

June 16, 2022

The Board of Commissioners of the Arapahoe County Public Airport Authority, Arapahoe County, Colorado, held a regular meeting open to the public at Centennial Airport Administration Complex, 7565 South Peoria St., Englewood, Colorado, located within the County, on June 16, 2022, at 3:00 p.m.

The following members were present:
Commissioner Sharpe, Chair
Commissioner Bagnato, Chair Pro-Tem
Commissioner Doubek, Treasurer
Commissioner Holen, Voting Member
Commissioner Huffman, Ex-Officio
Commissioner Sieber, Ex-Officio

The following members were absent, but excused:
Commissioner Baker, Clerk
Commissioner Laydon, Ex-Officio

Each Commissioner was notified of the date, time and place of the meeting and the purpose to which it was called. At least three (3) days prior to the date of the meeting, Public Meeting notices were posted, and an agenda was posted on the Authority's website and in the window of the door at the Administration building.

Please note that this public meeting was held through video and web conferencing software options for the Board members, staff and public.

Call to Order & Pledge of Allegiance

Chair Sharpe called the meeting to order at 3:00 p.m. and recited the Pledge of Allegiance.

Public Comment

None.

Amendments to the Agenda

Consent Item # 2 – Updated Motion to have the Chair and Assistant Clerk resign the documents.

Business Item #13 – Updated Motion to approve based on the conditions set by staff and counsel within 60 days.

Business Item #14 – Updated to approve the award of Contract in the amount of \$4,505,465.91.

Next Meetings

- July 6, 2022 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid
- August 11, 2022 @ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid

CONSENT AGENDA

- 1. Approve Minutes of May 12, 2022.** **Mike Fronapfel**
Recommendation: Motion to approve the minutes of May 12, 2022 and authorize the Chair to sign.
- 2. Lease Agreement between Cutter Aviation Colorado Springs, LLC, and the Authority** **Luke Skafflen**
Recommendation: Motion to approve Lease Agreement with Cutter Aviation Colorado Springs, LLC and ratify the Chair and Assistant Clerk's signature.
- 3. Lease Agreement between Aircraft Maintenance and Management Company d/b/a Haggan Aviation and the Authority** **Luke Skafflen**
Recommendation: Motion to approve Lease Agreement with Aircraft Maintenance and Management Company d/b/a Haggan Aviation and ratify the Chair and Clerk's signature.
- 4. Subordination, Non-disturbance and Attornment Agreement with Modern Aviation Properties, LLC** **Luke Skafflen**
Recommendation: Motion to approve the Subordination, Non-disturbance, and Attornment Agreement with Modern Aviation Properties, LLC and authorize Chair to sign.
- 5. Approval of Grant Agreement for AIP-56** **Mike Fronapfel**
Recommendation: Motion to conditionally approve the AIP-56 Grant Agreement for the 2022 Airfield Improvements and authorize the Chair and Clerk to sign upon receipt of the grant.
- 6. State Grant Agreement for 2022 Airfield Improvements** **Mike Fronapfel**
Recommendation: Motion to adopt Resolution 2022-05 and authorize the Chair and Clerk to sign the Resolution upon receipt of the Grant.
- 7. Floors and Doors, LLC Consent to Mortgage of Sub-leasehold Interest** **Luke Skafflen**
Recommendation: Motion to approve Consent to Mortgage of Sub-leasehold Interest for Floors and Doors, LLC and ratify the Chair and Clerk's signature.

- 8. Isbill Road Easement** **Mike Fronapfel**
Recommendation: Motion to approve the Isbill Road Easement and authorize Chair and Clerk to sign pending Arapahoe County counsels review and approval of the revised language.
- 9. April Financial Report** **Roxana Hahn**
Recommendation: Advisory.
- 10. Approval of Consent Agenda** **Nancy Sharpe**
Recommendation: Approval of the Consent Agenda.

Commissioner Holen made a motion to approve the Consent Agenda as amended followed by a second from Commissioner Bagnato; the motion passed unanimously.

BUSINESS AGENDA

- 11. Items Moved to the Business Agenda** **Nancy Sharpe**
None

- 12. Audit of the ACPAA Financial Statements for the years ending December 31, 2021, and 2020** **Roxana Hahn/Jodie Cates**
Recommendation: Motion to accept the ACPAA Financial Statements for the years ending December 31, 2021, and 2020.

Ms. Hahn introduced Ms. Jodie Cates who is the Managing Director at BKD, LLP and Ms. Karmyn Jeffries. Ms. Cates presented the audit and stated that the audit resulted in a clean unqualified opinion. Ms. Cates commended the Authority on being the first to implement GASB 87 before any of their other clients. Chair Sharpe congratulated Ms. Hahn and Mr. Gillespie on having such a great audit. Ms. Hahn then asked for the motion to accept the ACPAA Financial Statements and a motion was made by Commissioner Holen; Commissioner Bagnato seconded the motion and the motion passed unanimously.

