
- FCLWD: Fort Collins Loveland Water District
- SFCSD: South Fort Collins Sanitation District
- TSA: Taxiway Safety Area
- T_LOFA: Taxilane Object Free Area

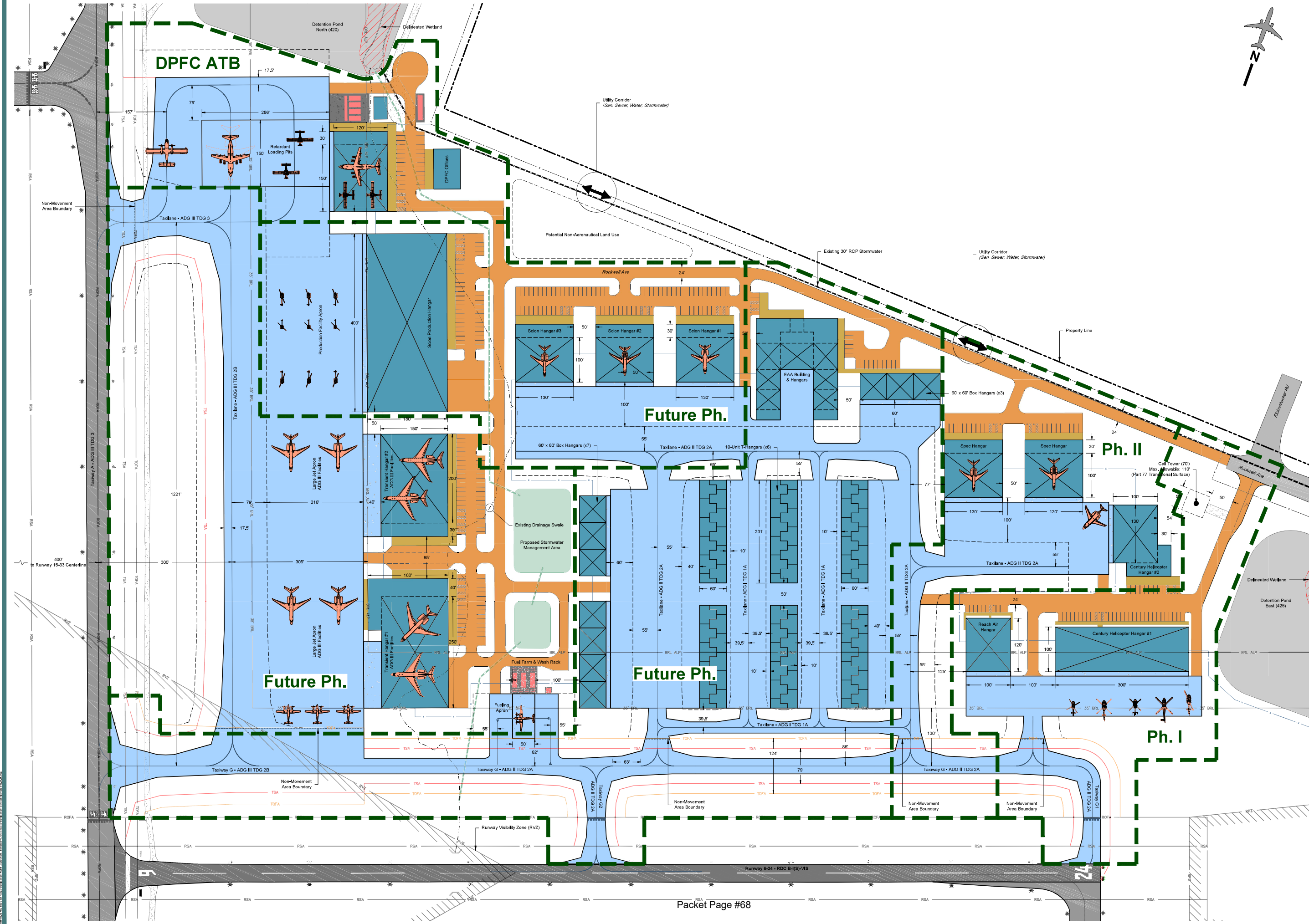
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D R A F T

Scale based on a 11"x17" sheet.

