



## Regular Meeting Minutes for April 17, 2025

### CALL TO ORDER

Meeting called to order at 3:02 p.m.

### ROLL CALL

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

### PUBLIC COMMENT

Acting Chair Stooksbury opened the floor for public comment:

- Kelly Freeland expressed concern about air traffic controllers limiting the number of aircraft in the traffic pattern, noting that at times only one aircraft is permitted. Ms. Freeland stated that the closure of Runway 6/24 is negatively affecting local flight schools and requested that discussions related to the through-the-fence business park be conducted in public session rather than in executive session.
- Stephen Hayne reiterated his interest in constructing new hangars and urged the airport to proceed with plans to support hangar development for small general aviation aircraft. He requested a breakdown of the \$35 million infrastructure estimate for Site C by phase. Mr. Hayne also asked for an explanation of the proposed increase for airport access badges and expressed concerns about the potential for personal information to be compromised by the new cloud-based system. Additionally, he voiced concern about current traffic pattern limitations.
- Tom Barlow noted that while the financial report included revenue details, it lacked information on expenses. He expressed concern about the proposed increase in badge fees and requested a cost breakdown, emphasizing that airport badging should be revenue neutral. Mr. Barlow also recommended implementing an ADS-B-based tracking system for air traffic controllers, noting that similar systems are in use at other airports.
- Ryan Carlson, Chief Pilot for Nutrien, voiced disapproval with the proposed badge fee increase and pointed out that the airport is missing a significant revenue opportunity by not charging for vehicle parking. He emphasized that safety and operational efficiency are key to attracting operators and tenants back to the airport following the runway widening project. Mr. Carlson also stated that ADS-B data should be utilized to enhance safety, not as a tool to impose landing fees.
- Aron Swyers, representing Business Aviation Group, announced a public open house at the new Aero FNL hangars, scheduled for May 14th from 3:00 to 5:00 p.m.
- Marvin Browning, President of the FNL Pilots Association, expressed concern with the management of the traffic pattern. He



requested that tenants receive free passes to the airshow in September and expressed concern about hangar access restrictions during the event.

- Rick Turley noted that Ditesco performed only a limited structural inspection of the C hangars in 2022, not a full structural evaluation of each unit. The report found that retrofitting to meet current building codes was not feasible, leading the Commission to vacate the hangars and evict tenants in March 2023. Following the eviction, Knott Laboratories was hired to inspect each unit and recommend repairs, which were completed in 2024. Mr. Turley stated that while staff are considering another structural evaluation, he believes it's unnecessary. If one is done, he believes it should be handled by Knott. He also opposed increased badge fees, stating that the fees should only cover actual costs.
- Scott Holst with Discovery Air requested assurances that enforcement of prohibited activities in the Centre Point Business Park will occur. He noted that commercial aeronautical activities are prohibited according to the through-the-fence agreement.
- Nick Johnson with the Landline Company stated that charging for parking will increase the friction of the passenger experience and will likely lead to a decrease in ridership.

## CONSENT AGENDA

**Commissioner DiMartino moved to approve all items presented on the consent agenda. The motion, seconded by Commissioner Williams, carried with all present Commissioners voting in favor thereof.**

Pulled Items: None

Consent Follow up: Commissioner DiMartino requested an explanation of the planned relocation of the Airport Commission meetings to the Larimer Emergency Telephone Authority in Johnstown. Director Kinney stated that the new location has more space and better technological capabilities.

Public Comments: None

## REGULAR AGENDA

### **5. QUARTER 1 FINANCIAL REPORT**

Molly Elder, Deputy Chief Financial Officer, presented the financial information in two new potential formats.

- Ms. Elder noted that most budget categories are on track but highlighted that the airport has not yet begun charging for parking, despite the budget projecting \$200,000 in parking revenue.
  - Director Kinney explained that staff proposed a \$2 a day charge for parking. This was met with opposition from the



shuttle bus companies, who expressed that the charge would likely disrupt their business models at FNL. Staff will continue to work on this issue and will bring forward a proposal for parking at an upcoming meeting.

- Operating expenditures are lower than anticipated through Q1.

## **6. AIRPORT DIRECTOR'S REPORT**

John Kinney, Airport Director, presented the Airport Director's Report

- Informational Items:
  - The Airport has been in coordination with Congresswoman Boebert's office on:
    - the possibility of a construction manager at risk (CMAR) delivery method on the runway widening project.
    - Potential earmarks for radar and a permanent air traffic control tower
  - The Airport is purchasing an operations tracking system from Virtower. Based on ADS-B technology, the display aids in situational awareness and aircraft spacing. While not FAA-sanctioned, it is used in other towers across the country. CDOT Aeronautics will provide \$3,000 in funding for the system.
  - A meeting will be organized to convey information about the airshow to tenants.
- Discussion Items
  - Director Kinney presented the staff work plan, noting that the development of a vision will help set priorities. He emphasized that staffing constraints will impact the execution of the plan.
  - A draft of the 2026-2030 Capital Improvement Plan (CIP) was presented. Several important items have been identified that are currently unfunded.
  - Director Kinney presented a chart showing new revenue opportunities that have been identified by staff.
  - Spreadsheets detailing all land leases were presented. Director Kinney noted that total rent from these leases is \$1.2 million and explained that increasing revenue through new leases will be a gradual process. He added that the most effective way to boost revenue quickly is by securing scheduled commercial airline service.
  - Director Kinney presented conceptual layouts for Sites B and C.
  - Sally Covington, who will facilitate the Commission workshop, was introduced. She shared her experience in air service development, media relations, public relations, etc. at Denver and Pittsburgh International Airports. Ms. Covington emphasized that attracting commercial service is the greatest



opportunity for increasing revenue and noted that FNL is well positioned to achieve this. She encouraged the Airport to issue a new RFP for a reputable air service development consultant.

- Commissioner Stooksbury requested information about the previous air service development contract.
- Commissioner Williams requested more fidelity on airport expenses

**7. AIRPORT BADGING  
FEE UPDATE**

This item was postponed due to lack of time.

**8. UPDATE ON  
THROUGH-THE-  
FENCE/CENTREPOINT  
BUSINESS PARK  
TAXIWAY AGREEMENT**

This item was postponed due to lack of time.

**8. BUSINESS FROM  
MEMBERS**

Commissioner Stooksbury asked if there is a mechanism for reporting near-miss incidents.

Commissioner Stooksbury requested information on the status of the C hangars and the development of a replacement site.

Commissioner Marsh requested a breakdown of the infrastructure costs for Site C.

Commissioner Williams requested information on the traffic pattern limitations.

Commissioner Stooksbury requested information on the closure of runway 6-24 and the possibility of reopening it.

**ADJOURNMENT**

Acting Chair Stooksbury adjourned the meeting at 5:12 p.m.

Respectfully Submitted,

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Airport Commission Chair, Jenny Arndt