



**NORTHERN COLORADO**  
**REGIONAL AIRPORT COMMISSION**  
4900 EARHART ROAD • LOVELAND, CO 80538

**SPECIAL MEETING AGENDA**

**Thursday October 16, 2025**

**3:00PM – 5:00PM**

**ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING IN-PERSON AT:**

**4867 VENTURE DR, JOHNSTOWN CO 80534 – BOARD ROOM**

**OR PARTICIPATE VIRTUALLY USING THE INFORMATION BELOW:**

Join Zoom meeting:

<https://us06web.zoom.us/j/81745121465?pwd=5ppt3wqwwanti9jljsxjapkmwnncin.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/u/kcggeyweg>

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

15 MINUTES

**CONSENT AGENDA**

10 MINUTES

- |  |         |  |
|--|---------|--|
| 1. APPROVAL OF SEPTEMBER 30, 2025, SPECIAL MEETING MINUTES | PAGE 3  |  |
| 2. LEASE EXTENSION: 5257 NORTHROP DR                       | PAGE 11 |  |
| 3. LEASE ASSIGNMENT & ASSUMPTION: 5293-5297 GULFSTREAM CT  | PAGE 12 |  |
| 4. AIRPORT DIRECTOR'S REPORT<br>INFORMATIONAL ITEMS        | PAGE 17 |  |

**APPROVAL OF CONSENT AGENDA**

**PULLED CONSENT AGENDA ITEMS**

**REGULAR AGENDA**

- |   |         |            |
|---|---------|------------|
| 5. <b>TENANT COMMUNICATIONS</b>                           | PAGE 20 | 10 MINUTES |
| A. FNL FLYER NEWSLETTER (EVOLVING TO A MONTHLY FREQUENCY) |         |            |
| B. AIRPORT OPERATIONAL UPDATES                            |         |            |
| C. NOTAMS (NOTICE TO AIR MISSIONS)                        |         |            |
| D. DEDICATED CONSTRUCTION WEBPAGE, NEAR REAL TIME UPDATES |         |            |
| E. QUARTERLY STAKEHOLDER MEETINGS                         |         |            |

**INFORMATIONAL**

PRESENTER: JOHN KINNEY, AIRPORT DIRECTOR AND DYLAN SWANSON, AIRPORT SAFETY, SECURITY, AND FACILITIES MANAGER

- |  |         |            |
|--|---------|------------|
| 6. <b>DRAFT: 5-YEAR CIP PLAN TO FAA AND CDOT</b> | PAGE 28 | 15 MINUTES |
| INFORMATIONAL                                    |         |            |
| PRESENTER: JOHN KINNEY, AIRPORT DIRECTOR         |         |            |



# NORTHERN COLORADO REGIONAL AIRPORT COMMISSION

7. **2025 NORTHERN COLORADO REGIONAL AIRPORT AIRSHOW OVERVIEW** PAGE 32 10 MINUTES  
INFORMATIONAL  
PRESENTER: DYLAN SWANSON, AIRPORT HEAD OF OPERATIONS
8. **HANGAR DEVELOPMENT UPDATE** PAGE 34 20 MINUTES  
INFORMATIONAL  
PRESENTER: AARON EHLE, PLANNING & BUSINESS DEVELOPMENT SPECIALIST
9. **ADDITIONAL BUSINESS FROM AIRPORT COMMISSIONERS** 5 MINUTES

**ADJOURN**

## FUTURE MEETING TOPICS

### November 20 3:00PM-5:00PM

- Airport Commission Transition to Stakeholder Meeting

### December 18 3:00PM-5:00PM

- Cancelled due to Holiday Season

# September 30, 2025 REGULAR COMMISSION MEETING SIGN-IN SHEET

PLEASE PRINT:

**NAME**

**ORGANIZATION**

NAME	ORGANIZATION
Heik Mads <span style="margin-left: 20px;">Sev's Base</span>	Division of Fire Prevention and Control
D.J. Chess <span style="margin-left: 20px;">SEAT Base</span>	Division of Fire Prevention + Control
Diane Jones	Community / POE
Danny McTinn	FNL jetcenter
BILL BECKER	Lowland Chamber
Tom BARON	HANGAR / AIRCRAFT OWNER
RICK TURLAY	FNL PILOTS ASSOC
KOSTA CONSTANTINE	FNL PILOTS



## Regular Meeting Minutes for September 30, 2025

- CALL TO ORDER** Commissioner Arndt called meeting to order at 3:00 p.m.
- ROLL CALL** Commission Members Arndt, Marsh, Williams, DiMartino, Miller, Thompson and Stooksbury were present.
- PUBLIC COMMENT** Chair Arndt opened the floor for public comment:
- Rick Turley, representing Fort Collins FNL Pilot Association:  
He thanked the Commission for their service, time, and willingness to listen.  
He acknowledged Director Kinney’s follow-up confirming that Runway 06/24 is not eligible for Legacy Crosswind designation or FAA funding. While disappointed, he appreciated the clarification.  
Turley reiterated his proposal to reconsider reopening Runway 06/24 without FAA funding, noting it has historically been included in master plans. He suggested the runway could be used at lower cost if specifications were relaxed, citing existing agreements with Triad for surface maintenance as a potential funding source.  
He expressed concern with dissolving the Commission prematurely, stressing the importance of continued stakeholder input. Turley noted the lack of recent stakeholder meetings (none since April) despite prior commitments for bimonthly sessions. He noted the hassle it would be for input at city council meetings.  
He recommended the Commission remain in place until a new Airport Authority Board is formally established.
  - Trell Kinnett, Fire Protection Pilot:  
He emphasized the critical importance of Runway 06/24 for firefighting operations, citing its crosswind capabilities. Without it, strong crosswinds have already limited the ability to land and potentially hampering fire response.  
Kinnett recalled verbal assurances made during the closure of the Fort Collins Downtown Airport over 20 years ago that Runway 06/24 would be preserved or extended, noting the state’s significant investment in the Northern Colorado Regional Airport since then.  
He stressed the airport’s role as the only tanker base in this quadrant of the state, underscoring the runway’s importance for protecting structures and enabling timely wildfire suppression.



## **PUBLIC COMMENT FOLLOW-UP**

- Commissioner Williams discussed the status of Runway 06/24 following public comments regarding its potential use for firefighting and crosswind operations. He raised questions regarding FAA crosswind requirements, particularly whether the presence of firefighting operations creates a higher operational need beyond the standard 95% wind coverage provided by the primary runway. Director Kinney clarified that FAA criteria are based on 95% annual wind coverage, and that the FAA is aware that we do have fire tankers on site. Staff proposed a possible letter of agreement with hold-harmless provisions to allow limited emergency use of Runway 06/24 by Fire Fighting crews, but no response to date has been received.
- Commissioner Williams asked about reclassification of Runway 06/24 as a taxiway and how that affects safety standards. Staff reported a recent consultant review (approx. six weeks ago) identified 7 to 9 deficiencies related to safety area, clearance, grading, and safety area. The FAA Airport district staff and airport engineers have advised the runway does not meet FAA design standards and is unsafe for operational landings.
- Commissioner Williams noted the 2020 Master Plan table 4-1 appeared to show compliance with requirements, creating a discrepancy with the recent assessment. Director Kinney will follow up with clarification to the Commission.
- Commissioner Willilams also covered potential impacts during the upcoming Runway 15/33 widening project, when operations will be limited to one-directional use. Commissioners suggested Runway 06/24 could serve as a backup during those periods. Staff responded that equipment would penetrate Part 77 airspace during construction phases, preventing safe concurrent use.
- Director Kinney emphasized staff's strong recommendation against reopening Runway 06/24, citing it was originally built as a taxiway, and does not meet safety standards, and according to FNL's Control Tower Manager- "Even if both runways are open and operational we would only use the main runway no matter what" to avoid conflicts between runway traffic.