Northern Colorado Rgnl'
Site B GA Hangar Development
Project Exhibit
Date: 01.06.25

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- Legend:
- Existing Facilities
 - Proposed Roadways
 - Proposed Buildings & Hangars
 - Proposed Taxiways & Aprons
 - Existing Property Line
 - Existing Secure Fence
 - Future Secure Fence
 - Exst. Runway Safety Area (RSA)
 - Exst. Runway Obj. Free Area (ROFA)
 - Exst. Taxiway Safety Area (TSA)
 - Fut. Taxiway Safety Area (TSA)
 - Exst. Taxiway Obj. Free Area (TOFA)
 - Fut. Taxiway Obj. Free Area (TOFA)
 - Exst. Taxiway Obj. Free Area (T₀ OFA)
 - Exst. 35' Building Restriction Line (BRL)
 - Existing ALP BRL
 - Existing RPZ
 - Existing RVZ
 - Delineated Wetlands 12/11/2024

- Notes:
- Conceptual only.
 - AAC: Aircraft Approach Category
 - ADG: Airplane Design Group
 - Exst.: Existing
 - Fut.: Future
 - GA: General Aviation
 - Ph.: Phase
 - ROFA: Runway Object Free Area
 - RPZ: Runway Protection Zone
 - TDG: Taxiway Design Group
 - TOFA: Taxiway Object Free Area
 - TSA: Taxiway Safety Area

Northern Colorado Regional

Site C Master Conceptual Development Plan

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DRAFT

Horizontal Scale in Feet
0' 90' 180'