- 13. Recommendation of Conditional Hotel Lease Approval** **Mike Fronapfel**
Recommendation: Motion to conditionally approve the lease with the buyer/operator, Nupen Patel for a Four Points by Sheraton Hotel and authorize the Chair and Clerk to sign. The motion to approve is conditioned on the buyer/operator meeting all lease and legal obligations and a final review by staff and legal counsel. The sale of the hotel must close and the franchise agreement with Marriot must be signed and executed no more than 60 days from today's date.

Mr. Fronapfel advised the Board that the Airport has come to an agreement with Denver DTC, LLC, and Mr. Nupen Patel on a lease agreement. He stated that K&K Hotels would be managing the hotel and that before Mr. Patel and the Authority had a signed lease, he would be signing a franchise agreement with Marriott. The closing is set for 60 days from the signed lease and that it was the best proposal staff had seen. Chair Shape and Commissioners Huffman and Sieber asked several different questions regarding the hotel and the lease agreement itself; Mr. Fronapfel responded. Commissioner Bagnato made a motion to conditionally approve the lease and it followed by a second from Commissioner Holen; the motion passed unanimously.

- 14. Pre-Concept Plan for the ONE Flight International headquarters including their corporate offices, a large hangar and an elevated restaurant located on the SunBorne lease parcels. (Parcel 1, FBO Lot 10 East)** **Mike Fronapfel**
Recommendation: Information only. Continue discussions with staff on design elements as they evolve, with consideration given to compatibility with surrounding developments and land uses, the future functionality and practicality of the proposed facility and the reversionary nature of the property lease.

Mr. Wember and Mr. Rajput introduced themselves to the Board and gave some background on not only their vision, but Mr. Rajput's history with Centennial Airport. Mr. Rajput explained that he is the CEO of ONE Flight who are an Aircraft Broker that currently has 750 members serviced across all the US and they have business connections as well in Europe. He explained that his idea for this development plan is to have two levels and want to change the restaurant experience here at the airport with having a Concord style building along with office and hangar space. Mr. Fronapfel explained to the Board that this was a Pre-Concept plan staff wanted to present before bringing the final concept plan back to the Board for their review. We are still waiting to see if the FAA will approve of the proposed height which would also require a variance to the height restrictions in our development guidelines. Mr. Fronapfel did ask Mr. Rajput how many employees ONE Flight has currently and looks to expand to; Mr. Rajput replied currently there is 70 employees, but with the growth they are looking at 400-500 employees. Chair Sharpe and Commissioner Bagnato asked questions; both Mr. Fronapfel, Mr. Wember, and Mr. Rajput replied. Since this was an informational only, there was no motion needed to be made and staff will come back in a future meeting once more questions had been answered with a more concrete concept/development plan.

15. Award of Bid for the Snow Removal Equipment (SRE) Building Expansion

Derald Shaw

Recommendation: Motion to approve the Award of Bid to Bryan Construction in the amount of \$4,505,465.91 for the SRE Building Expansion and authorize the Chair and Clerk to sign the Notice of Award, Notice to Proceed, and Contract documents.

Mr. Shaw came before the Board and presented the Snow Removal Equipment (SRE) Building Expansion. He advised that this expansion would be adding a new bay to the current maintenance facility to house the two new pieces of multi-functional equipment that were approved by the Board for purchase at the May meeting. This bay will be 64'X 84' and it was stated that this additional bay is essential as it helps extend the life of the equipment by protecting it from the elements when they are not in use and allows a safe environment for staff to be able to work on and fix the equipment. Mr. Shaw added that new bay will be on the Northeast side of the maintenance facility and on the Northwest side would be a new crew rest area. Currently the Authority rents space from Denver jetCenter, so creating this space allows the Authority to save money, provide a more equipped rest area for crews to get decent amount of sleep during long storms, and provide additional storage for equipment. Mr. Shaw did inform the Board that along with the expansion, staff would be replacing four bay doors on our current maintenance facility and replacing existing pavement. Commissioner Bagnato asked why the amount was so high and if we can go back out for another bid. Mr. Shaw replied that due to the current construction costs if we were to go back out to bid, the numbers we could receive back would likely be higher. He stated that currently staff is working with our engineers and construction company to try and reduce the costs as much as possible, but because it is over budget, there would be funds moved around from other accounts to help cover the costs. Commissioner Holen made a motion to approve the award of bid followed by a second from Commissioner Bagnato; the motion passed unanimously.