## **CONSENT AGENDA**

**Commissioner Marsh moved to approve the consent agenda with Staff's edits to page 10, 2<sup>nd</sup> paragraph 4<sup>th</sup> row down changing understaffing to current staffing. The motion, seconded by Commissioner Miller, carried with all present Commissioners voting in favor thereof.**

Pulled Items:

- None



- Consent Follow up:
- Yes
  - Yes
- Public Comment:
- AIRPORT DIRECTOR'S REPORT**
- None

## REGULAR AGENDA

### **4. Air Service Development Presentation**

- Director Kinney introduced Ms. Sally Covington as a subject matter expert in aviation, communications, and air service development. She has over 20 years of experience with Denver International Airport and Pittsburgh International Airport, specializing in air service development, branding, communications, and airline relations.
- Ms. Covington provided a comprehensive overview of air service development and the critical role of community involvement. Key points included:

#### **Industry Dynamics:**

- The aviation industry is highly dynamic and competitive.
- Airports have evolved from simple transportation hubs into full business enterprises that significantly influence local economic development and community branding.

#### **Airport Branding:**

- Airports represent both the first and last impression of a community.
- Positive branding examples (e.g., Savannah Airport's local experience) versus negative branding (e.g., Santa Fe's lack of wayfinding and poor customer experience).

#### **Competitive Environment:**

- Airline deregulation forced markets to compete for service.
- Aircraft availability is limited due to manufacturer backlogs, making each new service opportunity highly valuable.



- New air service is equivalent in economic impact to attracting a mid-sized corporate headquarters.

#### **Expectations from Airlines:**

- Strong safety, security, and operational reliability are minimum requirements.
- Airlines also expect capable airport leadership, business acumen, and demonstrated financial performance.
- Community involvement is essential—airlines value local market data (housing growth, business starts, conventions, etc.) beyond federal statistics.
- Incentives (marketing funds, operational considerations) are standard components of attracting carriers.

#### **Market Opportunity:**

- Northern Colorado presents strong demographics (approx. 900,000 residents in the catchment, high household incomes, student population, and balanced business/leisure demand).
- Denver International Airport is over capacity, creating opportunities for regional airports like FNL to relieve pressure and provide alternatives for carriers.
- The greatest risk identified is **failure to act within the current market window.**

#### **Recommended Next Steps:**

1. Engage a national air service development consultant to prepare a strategic plan and facilitate airline introductions.
2. Build a unified airport narrative and brand that complements regional efforts while focusing on FNL's unique strengths.
3. Develop incentive strategies and secure resources to ensure competitiveness.
4. Leverage community engagement and local business data to strengthen the case to airlines.



- Commissioner Williams asked how marketing and outreach differ between legacy carriers and low-cost carriers. Ms. Covington explained that each carrier requires tailored messaging aligned to their network strategies and business models. Data sources such as DOT passenger statistics and local leakage studies were discussed as ways to understand market demand.
- Commissioner DiMartino emphasized the importance of community branding and aligning with regional initiatives. Ms. Covington noted the airport should complement, but not duplicate, regional branding efforts

### **5. Airport Authority Formation Status Update**

- Ms. Ginny Sawyer provided an update on progress toward forming an Airport Authority.  
Background: A Governance Committee, comprised of both city mayors and council members, recommended transitioning from the current Airport Commission structure to an authority model. Both councils passed resolutions supporting this recommendation. In 2025, staff and leadership began working on a new Intergovernmental Agreement (IGA). While originally expected to be completed by January 1, 2026, the timeline has been extended to allow for a more measured approach.

A Transitional IGA has been drafted to:

- Shift certain decision-making authority.
- Align the sunset of the Commission with the start of the new governance model.
- Clarify city support roles, insurance responsibilities, procurement processes, and financial contributions.

The Transitional IGA will be presented to both city councils on October 21, 2025.

- **Commissioner Williams**  
Asked for clarification on the timeline for the Commission's sunset, including formal notice procedures.  
Ms. Sawyer noted that there isn't a specific date set yet and once it goes through the City Council Meetings it will be determined. She also noted there are no pending agenda items for November and that December's meeting had been canceled due to holidays.  
Mr. Williams Questioned why the Commission could not continue until the Authority is established, expressing concern over the loss of institutional knowledge and aviation expertise.
- **Commissioner Stooksbury**  
Stated opposition to ending the Commission before the Authority is in place.





Referenced the 2015 IGA, which directed the Commission to provide oversight and direction to the Airport Director, rather than serving only as an advisory body.

Recommended that the Commission provide interim support, including subcommittees, to assist airport staff during the transition. Highlighted his past contributions, including advocating for airport participation in the remote tower project and cautioning against allocating all CARES Act funds to a terminal project.

Emphasized that the Commission should remain empowered until the Authority is operational.

Stated that the Commission was originally designed to supplement city capacity on airport matters.

Suggested that aligning Commission functions more closely with the anticipated Authority could ease the eventual transition.

- **Commissioner Arndt**

Asked if there was a more updated IGA. Ms. Dianne Criswell, City of Fort Collins Attorney clarified that the 2015 IGA was amended in 2016, refining Commission roles while reserving policymaking and appropriations authority to City Councils.

She stated that the transitional IGA aims to streamline governance by assigning clear roles to the Airport Director, City Managers, and Councils.

Commissioner Arndt stated that we have gotten off track and caused inefficiencies. Both cities have helped with economic development and budgets won't stop as it goes to the City Managers, and this is an interim step that will streamline the processes. Moving toward authority would be best for FNL. Airport Commission has never had oversight over the airport, both cities have had that decision making.

- **Commissioner Marsh**

Asked for clarification that the new IGA would be handled by both City Managers and the Airport Director. Ms. Sawyer discussed the roles based on last month's presentation. Commissioner DiMartino read through what was shared at the governance meeting, during the transitional governance daily operations goes under Director, budget and fee continue to be under City Council, leases depending on scale come to Director and City Manager and sometimes City Council, procurement- City Managers, air service- City Manager, business agreements- Director, IGA and land acquisition goes to City Council.

- **Commissioner Miller**

Supported concerns raised by Commissioner Williams and Stooksbury.



- **Commissioner DiMartino**  
I still have a little bit of mixed feelings, and we need to focus our resources to moving forward toward a shared vision. Need more frequent Stakeholder meetings and engagement in any way is needed.
- **Commissioner Thompson**  
Shared that he attended the September 8 governance meeting and sought clarity on the roles of the Commission, Councils, City Managers, and staff.  
Expressed support for moving toward the Authority model, noting inefficiencies under the current system.  
He pointed out that with Commission turnover once the new City Council takes over, staff resources may be better dedicated to establishing the Authority rather than onboarding new members.  
Also, he recommended regular stakeholder meetings, with minutes distributed through City Managers to keep both Councils informed.

**6. BUSINESS FROM MEMBERS**

- None

**ADJOURNMENT**

- Chair Arndt adjourned the meeting at 4:28 p.m.

Respectfully  
Submitted,

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Airport Commission Chair, Jeni Arndt



# NORTHERN COLORADO REGIONAL AIRPORT

4900 Earhart Rd • Loveland, Colorado 80538

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

**ITEM NUMBER:** 2  
**MEETING DATE:** October 16, 2025  
**PREPARED BY:** Aaron Ehle, Planning & Business Development Specialist

## TITLE

Lease Extension Request – 5257 Northrop St.

## RECOMMENDED AIRPORT COMMISSION ACTION

Approve the lease extension request as presented

## BUDGET IMPACT

Neutral, the lease rates will remain unchanged

## SUMMARY

The ground lease agreement was originally executed on June 11, 2004, with an initial 20-year term that expired on July 11, 2024. The agreement provides the lessee with four five-year extension options, subject to the lessee providing at least three months' written notice. In this case, the lessee's notice was submitted more than a year late.

Airport staff evaluated the option of updating the lease to reflect current terms and rates. However, upon review, it was determined that the existing lease already aligns with the Airport's current lease standards and rate structure. Based on this, staff recommends approval of the requested extension under the existing lease agreement. This is the first of the four available five-year extensions.

As required by the intergovernmental agreement (IGA) between the Cities of Fort Collins and Loveland, this extension request must be approved by the Airport Commission. Airport staff have reviewed the lessee's account and confirmed it is in good standing, with no outstanding issues or obligations.