Drawn: TPS
Checked: MJB
Approved: MJB

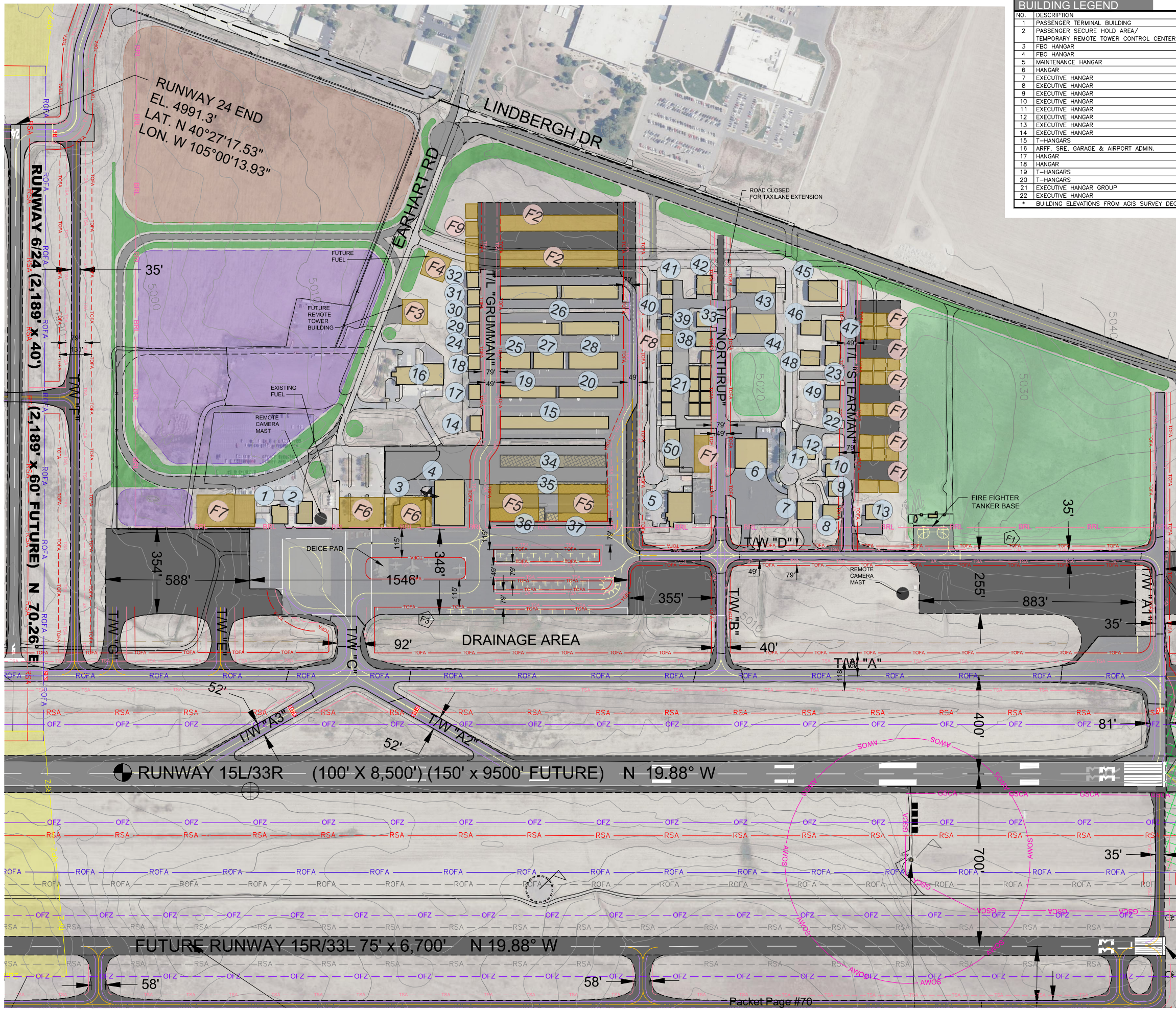
Date: 02/24/2025
Sheet No.: 1 of 1

Scale based on a 24"x36" sheet.

Site C Master Development Plan
Alternate Layout No. 3

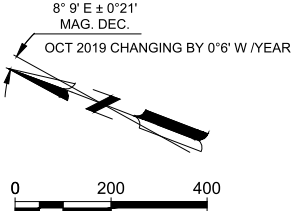
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\\CORP.MEADHUNT.COM\SHARED\FOLDERS\ENTP31\53001\60154\01\TECH\CAD\A\PTERMINAL AREA PLAN.DWG 6/25/2020 11:33:45 AM



BUILDING LEGEND		
NO.	DESCRIPTION	TOP ELEVATION*
1	PASSENGER TERMINAL BUILDING	5020.1'
2	PASSENGER SECURE HOLD AREA/ TEMPORARY REMOTE TOWER CONTROL CENTER	5021.5'
3	FBO HANGAR	5031.8'
4	FBO HANGAR	5045.5'
5	MAINTENANCE HANGAR	5040.6'
6	HANGAR	5060.1'
7	EXECUTIVE HANGAR	5048.8'
8	EXECUTIVE HANGAR	5048.4'
9	EXECUTIVE HANGAR	5050.3'
10	EXECUTIVE HANGAR	5047.0'
11	EXECUTIVE HANGAR	5049.2'
12	EXECUTIVE HANGAR	5046.7'
13	EXECUTIVE HANGAR	5047.0'
14	EXECUTIVE HANGAR	5040.4'
15	T-HANGARS	5034.0'
16	ARFF, SRE, GARAGE & AIRPORT ADMIN.	5042.6'
17	HANGAR	5035.7'
18	HANGAR	5032.9'
19	T-HANGARS	5034.0'
20	T-HANGARS	5031.3'
21	EXECUTIVE HANGAR GROUP	5036.6'
22	EXECUTIVE HANGAR	5048.4'
* BUILDING ELEVATIONS FROM AGIS SURVEY DEC 2018.		