REPORTS

16. Fuel and Operations Report for May 2022

Luis Gonzales

Recommendation: Advisory

Mr. Gonzales stated the following for May 2022:

- 2022 YTD Operations: Up 2.5% from 2021 at 120,289
- Monthly Operations May: Up 15.9% from 2021 at 26,499
- 2022 YTD Fuel Totals: Up 18.0% from 2021 at 7,056,653
- Monthly Fuel Totals May: Up 6.8% from 2021 at 1,339,019
- Monthly AvGas Fuel Sales May: Up 7.0% from 2021 at 54,717
- Monthly Jet Fuel Sales March: Up 6.8% from 2021 at 1,284,302
- Monthly Market Share for fuel sales for May: DJC: 36.1%; TAC Air: 25.6%; Signature: 26.8%; Modern Aviation: 11.4%; Heliplex: 0.2%

17. May 2022 Noise Update

Samantha Blymyer

Recommendation: Advisory

Ms. Blymyer presented statistics on the May 2022 noise complaints. She stated the following:

- There were 512 complaints from 48 households
- Year-to-Date there are 2,018 complaints from 79 households
- With the top household removed, there were 380 complaints for May
- There were 484 daytime complaints and 28 nighttime complaints
- 15 requested a response by email; 18 requested a response by phone
- Majority of the complaints come from Centennial with 29% followed by Greenwood Village at 28%, Unincorporated Arapahoe County at 16%, Castle Rock at 11%, and Unincorporated Douglas County at 5%.
- The Top 5 households comprise 56% of year-to-date complaints out of a total 2,018 complaints; the number one household makes up 25% of that total with 512 complaints
- Departures led complaints with 43% followed by Training close behind with complaints at 30%; prop aircraft was 75%.
- Staff provided a 2018 Census Population information for the surrounding cities and counties affected by aircraft noise

Chair Sharpe asked Ms. Blymyer if there would be a way in the future to track the noise complaints from 2020-2022 and then 2023 on to see how they differ as society goes back to "normal" since the pandemic and more people working from home compared to before the pandemic. Ms. Blymyer replied that she would investigate a way of tracking it to see how numbers change. Commissioner's Sieber and Huffman asked questions about Castle Pines, The Village at Castle Pines, and Castle Rock; Ms. Blymyer and Mr. Fronapfel replied.

18. Centennial Airport Noise Roundtable Update

Don Kuskie

Recommendation: Advisory.

Mr. Kuskie presented the following:

- Public comments included an email sent to our email address that mentioned a very loud plane flying over their house. Staff investigated and determined it was probably a B-29 fighter plane. A resident from Louviers said he has a lot less training traffic over his house.
- Community Outreach committee is focusing on updating our Noise website update.
- Fly Quiet committee is working on their follow-up items from previous meetings.
- Noise monitor committee received an update to the status of the mobile noise monitor.
- The next Flight School Engagement Meeting Summary & Proposed Initiatives-next meeting will be June 20, 2022.
- Committee members and staff who attended the UC Davis Aviation Noise & Emissions Symposium discussed their experiences.
- Mike Fronapfel mentioned the lawsuit filed by an HOA against Rocky Mountain Metropolitan Airport and whether it affects Centennial Airport.

19. Legislative Report

Mike Fronapfel

Recommendation: Advisory

Mr. Fronapfel advised the Board that on May 31st, The Department of Defense (DOD) and U.S. Navy released draft performance standards for fluorine-free foam (F3) fire-extinguishing agents and requested industry comment in the next 30 days. He stated that over the past several years, DOD, in coordination with the Federal Aviation Administration (FAA), has been actively developing this updated military specification to facilitate the transition to F3 agents and away from PFAS-containing foam. Mr. Fronapfel informed that once finalized, FAA is widely expected to adopt and use the updated standard to determine which F3 agents may be used at Part 139 commercial service airports. Based on the testing FAA has conducted on available fluorine free foams, we are cautiously optimistic that the industry could see an approved F3 agent in early 2023.

Public Comment
Sharpe

Nancy

Comments from Board or Staff

Nancy Sharpe

Mr. Fronapfel introduced Chris Thompson, the new Communications and Public Information Officer. He also informed that Stacey Davenport was hired as the new Director of Administration and HR, and she will be starting at the end of this month. Ms. Hetty Carlson with the Colorado Department of Transportation – Division of Aeronautics informed the Board that Centennial Airport had been named the 2022 Colorado Airport of the Year. She stated that this was announced at the CAO A conference in Grand Junction last week but was there to re-present the award to the staff and Board.

Adjournment


Nancy Sharpe

The meeting was adjourned at 4:45 p.m.

Execution of Documents

Luke Skaflen

Approved:


Nancy Sharpe, Chair