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**ITEM NUMBER:** 3

**MEETING DATE:** October 16, 2024

**PREPARED BY:** Aaron Ehle, Planning & Business Development Specialist

## TITLE

Land Lease Assignment and Assumption – 5293-5297 Gulfstream Ct

## RECOMMENDED AIRPORT COMMISSION ACTION

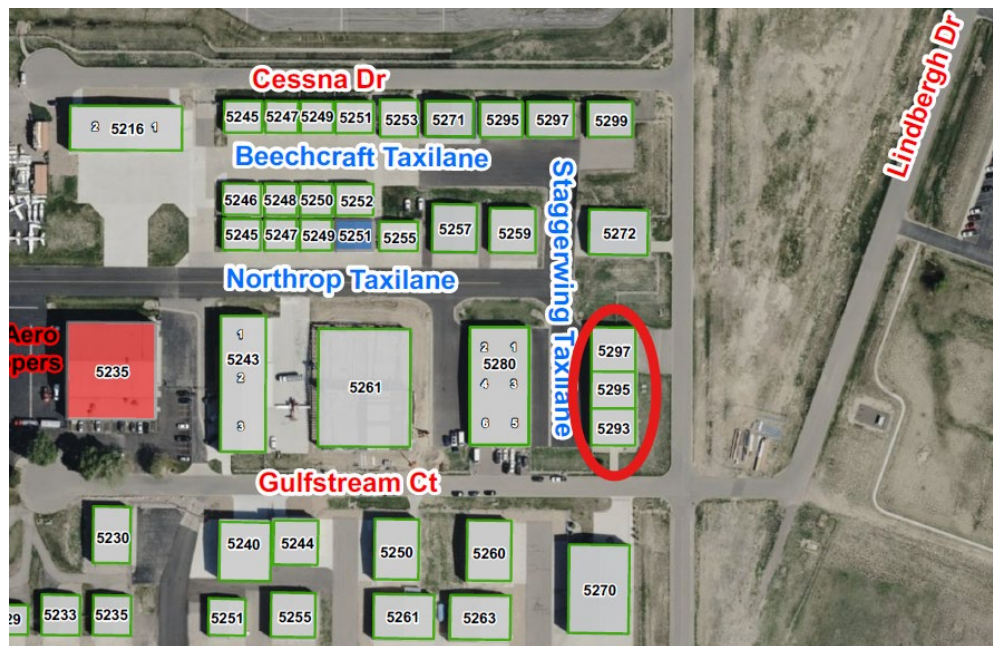
Staff recommends acceptance of the assignment and assumption as presented

## BUDGET IMPACT

Neutral, the lease rates will remain unchanged

## SUMMARY

This is an administrative item. The transfer of lease agreements is frequent at the Airport and requires the approval of the Airport Commission. The existing leaseholder, Gulfstream Hangar #4 Condominiums Association, Inc. has requested for the lease agreement to be transferred to the Rudkin Investments, LLC. The lease agreement was executed in July 23, 2008 and the account is in good standing.



## ATTACHMENT

Land Lease Assignment and Assumption – 5293-5297 Gulfstream Ct

**ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT**

5293-5297 Gulfstream Ct  
Loveland, CO 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 August 1, 2008, a copy of which is attached hereto as **Attachment 1** and incorporated herein by this reference (the “Lease Agreement”) originally entered into with Gulfstream Hangars #4, 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 March 3, 2009, to Gulfstream Hangar #4 Condominiums Association, Inc. as Lessee. Gulfstream Hangar #4 Condominiums Association, Inc. (“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 Rudin Investments, 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 November 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 \$6,659.94 per year, payable in monthly installments, which rental amount shall be adjusted on May 1, 2026 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:

**Rudkin Investments, LLC**  
**Attn: Josh Rudkin**  
**4389 Roaring Fork Dr**  
**Loveland, CO 80538**  
**970-222-9195**  
**Josh.rudkin01@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:**  
**Rudkin Investments, LLC**  
**4389 Roaring Fork Dr**  
**Loveland, CO 80538**

By: \_\_\_\_\_  
Josh Rudkin

State of Colorado     )  
                                      )ss  
County of Larimer    )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
\_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires\_\_\_\_\_.    SEAL

\_\_\_\_\_  
Notary Public

**Assignor:**  
**Gulfstream Hangar #4 Condominiums Association, Inc.**  
**5297 Gulfstream Ct**  
**Loveland, CO 80538**

By: \_\_\_\_\_  
Jerry Stooksbury

State of Colorado     )  
                                      )ss  
County of Larimer    )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
\_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires\_\_\_\_\_.    SEAL

\_\_\_\_\_  
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:

\_\_\_\_\_  
Deputy City Attorney





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**Northern Colorado Regional Airport**

**Airport Commission:**

**October 16, 2025**

**Airport Director's Report**

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**Informational Items:** Possible questions from Commissioners:

1. Overflow Lot Completion
2. Operational Metrics



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### **FNL Overflow Lot Construction:**

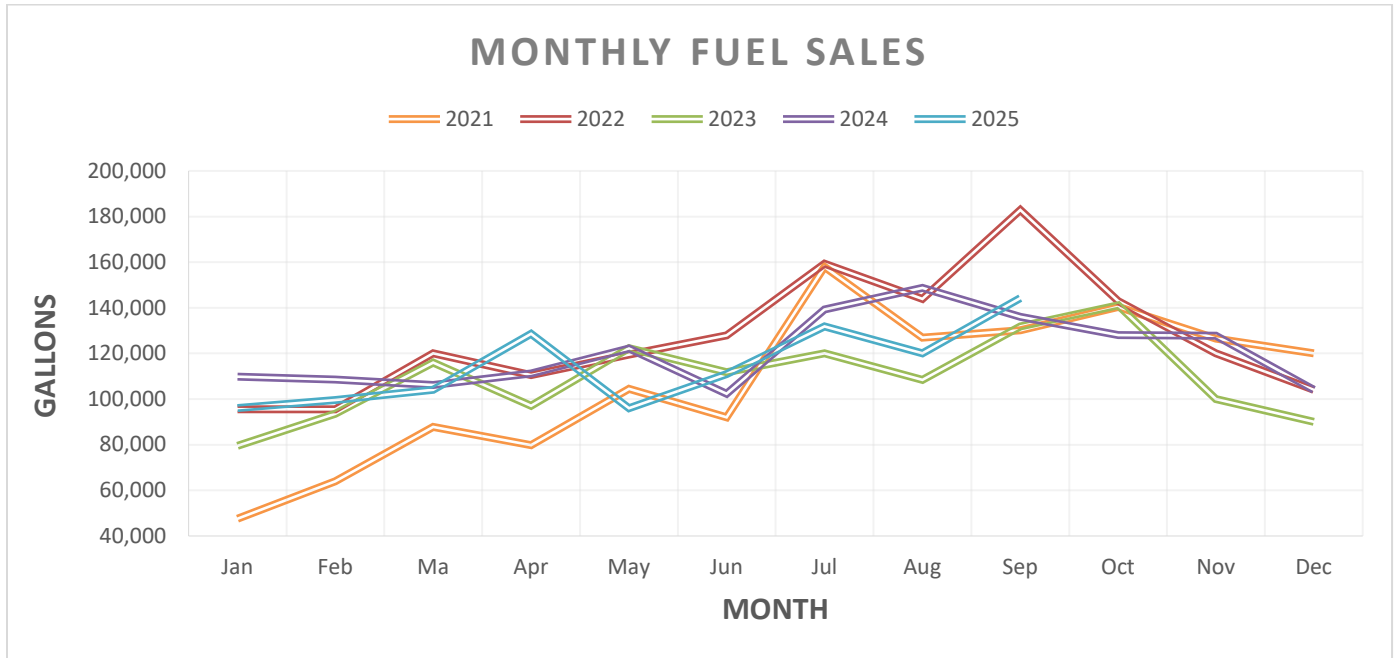
To address long-standing parking challenges at Northern Colorado Regional Airport, a new overflow lot has been constructed to enhance both capacity and the overall visitor experience. In the past, overflow parking areas were poorly maintained, often requiring visitors to park on grass or dirt surfaces—even during inclement weather. The newly developed lot spans approximately 62,000 square feet and is built using recycled asphalt millings, which have been carefully graded and compacted to ensure structural integrity and long-term durability. This upgrade not only expands available parking but also underscores the airport’s commitment to sustainable and functional infrastructure improvements.