BUILDING LEGEND		
NO.	DESCRIPTION	TOP ELEVATION*
23	EXECUTIVE HANGAR	5050.8'
24	EXECUTIVE HANGAR	5037.1'
25	T-HANGARS	5035.1'
26	T-HANGAR GROUP	5036.5'
27	T-HANGARS	5034.8'
28	T-HANGARS	5034.9'
29	EXECUTIVE HANGAR	5036.1'
30	EXECUTIVE HANGAR	5038.1'
31	EXECUTIVE HANGAR	5043.2'
32	EXECUTIVE HANGAR	5043.1'
33	EXECUTIVE HANGAR	5044.8'
34	T-HANGARS	5028.8'
35	T-HANGARS	5027.5'
36	T-HANGARS	5027.8'
37	T-HANGARS	5030.0'
38	EXECUTIVE HANGAR	5045.0'
39	EXECUTIVE HANGAR	5043.1'
40	EXECUTIVE HANGAR	5045.5'
41	EXECUTIVE HANGAR	5045.5'
42	EXECUTIVE HANGAR	5047.0'
43	EXECUTIVE HANGAR	5053.5'
44	EXECUTIVE HANGAR	5052.4'
45	EXECUTIVE HANGAR	5062.6'
46	EXECUTIVE HANGAR	5055.7'
47	EXECUTIVE HANGAR	5053.4'
48	EXECUTIVE HANGAR	5055.2'
49	EXECUTIVE HANGAR	5050.8'
50	EXECUTIVE HANGAR	5034.0'
F1	FUTURE EXECUTIVE HANGAR	5048' EST.
F2	FUTURE T-HANGARS	5036' EST.
F3	FUTURE REMOTE TOWER BUILDING	5027' EST.
F4	FUTURE FUEL FACILITIES	5027' EST.
F5	FUTURE FBO HANGARS	5032' EST.
F6	FUTURE FBO HANGARS	5050' EST.
F7	FUTURE PASSENGER TERMINAL BUILDING	5016' EST.
F8	FUTURE EXECUTIVE HANGAR	5036' EST.
F9	FUTURE EXECUTIVE HANGAR	5036' EST.
* BUILDING ELEVATIONS FROM AGIS SURVEY DEC 2018.		



FUTURE DEVELOPMENT AREAS

- Innovation Focused Aeronautical/Non-Aeronautical
- Terminal Parking
- Aeronautical/Non-Aeronautical Development
- Aeronautical Development
- Entry Way Improvements

NOTES

- THIS DRAWING REFLECTS PLANNING STANDARDS SPECIFIC TO THIS AIRPORT, AND IS NOT A PRODUCT OF DETAILED ENGINEERING DESIGN ANALYSIS. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION DOCUMENTATION OR NAVIGATION.
- AERIAL PHOTOGRAPHY ACQUIRED (APR 2018) BY QUANTUM SPATIAL. AGIS DATA PROVIDED (DEC 2018) BY QUANTUM SPATIAL.
- MAGNETIC DECLINATION CALCULATED BY NATIONAL GEOPHYSICAL DATA CENTER.
- ALL LAT. LONG. COORDINATE INFORMATION (NAD83) & RUNWAY ELEVATION DATA (NAVD88) PER NGS

REVISIONS

NO.	DESCRIPTION	DATE

LAYOUT PLAN LEGEND

	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	---
AVIATION EASEMENT	N/A	N/A
AIRPORT BUILDINGS	█	█
AIRPORT BUILDINGS TO BE REMOVED	█	█
AIRFIELD PAVEMENT	█	█
PAVED ROADS	█	█
RUNWAY PROTECTION ZONE	█	█
GLIDE PATH QUALIFICATION SURFACE	█	█
PART 77 APPROACH SURFACE	█	█
THRESHOLD SITING SURFACE	█	█
BUILDING RESTRICTION LINE	█	█
RUNWAY OBSTACLE FREE ZONE	█	█
INNER APPROACH OBSTACLE FREE ZONE	█	█
PRECISION OBSTACLE FREE ZONE	█	█
GLIDE SLOPE CRITICAL AREA	█	█
LOCALIZER CRITICAL AREA	█	█
RUNWAY SAFETY AREA	█	█
RUNWAY OBJECT FREE AREA	█	█
TAXIWAY SAFETY AREA	█	█
TAXIWAY OBJECT FREE AREA	█	█
TAXIWAY SHOULDER	█	█
TAXIWAY EDGE SAFETY MARGIN	█	█
AIRPORT SECURITY FENCE (8' HEIGHT)	█	█
APRON/TAXIWAY/TAXILANE MARKING	█	█
AIRPORT BEACON	█	█
LIGHTED WIND CONE & SEGMENTED CIRCLE	█	█
WIND CONE	█	█
PRECISION APPROACH PATH INDICATOR (PAPI)	█	█
RUNWAY END IDENTIFIER LIGHTS (REIL)	█	█
AIRPORT REFERENCE POINT (ARP)	█	█
REMOTE CAMERA MASTS	█	█

Mead & Hunt
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1743 Wazee Street,
Suite 400
Denver, CO 80202
phone: 303-825-8844
meadhunt.com

NORTHERN COLORADO REGIONAL AIRPORT
AIRPORT LAYOUT PLAN UPDATE

ISSUED

NOT FOR CONSTRUCTION

M&H NO: 3115300-160154.01
DATE: JUNE 2020
DESIGNED BY: M&H
DRAWN BY: JWB
CHECKED BY: CAL
DO NOT SCALE DRAWINGS

SHEET CONTENTS
TERMINAL AREA PLAN

SHEET NO.



NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

(970) 962-2850 • FAX (970) 962-2855 • TDD (970) 962-2620

ITEM NUMBER: 7

MEETING DATE: April 17th, 2025

PREPARED BY: Dylan Swanson, Operations Manager

TITLE

Airport Badging Fee Update

RECOMMENDED AIRPORT COMMISSION ACTION

Approve new badging fee structure

BUDGET IMPACT

Positive – Increased Fees will help cover costs of operating and maintaining the Airport

SUMMARY

Northern Colorado Regional Airport is classified by the TSA as a commercial service airport and is required to comply with federal regulatory security requirements of CFR 1542. The airport maintains and enforces a TSA approved Airport Security Plan, a comprehensive framework designed to counter potential threats and vulnerabilities associated with terrorism, sabotage and other security concerns.

This modernization effort will enhance regulatory compliance through automation of the badging process, auditing and will provide a user-friendly interface reducing workload on staff and airport users.

PROPOSED RATES AND FEE

Current rates and fees:

Airport Security Access Badge Pricing:	Current	Proposed
SIDA badge, New	\$ 120.00	\$ 120.00
SIDA Badge Deposit	\$ -	\$ 100.00
SIDA badge, Renewal	\$ 25.00	\$ 75.00
AOA badge, New & Renewals	\$ 25.00	\$ 75.00
AOA Badge Deposit	\$ -	\$ 100.00

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NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

(970) 962-2850 • FAX (970) 962-2855 • TDD (970) 962-2620

ITEM NUMBER: 8

MEETING DATE: April 17, 2025

PREPARED BY: Laurie Wilson, Legal Counsel

TITLE

Update on Through-the-Fence/Centrepoint Business Park Taxiway Agreement

RECOMMENDED AIRPORT COMMISSION ACTION

Move to recess into executive session to discuss and receive updates regarding the Centrepoint Business Park (aka "Triad") Taxiway Agreement as authorized by C.R.S. Sections 24-6-402(4)(e)(I) and 24-6-402(4)(b)

BUDGET IMPACT

Neutral

SUMMARY

The Centrepoint Business Park Taxiway Agreement was executed and amended in between 1982 and 1986. It allows aircraft stored off airport access to the airport landing and movement surfaces by an easement encompassing Runway 6-24 and the taxiway known now as Foxtrot (F). Key documents in the agreement history are listed below:

- Taxiway Improvement and Easement Agreement – 5/4/1982 – Original Agreement establishing the Triad Through-The-Fence Development.
- Amended Taxiway Improvement and Easement Agreement – 5/4/1984 – Gave additional time for Triad to construct the Taxiway/Runway.
- Second Amended Taxiway Improvement and Easement Agreement – 10/8/1986 – Increased the fuel flowage fees for private fuel tanks on the Triad Development.

Aims Community College entered into Access Agreements with the Cities of Loveland and Fort Collins for Aims' flight school program and aircraft mechanic program to ensure compliance with FAA regulations.

ATTACHMENT

None