# NORTHERN COLORADO REGIONAL AIRPORT

## FNL Metrics



## Aircraft Operations

Landings		Take-Offs		Totals	
Single Engine	4298	Single Engine	4314	Single Engine	8612
Single Engine Turbine	75	Single Engine Turbine	74	Single Engine Turbine	149
Multi Engine	165	Multi Engine	166	Multi Engine	331
Multi Engine Turbine	47	Multi Engine Turbine	46	Multi Engine Turbine	93
Business Jet	166	Business Jet	165	Business Jet	331
Jet 2	9	Jet 2	9	Jet 2	18
Helicopter	116	Helicopter	91	Helicopter	207
Military	36	Military	32	Military	68
Military Helicopter	2	Military Helicopter	2	Military Helicopter	4
Glider	4	Glider	1	Glider	5
Other	9	Other	14	Other	23
<b>TOTAL</b>	<b>4927</b>	<b>TOTAL</b>	<b>4914</b>	<b>TOTAL</b>	<b>9841</b>

**Rental Car Activity:** 105 Transactions in August

**Parking:** September Average = 487 Vehicles Parked Daily

2025 Average = 533 Vehicles Parked Daily



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**ITEM NUMBER:** 5

**MEETING DATE:** October 16, 2025

**PREPARED BY:** John S. Kinney – Airport Director

## **TITLE**

Tenant Communications

## **RECOMMENDED AIRPORT COMMISSION ACTION**

Informational – No Action

## **BUDGET IMPACT**

N/A

## **SUMMARY**

- A. **FNL Newsletter:** Staff will develop the FNL Tenant Newsletter to consolidate essential operational news, regulatory updates, meetings, events, and milestones—improving clarity and supporting compliance.
- B. **Airport Operational Updates:** To ensure timely and effective communication of events that may impact airport operations, FNL utilizes three primary channels to disseminate information to the aviation community:
  - a) **Monthly Update Notices:** For operational impacts that are forecastable or time-sensitive, updates are distributed directly to airport tenants via the Manager’s Bulletin or FNL Newsletter. These communications are intended to complement NOTAMs by providing additional context, timelines, and planning considerations for based users.
  - b) **Airport Calendar (in development):** FNL is developing a public-facing operations calendar, to be available on the airport’s website. This tool will offer a forward-looking view of scheduled maintenance, airfield closures, and other events that may affect airport users. Implementation is targeted for Q4 2025.
- C. **NOTAMs (NOTICE TO AIR MISSIONS):** NOTAMs are the primary and official source for communicating safety-related and operationally significant events. These notices are accessible to all aviation users, including transient aircraft, and are regulated by the Federal Aviation Administration.

- D. **Dedicated Construction Webpage, Real Time Updates:** A dedicated, accessible page ensures tenants have immediate access to official updates on scheduling, procedures, and project progress. Changes will be posted in near real time with updates being easily distinguished for readers.
- E. **Quarterly Stakeholder Meetings:** Meetings to date have been sporadic as staff worked to align with changing Commission meeting cycles. Going forward, quarterly stakeholder meetings will be predictable and augmented with the Newsletter and Airport operational updates as conditions change.



August 2025

## Airport Operations News

The airport will now be posting a monthly operations letter highlighting airfield news, events, and maintenance updates. Each month's news blast will be released at the end of the month, providing a forecast for the month ahead. We appreciate your support and thank you for choosing Northern Colorado Regional Airport!

### Airport News

#### **Airport Triennial Exercise – September 5, 2025**

A full-scale emergency exercise is scheduled for September 5, 2025, to test the airport's emergency response capabilities and coordination with local agencies. The airport is currently evaluating spectator areas for users and tenants to view the event. Additional details will be shared at a later date.

#### **NOCO's Dual Track Approach to Air Traffic Control – Ongoing**

NOCO is pursuing a dual-track approach to air traffic control. We are currently in the process of site selection and model validation for a traditional tower, while also closely monitoring the FAA's certification process for the digital tower.

#### **Hangar Preventative Maintenance – August 2025**

Throughout August, thorough inspections of all City-owned hangar doors will be conducted to ensure operability. A list of necessary and recommended maintenance items will be provided for each door to help extend its service life.

The airport is also collecting quotes to install gutters on hangars 4930 and 4960 to help mitigate water intrusion into tenants leaseholds.

#### **Airport Badging Modernization**

Northern Colorado Regional Airport is modernizing its badging system to enhance security and ensure compliance with FAA and TSA regulations. Updates will include revised security policies and procedures, a streamlined application process, and updated rates and fees. Tenants and users are invited to an **Airport Security Meeting** on **Friday, September 12**, from **3:00 PM to 4:00 PM** at **4900 Earhart Rd, Loveland, CO 80538**.

This meeting will provide an overview of upcoming badging practices, policy updates, and implementation timelines. Airport management will reach out to businesses, hangar associations, and other user groups ahead of the meeting to discuss how these changes may affect their operations.

**Airfield Maintenance Activities:** Please note that while airport staff makes all reasonable attempts to provide written notice of surface closures at FNL

## Surface Closures

**Runway 15/33:** August 15, 2100–2400 local time for pavement marking maintenance

**Taxiway A:** August 25–27<sup>th</sup> Rolling closures for pavement maintenance and repair. *A project overview will be disseminated by the airport, outlining the maintenance activities in greater detail.*

**Runway 15/33:** August 28, 0600–2200 local time for pavement maintenance

**Runway 15/33:** September 5, 0700–1000 local time

## Airport Events

### Suitcase Party – August 15, 2025

The 18th Annual Suitcase Party will be held on August 15, 2025, from 6 PM to 11 PM at Discovery Air, Northern Colorado Regional Airport. This Miami Vice–themed event will feature live music, food, drinks, and a chance to win a three-night getaway to Palm Springs, CA, via private plane. Tickets are \$225 and include food, beverages, and live entertainment from *The Spazmatics*. Proceeds will benefit NOCO Unify.

### The Great Colorado Airshow – September 20–21, 2025

Join us at the Northern Colorado Regional Airport for a thrilling weekend of aerial acrobatics featuring the U.S.A.F. Thunderbirds. The airport is working with event organizers to ensure hangars in the Grumman area have runway access leading up to the airshow. More information on operational impacts and ticket sales will be available in the coming weeks.

---

Kelly Pride  
Airport Administrator  
970.699.2862

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September 2025

## Airport Operations News

### **FNL Airport News**

Northern Colorado Regional Airport – Operations & Maintenance Update

### **Triennial Emergency Exercise – September 5, 2025**

A full-scale emergency response exercise will take place on September 5 to evaluate coordination between airport personnel and local emergency services.

### **Hangar Maintenance –**

City-owned hangar doors are undergoing servicing throughout August. Maintenance recommendations will be shared with tenants to support long-term operability.

**If you have not yet signed up or had your hangar serviced, please contact Airport Operations as soon as possible to schedule your service.**

Due to building settling over time and upward adjustments made to hangar doors to maintain operability, gutters cannot be installed at this time. There is insufficient clearance between the top of the doors and the roof structure to accommodate gutter systems. The airport is actively exploring alternative options to divert water away from buildings 4930 and 4960 to help mitigate intrusion into tenant spaces.

### **Badging System Modernization**

FNL is upgrading its badging system to align with FAA and TSA standards. To ensure the airport's new security policies reflect both industry regulations and best practices—while also being balanced with user needs—the airport will postpone implementation of new policies, with the exception of a rate increase for SIDA and AOA badges.

As a result, future security meetings have been canceled. Additional updates will be shared as the revised policy timeline is developed.

### **Airfield Maintenance & Surface Closures**

Please monitor NOTAMs and airport communications for updates.

- Runway 15/33:
  - September 4, 0630–1300 – Closure for pavement maintenance
  - September 5, 0800–1030 – Closure for Triennial Exercise

### **The Great Colorado Airshow – September 20–21, 2025**

Featuring the U.S.A.F. Thunderbirds, this event promises a weekend of aerial excitement at FNL. Please note the following important information for airport tenants:

- Runway and Taxiway Access: Page 24 of 40
- Tenants in the Grumman-area will retain access to the runway and Taxiway A



via Taxiway D to A1 throughout the event period.

Please taxi directly south from your hangar to reach Taxiway D.

Do not attempt to enter the main ramp west of hangar 4930.

- Tenant access to leaseholds will not be restricted at any time during the event.
- Airport-wide parking passes will be distributed to ensure event parking attendants allow tenant access past designated parking areas.
- The airport has also instructed event organizers that individuals holding airport-issued media ID must be allowed unrestricted access to their leaseholds.
- Event organizers are providing tickets exclusively to tenants of the Grumman hangars.
- The airport will contact eligible tenants when tickets are available for pickup.
- If you plan to engage with airshow events directly, such as entering the spectator areas or participating in activities, please be mindful to purchase a ticket.

---

Kelly Pride  
Airport Administrator  
970.699.2862

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October 2025

 FNL Airport News – October Edition 

## Northern Colorado Regional Airport – Operations & Maintenance Update

### Hangar Maintenance

City-owned hangar doors are receiving service this fall (August–October). These efforts help ensure long-term reliability, and tenants will receive recommendations for ongoing care.

If your hangar has not yet been scheduled, please reach out to Airport Operations (Kelly Pride, 970-962-2862, [Kelly.pride@cityofloveland.org](mailto:Kelly.pride@cityofloveland.org)) at your earliest convenience so we can get you on the calendar.

Because of natural building settling and the door adjustments made over time, gutter installation isn't possible right now due to limited clearance between the doors and the roofline. The airport team is exploring alternative options to help redirect water away from buildings 4930 and 4960 to reduce moisture intrusion into tenant spaces.

### Airfield Maintenance & Closures

Please continue to watch for NOTAMs and airport communications for the most current updates.

Starting Monday, October 13, repainting will begin on Taxiway A (TWY A) and connectors A1–A5. Work should take about three weeks, depending on weather.

#### Scope of Work:

- Repainting centerlines and surface markings along TWY A and connectors A1–A5.

#### What to Expect:

- Work will be completed in phases to keep full runway access open.
- Only one connector (A1–A5) will be closed at a time.
- Sections will be chosen to minimize impact based on runway use.
- At times, back-taxiing on Runway 15/33 may be necessary.
- Temporary, non-standard markings will be present during the project.

### Looking Ahead

### Badging System Update

FNL is preparing to upgrade its badging system to achieve greater regulatory compliance and create a streamlined process for airport users in the badging process. This update will help align our security processes with both regulations and best practices.

#### FNL Maintenance Calendar

We'll soon be adding a dedicated Maintenance Calendar to the FNL website. This new resource will make it easier to track monthly updates, scheduled work, and upcoming events.

While the calendar will be a helpful planning tool, please continue monitoring NOTAMs and airport emails for the most up to date information.

#### FNL Events – October

**Stay connected and join us for upcoming airport events:**

#### Badging Renewal

 September 1, 2025 – October 31, 2025

 8:00 AM – 4:00 PM, Monday–Friday

 Airport Administration Building, 4900 Earhart Rd, Loveland, CO 80538

#### Thursday, October 16


**Airport Commission Meeting**

 3:00–5:00 PM

 4867 Venture Dr, Johnstown, CO 80534

#### Friday, October 24

**Winter Operations / Stakeholder Meeting**

 3:00–4:00 PM

 4867 Venture Dr, Johnstown, CO 80534

  **Wishing everyone a safe and productive October at FNL!**  

Kelly Pride  
Airport Administrator  
970.962.2862

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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:** 6  
**MEETING DATE:** October 16, 2025  
**PREPARED BY:** John S. Kinney – Airport Director

---

## **TITLE**

Capital Improvement Plan 2026-2030

## **RECOMMENDED AIRPORT COMMISSION ACTION**

Make a motion expressing the Commission's support to submit the Capital Improvement Plan (CIP) to the FAA and CDOT Aeronautics.

## **BUDGET IMPACT**

N/A

## **SUMMARY**

Enclosed for the Commissions review and comment is the airport's annual 5-Year Capital Improvement Plan submitted each year to the Federal Aviation Administration and Colorado Department of Transportation – Aeronautics Division. As committed to the Commission by staff in 2024, this year's CIP program is being provided for your review and support in advance of submission to the FAA and CDOT.

This year's CIP submission has a total program request of ~\$50 M potentially funded items with another \$14.8 M in the unfunded category. Primary items behind the funding category include Centralized Deice Pad, Air Traffic Control Tower, New ARFF apparatus.

Primary items behind the unfunded category include rolling stock focusing on winter operations, pavement preservation, new operational and administrative offices (airlines, TSA and Airport staff)

Staff will provide a line item review each year with Commissioners during the October 16<sup>th</sup> meeting.

The CIP serves as a planning tool and does not obligate any party to take action or allocate funds. Financial commitments would come through grant awards from the FAA and/or CDOT Aeronautics, while the cities would authorize specific line items within the Airport budget. These allocations require additional review and formal action from Commission during a public meeting.

Airport staff is requesting the Commission's support to submit this CIP to the FAA and CDOT in advance of the annual fall planning cycle. Any future financial commitments would be presented to the respective City Councils at a later date.

**ATTACHMENTS**

- Draft 2026-2030 Capital Improvement Plan
- Draft 2026-2030 Capital Improvement Plan Exhibit





**Federal & State Funding**

**2025-1:** Runway 15-33 Widening - Construction - \$17,447,994 (F, F-Disc, S, L)

**2026-1:** Runway 15-33 Widening - Construction - \$1,937,109 (F, F-BIL-23/25/26, S, L)

**2026-2:** New ATCT EA - Environmental - \$350,000 (F-FACT)

**2027-1:** New ATCT - Design - \$2,000,000 (F-FACT)

**2027-2:** GA Apron & Taxiways C, E Crack Seal & Seal Coat - Design & Construction - \$500,000 (S-CDAG, L)

**2028-1:** New ATCT - Construction - \$15,000,000 (F, F-Disc, F-FACT, S, L)

**2029-1:** ARFF Vehicle Acquisition - \$1,500,000 (F, S, L)

**2029-2:** New Centralized Deicing Facility (CDF) - Design & Construction - \$15,000,000 (F, F-Disc, S, L)

**2030-1:** Taxiway A Seal Coat, Lighting & Signage Upgrades - Construction - \$2,440,320 (F, F-Disc, S, L)

**2030-2:** Complete VSR - Design & Construction - \$500,000 (F, S, L)

**2030-3:** Airport Entrance Road Improvements - Design & Construction - \$1,000,000 (F, S, L)

**Local & Other Funding Only**

**2025-2:** Site C GA Hangar Development - Planning & Environmental - \$73,940 (L)

**2026-3:** New Front Line Parking Lot - Design & Construction - \$150,000 (O-Tenant, L)

**2026-4:** Shuttle Parking Expansion/Relocation (Environ., Design & Construction) - \$1,000,000 (O-Tenant)

**2027-3:** Through The Fence Gate - \$300,005 (O-Tenant)

**2028-2:** Terminal Area Plan - Planning - \$120,000 (L)

**2028-3:** Landside Wayfinding Signage & Landscaping - Design & Construction - \$150,000 (L)

**2028-4:** Terminal Parking Lot Expansion - Design & Construction - \$2,000,000 (L)

**2029-3:** Taxiway A Seal Coat, Lighting & Signage Upgrades - Design - \$100,000 (L)

**2029-4:** Taxiway F (Existing Runway 6-24) Reconstruction - Design & Construction - \$3,008,600 (O-Tenants)

**2029-5:** T-Hangar Ramp & Stearman Taxilane Rehabilitation - Design & Construction - \$600,000 (L)

**2029-6:** New Rental Car Ready-Return Lot - Design & Construction - \$1,200,000 (L)

**2029-7:** New Security Access System - \$450,000 (L)

**Unfunded Major Capital 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**

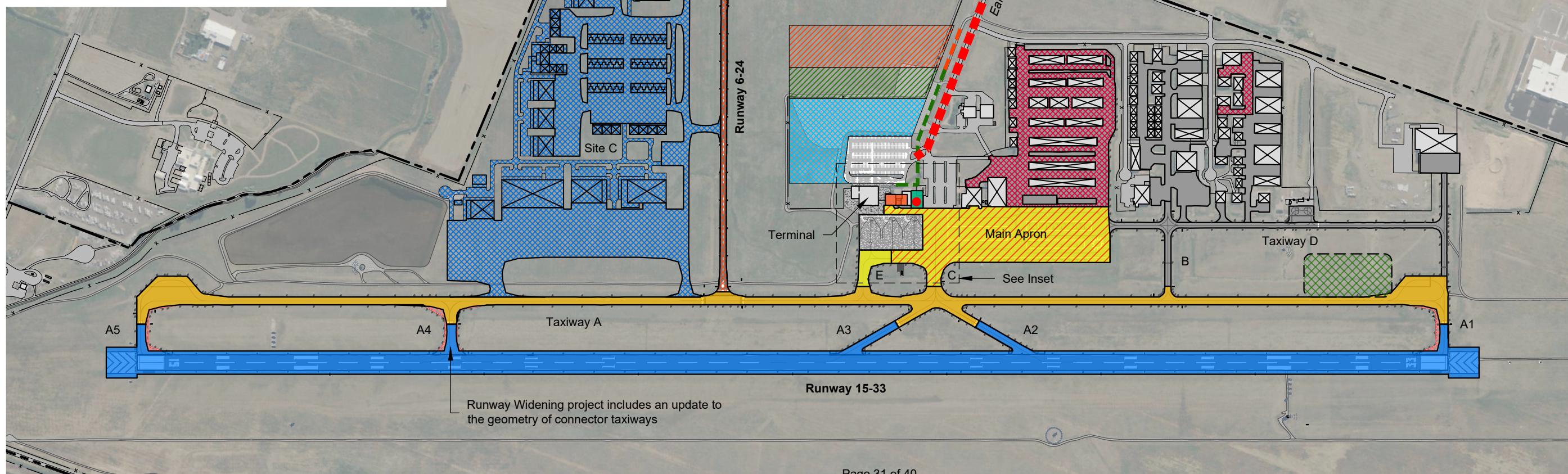
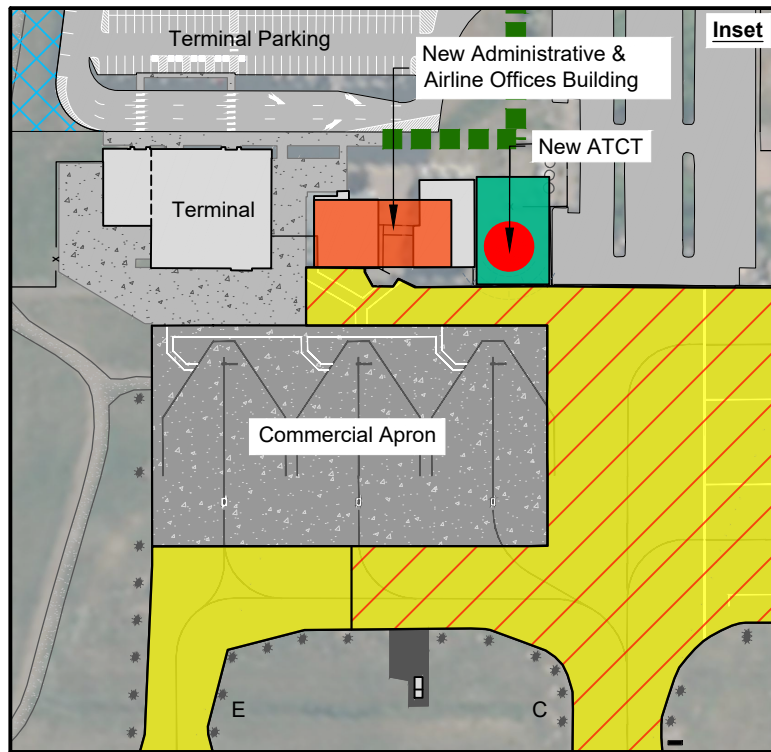
Site C General Aviation Hangar Development

**Legend:**

- Existing Facilities
- Future Development
- Existing Property Line

**Notes:**

- NS: Not Shown
- FFS: Federal Fiscal Year
- Funding Types:
  - F: Federal (AIP)
  - F-Disc: AIP Discretionary
  - F-BIL: Bipartisan Infrastructure Law
  - F-FACT: FAA Contract Tower (FACT) Competitive Grant Program
  - S-CDAG: State Discretionary
  - S: State Match(es)
  - L: Local Match(es)
  - O: Other



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

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Not For Construction  
**DRAFT**

Scale based on a 11"x17" sheet.



# 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:** October 16<sup>th</sup>, 2025

**PREPARED BY:** Dylan Swanson, Airport Safety, Security and Facilities Manager

---

## **TITLE**

2025 Northern Colorado Regional Airport Airshow Overview

## **RECOMMENDED AIRPORT COMMISSION ACTION**

Informational – No Action

## **BUDGET IMPACT**

N/A

## **SUMMARY**

The 2025 Great Colorado Air Show, hosted at Northern Colorado Regional Airport, was a resounding success and a milestone event for both the airport and the surrounding community. With an estimated 19,000 attendees, the event drew significant regional attention and reinforced FNL's role as a key aviation and community hub in Northern Colorado.



From an operational and financial standpoint, the estimated airport revenue generated from the event is expected to be between \$50,000–\$60,000. Importantly, the event was executed



without any significant safety incidents—a testament to the planning and coordination efforts of airport staff, emergency services, and event partners.

The air show also served as a powerful platform for increasing public awareness and strengthening the airport’s brand. The scale and visibility of the event helped reinforce FNL’s identity as a modern, capable, and community-oriented facility.

As part of the airport’s commitment to community engagement, a special “City Employee Day” was held during the practice event. City of Loveland employees and their families were invited to view the show from the new terminal building, with refreshments provided. This initiative offered a unique



opportunity for internal stakeholders to experience the airport’s operations and hospitality firsthand, while also fostering goodwill and appreciation among city staff.

Operationally, the airport worked diligently to minimize disruptions to based tenants. Runway access for Grumman hangar tenants was maintained until the day before the event, to the greatest extent possible. Additionally, the airport offered an option for temporary relocation to another area of the airfield to ensure uninterrupted runway access throughout the event. Only one tenant opted to relocate, indicating that the majority of users were able to continue operations with minimal impact.

In summary, the 2025 air show demonstrated FNL’s ability to host large-scale public events while maintaining a high standard of safety, operational continuity, and stakeholder engagement. The event not only delivered measurable financial benefits but also strengthened community ties and elevated the airport’s regional profile.



# 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:** October 16, 2025  
**PREPARED BY:** Aaron Ehle, Planning & Business Development Specialist

---

## **TITLE**

Hangar Development Update

## **RECOMMENDED AIRPORT COMMISSION ACTION**

Informational

## **BUDGET IMPACT**

N/A

## **INTRODUCTION**

Northern Colorado Regional Airport continues to experience significant interest in aeronautical development opportunities. Over the past several years, the Airport Commission, staff, and development partners have worked to identify suitable locations for new projects, assess infrastructure needs, and evaluate proposals for long-term viability. The focus of current and future development efforts is Site C, which has emerged as the most practical and promising location for new hangar facilities.

## **BACKGROUND AND HISTORY**

In 2021, the Airport executed a lease for the last available “shovel-ready” lot in the southeast area of the Airport. Since then, escalating construction costs and interest rates have created additional challenges for private development efforts.

In April 2024, at the direction of the Airport Commission, a Request for Expressions of Interest (REOI) was issued for three potential development sites: Sites B, C, and D. The REOI invited aeronautical proposals for all three sites and non-aeronautical proposals for Sites B and D. All responses received were aeronautical in nature.

Responses to REOI:

- One proposal for Site B
- Six proposals for Site C
- One proposal for Site D



*Request for Expressions of Interest Sites*

In June 2024, the Planning & Development Subcommittee (PDSC) met to review the submitted proposals. The PDSC's comments and recommendations were subsequently presented to the Airport Commission for consideration and direction. Details can be found beginning on page 152 of the June 27, 2024, Commission Packet ([link](#)). Following that review, the Commission directed staff and the PDSC to collaborate with respondents to assess project viability and request more detailed proposals to be considered for potential lease agreements.

Throughout the summer and early fall of 2024, staff and the PDSC evaluated project details, assessed infrastructure needs and funding options, and held meetings with potential developers. Concept review meetings were also held with City of Loveland Development Review staff to identify challenges and requirements for site plan and building permit approvals.

When Director Kinney joined the Airport in the fall of 2024, he emphasized the importance of a more comprehensive approach to site planning and infrastructure cost evaluation. To support this effort, Dibble Engineering, the Airport's on-call civil engineering consultant, was engaged to assist with related analyses and planning activities.

## **SITE-BY-SITE DEVELOPMENT STATUS**

### **Site B**

The Airport received one hangar development proposal for Site B. Following thorough analysis, staff recommended that the Site be preserved for non-aeronautical development. Key reasons include:

- Prominent location at the Airport entrance, making it attractive for commercial uses
- Prohibitive infrastructure costs associated with aeronautical development
- Need to abandon Lear Drive to accommodate aeronautical use

Due to the challenges of providing aeronautical access to Site B, infrastructure costs for non-aeronautical development are expected to be significantly lower. Furthermore, non-aeronautical lease rates are typically higher than aeronautical rates, offering greater revenue-generating potential.

### **Site D**

The sole proposer for Site D shelved their hangar development plans in late 2024, due to:

- Prohibitive infrastructure costs
- Isolated location relative to Airport facilities
- Access challenges related to railroad and private property

Given these limitations, no aeronautical development is expected on the west side of the Airport in the near term. The eventual construction of a second runway and parallel taxiway in this area will support general aviation development and provide efficient separation of small aircraft and larger jet operations.

### **Site C – Future Development Focus**

Site C has emerged as the Airport's primary focus for aeronautical development. Advantages include:

- Large, flexible site with capacity for expansion
- Significant infrastructure improvements already completed
- Strong developer interest

### ***Airport-Led Improvements Supporting Site C***

The Airport has partnered with external entities on infrastructure improvements and funded planning efforts to reduce barriers and support hangar development on Site C:

- 2021: Partnered with Airpark North Subdivision to extend Rockwell Avenue 800 feet, improving access and utility connections to Site C.
- 2022: Collaborated with Fort Collins-Loveland Water District on a mutually beneficial 24-inch waterline extension. Instead of financial compensation, the Airport secured five lateral stubs with hydrants that will significantly reduce water infrastructure costs for new hangar projects. These improvements are valued at over \$500,000.
- 2025: Engaged Dibble Engineering to complete environmental clearance, create a conceptual site layout to guide development, and prepare an infrastructure cost analysis. The Airport invested over \$70,000 in this effort.

### ***Status of Proposals and Negotiations***

Since the issuance of the Request for Expressions of Interest (REOI), the development landscape has evolved, with some initial respondents choosing to postpone their plans or securing space within existing hangars.

Recently, the Airport has received two expanded proposals that include financial terms for consideration.

#### **Proposal One – Revision Required:**

While staff supports the overall concept and site layout of the proposed development, the compensation offered is substantially below the Airport’s published rate of \$0.371 per square foot for unimproved property. As currently presented, the financial terms do not provide an adequate return for the use of Airport land, and the proposal must be revised to include increased compensation before it can be reconsidered.

#### **Proposal Two – Active Negotiation:**

Staff and the development team for the second proposal have reached tentative agreement on financial terms that align with the Airport’s standards and development goals. The developer will fund all required infrastructure improvements as part of the project. This is considered a viable “catalyst project” with the potential to stimulate additional hangar development activity. Staff is advancing planning efforts and refining lease agreement details. If finalized, this project will establish a precedent for future aeronautical development on Site C.

### **STAFF ENGAGEMENT AND RESOURCE MANAGEMENT**

While some prospective developers have expressed frustration with staff responsiveness and the pace of progress, staff have been consistently engaged throughout the process. Staff have dedicated significant time to evaluating proposals, meeting with developers, evaluating potential layouts, and exploring infrastructure improvement strategies. Developers may disagree with certain decisions, but this reflects careful evaluation and planning rather than a lack of responsiveness.

Throughout 2025, Airport staff have balanced a variety of high-priority projects and events while operating with limited administrative support, as two key positions were vacant for much of the year. These positions have now been filled, increasing staff capacity to manage development activity going forward.

Several Airport stakeholders have advocated for government-funded infrastructure improvements to help attract and support aeronautical development. However, the ability for airports to apply FAA funding toward projects that exclusively serve private development has become increasingly restricted. In 2024, staff sought to allocate Infrastructure Investment and Jobs Act (IIJA) grant funding to support infrastructure development at Site C. Ultimately, the FAA determined that the funds must instead be used for the Runway 15-33 widening project.

Given the Airport's limited reserve funds and the number of high-need, high-priority capital projects, it remains challenging to dedicate funding toward infrastructure for private development. Staff will continue to explore potential state and federal funding opportunities to support these efforts.

### **CONCLUSIONS AND NEXT STEPS**

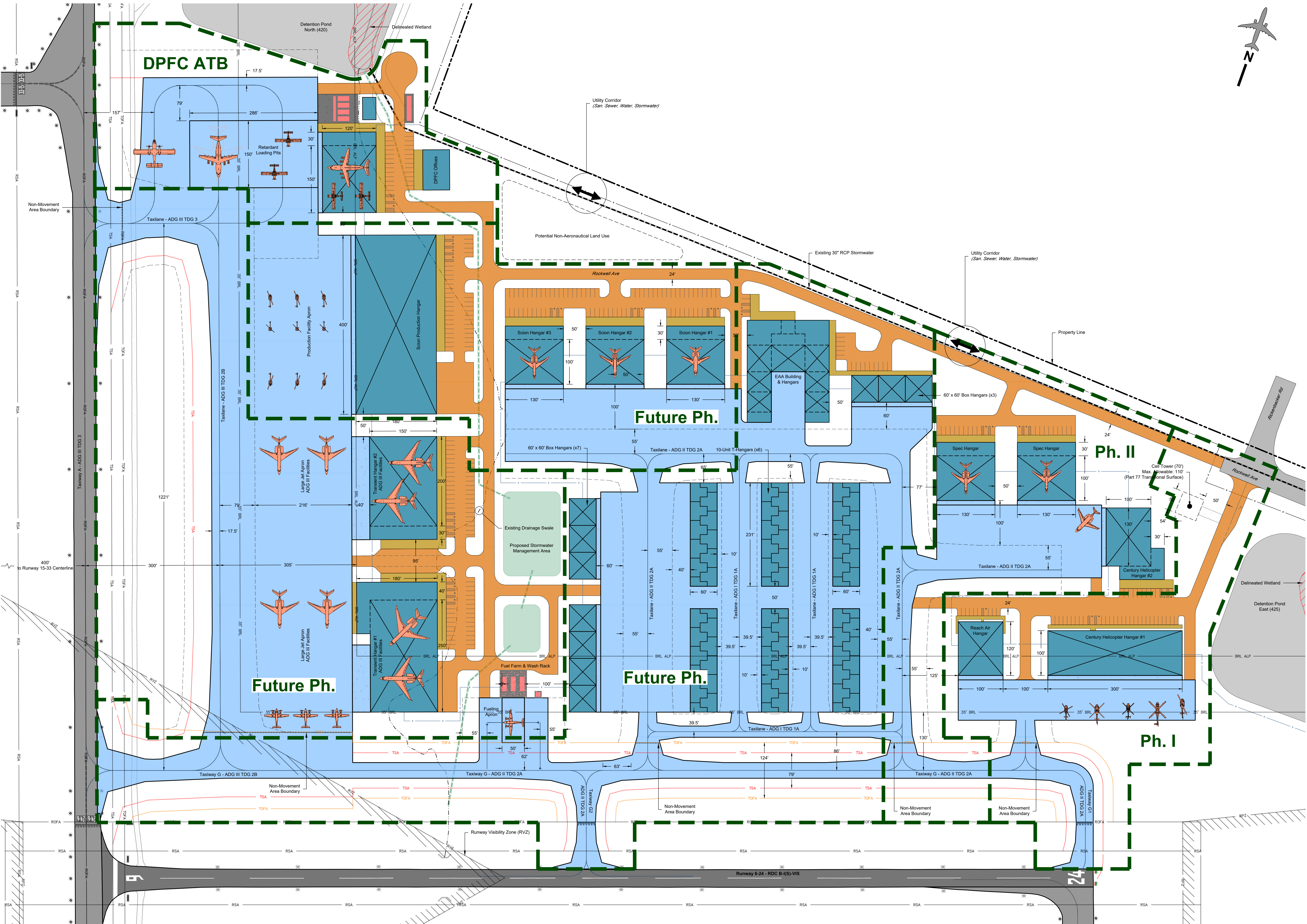
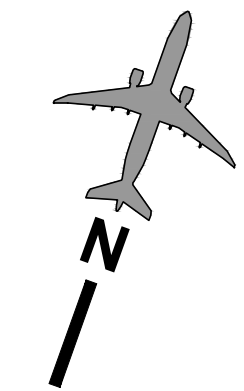
While Sites B and D present challenges for aeronautical development, Site C has emerged as the primary focus for the Airport's hangar development strategy. Airport staff are actively negotiating a lease agreement for a hangar project that is expected to jumpstart development and attract additional investment in the area.

With anticipated new infrastructure, restored staff capacity, and sustained interest from developers, Northern Colorado Regional Airport is well positioned to support the growth of well-planned general aviation facilities. Staff will continue to actively market Site C, engage developers, evaluate proposals, and negotiate lease agreements, ensuring that developer interests are balanced with the Airport's long-term goals.

### **ATTACHMENTS**

Site C Conceptual Layout

Site C Infrastructure Cost Estimates



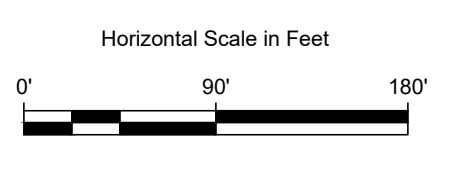
- Legend:**
- Existing Facilities
  - Proposed Roadways
  - Proposed Buildings & Hangars
  - Proposed Taxiways & Aprons
  - Existing Property Line
  - Existing Secure Fence
  - Future Secure Fence
  - Exst. Runway Safety Area (RSA)
  - Exst. Runway Obj. Free Area (ROFA)
  - Exst. Taxiway Safety Area (TSA)
  - Fut. Taxiway Safety Area (TSA)
  - Exst. Taxiway Obj. Free Area (TOFA)
  - Fut. Taxiway Obj. Free Area (TOFA)
  - Exst. Taxiway Obj. Free Area (T<sub>1</sub>OFA)
  - Exst. 35' Building Restriction Line (BRL)
  - Existing ALP BRL
  - Existing RPZ
  - Existing RVZ
  - Delineated Wetlands 12/11/2024

- Notes:**
- Conceptual only
  - ADG: Aircraft Approach Category
  - ADG: Airplane Design Group
  - Ext: 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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**Not For Construction**  
**DRAFT**



Drawn: TPS  
Checked: MJB  
Approved: MJB  
Date: 02/24/2025  
Sheet No.: 1 of 1  
Scale based on a 24"x36" sheet.



**Northern Colorado Regional Airport (FNL)  
OOM Cost Estimate  
Site C Master Development Plan - Alt 3**



	Description	Unit	Unit Price	Estimated Quantity	Extended Total
<b>General</b>	Mobilization	LS	\$2,174,000.00	1	\$2,174,000.00
	Contractor Quality Control Program	LS	\$1,000,000.00	1	\$1,000,000.00
<b>Site Work</b>	Clearing & Grubbing	Ac	\$3,000.00	72	\$217,102.31
	Unclassified Excavation	CY	\$10.00	230,000	\$2,300,000.00
	Borrow Excavation	CY	\$18.00	30,000	\$540,000.00
	Retaining Wall	LF	\$1,500.00	922	\$1,383,000.00
	Erosion Control	LS	\$290,000.00	1	\$290,000.00
<b>Paving</b>	ADG III Taxilanes & Apron - Asphalt	Ton	\$135.00	17,462	\$2,357,385.84
	ADG III Taxilanes & Apron - Crushed ABC	CY	\$65.00	16,557	\$1,076,183.82
	ADG III DPFC ATB Apron - Asphalt	Ton	\$150.00	2,660	\$398,944.31
	ADG III DPFC ATB Apron - Crushed ABC	CY	\$75.00	2,522	\$189,129.16
	ADG III DPFC ATB Apron - PCC	SY	\$250.00	4,767	\$1,191,666.67
	ADG II Taxiway G - Asphalt	Ton	\$155.00	2,129	\$329,976.18
	ADG II Taxiway G - Crushed ABC	CY	\$75.00	1,484	\$111,313.91
	ADG II Taxilanes & Aprons - Asphalt	Ton	\$155.00	11,404	\$1,767,549.21
	ADG II Taxilanes & Aprons - Crushed ABC	CY	\$75.00	7,950	\$596,263.70
	ADG II Fuel Farm - Asphalt	Ton	\$175.00	458	\$80,063.15
	ADG II Fuel Farm - Crushed ABC	CY	\$80.00	319	\$25,516.55
	ADG II Fuel Farm - PCC	SY	\$275.00	556	\$152,777.78
	ADG I Taxilanes & Aprons - Asphalt	Ton	\$155.00	2,653	\$411,232.08
	ADG I Taxilanes & Aprons - Crushed ABC	CY	\$75.00	1,209	\$90,704.62
	Roads & Parkings - Asphalt	Ton	\$155.00	7,602	\$1,178,238.78
	Roads & Parkings - Crushed ABC	CY	\$60.00	7,066	\$423,963.92
<b>Lighting</b>	ADG III Taxilanes & Apron	LS	\$100,000.00	1	\$100,000.00
	ADG III DPFC ATB Apron	LS	\$100,000.00	1	\$100,000.00
	Taxiway G	LS	\$800,000.00	1	\$800,000.00
<b>Markings</b>	All Markings	LS	\$100,000.00	1	\$100,000.00
<b>Drainage</b>	Through-Site Drainage (30" RCP & Ponds)	LS	\$600,000.00	1	\$600,000.00
	ADG III Taxilanes & Apron	LS	\$687,000.00	1	\$687,000.00
	ADG III DPFC ATB Apron	LS	\$356,000.00	1	\$356,000.00
	ADG II Taxiway G	LS	\$67,000.00	1	\$67,000.00
	ADG II Taxilanes & Aprons	LS	\$355,000.00	1	\$355,000.00
	ADG II Fuel Farm	LS	\$39,000.00	1	\$39,000.00
	ADG I Taxilanes & Aprons	LS	\$76,000.00	1	\$76,000.00
	Roads & Parkings	LS	\$802,000.00	1	\$802,000.00
<b>Utilities</b>	Power (Underground)	LF	\$150.00	3,586	\$537,900.00
	Water	LF	\$75.00	2,036	\$152,700.00
	Natural Gas	LF	\$50.00	4,236	\$211,800.00
	Sanitary Sewer	LF	\$70.00	2,636	\$184,520.00
	Communications	LF	\$40.00	4,236	\$169,440.00
<b>Turfing</b>	Seeding & Mulching, Top Soiling	Ac	\$4,000.00	72	\$289,275.99
	Subtotal				\$23,920,000
	Contingencies	20%			\$4,790,000
	<b>Construction Total</b>				<b>\$28,710,000</b>
	Professional Services*				\$5,750,000
	<b>Project Total</b>				<b>\$34,460,000</b>

Notes      \*: Professional Services is inclusive of Planning, Environmental, Design, and Construction Administration Services.  
 All costs are rounded to the next \$10,000 when summed.  
 Costs are not an engineer's opinion of probable costs.