

April 11, 2024

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 February 8, 2024, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair
Commissioner Baker, Chair Pro-tem
Commissioner Holen, Treasurer
Commissioner Sieber, Ex-Officio
Commissioner Huffman, Ex-Officio
Commissioner Campbell-Swanson, Clerk

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio
Commissioner Doubek, Assistant Clerk

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 Bagnato called the meeting to order at 3:01 p.m. and recited the Pledge of Allegiance.

Amendments to the Agenda

- Item #11 Consent to Sub-Sublease Agreement between Mayo Aviation, LLC and Stevens Aerospace and Defense Systems, LLC was added to the consent agenda.

Next Meetings

- May 1, 2024 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid/Virtual
- May 9, 2024 @ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid/Virtual

CONSENT AGENDA

- 1. Approve Minutes of February 8, 2024** **Stacey Davenport**
Recommendation: Motion to approve the minutes of February 8, 2024, and authorize the Chair to sign.
- 2. Third Amendment to Hotel Ground Lease and Agreement with Denver DTC Hotels, LLC** **Luke Skaflen**
Recommendation: Motion to approve the Third Amendment to Hotel Ground Lease and Agreement with Denver DTC Hotels and authorize the Chair and Clerk to sign.
- 3. Centennial Aircraft Interiors, Inc - Reapplication under Centennial Airport's Minimum Standards for Commercial Aeronautical Activities** **Luke Skaflen**
Recommendation: Motion to approve the Reapplication under Centennial Airport's Minimum Standards for Commercial Aeronautical Activities and authorize the Chair and Clerk to sign.
- 4. Runway 10/28 Seal Coat, Marking Removal and Remark Airfield** **Lauren Wiarda**
Recommendation: Motion to award the contract for the 2024 Seal Coat of Runway 10/28, Marking Removal and Remark Airfield to Proline West and authorize the Chair and Clerk to sign the Notice of Award and Notice to Proceed.
- 5. State Grant Contract and Resolution 2024-05** **Lorie Hinton**
Recommendation: Motion to approve the state grant contract and Resolution 2024-05 and authorize the Chair and Clerk to sign.
- 6. Amendment #8 to Jacobs Engineering Group, Inc. Contract** **Lauren Wiarda**
Recommendation: Motion to approve Amendment #8 to the Jacobs Engineering Group Inc. Contract dated October 13, 2022, and authorize the Chair and Clerk to sign.
- 7. Amendment #9 to Jacobs Engineering Group, Inc. Contract** **Lauren Wiarda**
Recommendation: Motion to Approve Amendment #9 to the Jacobs Engineering Group Inc. Contract dated October 13, 2022, and authorize the Chair and Clerk to sign.

8. Ground Lease and Agreement for Parcel 4-4 between Wings Over the Rockies Air and Space Museum and ACPAA
Luke Skafflen

Recommendation: Motion to conditionally approve the Ground Lease and Agreement for Parcel 4-4, and authorize the Chair and Clerk to sign contingent upon the following:

- Final review by ACPAA and approval by Lessee
- Final review by counsel
- Review of the tangible and non-tangible benefits as proposed by the Auditors to ensure compliance with FAA revenue use policy
- FAA non-objection of the proposed Ground Lease and Agreement

9. Ratification of First Quarter 2024 Expenditures
Recommendation: Motion to ratify First Quarter 2024 Expenditures. **Andrew Gillespie**

10. February 2024 Financial Reports
Recommendation: Advisory **Andrew Gillespie**

11. Consent to Sub-Sublease Agreement between Mayo Aviation, LLC and Stevens Aerospace and Defense Systems, LLC
Luke Skafflen
Recommendation: Motion to approve the Consent to Sublease Agreement and Authorize Chair and Clerk to sign.

12. Approval of Consent Agenda
Recommendation: Approval of the Consent Agenda. **Thad Bagnato**

The motion to approve the consent agenda was made by Commissioner Holen and seconded by Commissioner Baker. Motion passed unanimously.

BUSINESS AGENDA

13. Items Moved to the Business Agenda
No items moved from the Consent Agenda for discussion. **Thad Bagnato**

14. Legislative Report and Airport Update
Recommendation: Advisory **Mike Fronapfel**

Mr. Fronapfel started the presentation saying that Centennial Airport achieved a significant milestone in May 2023 by introducing Swift Fuels UL94 unleaded avgas, leading to reimbursements for 103 aircraft for their Supplemental Type Certificates (STCs) and substantial sales through JetCenters of Colorado (jCoC). With sales surpassing 138,522 gallons to date, accounting for over 20% of avgas sales, the airport's transition cost has totaled \$207,101. Mr. Fronapfel provided a document that contains information about progress on the unleaded gas and recommended further reading. After this, Mr. Fronapfel talked about the proposed bill HB24-1235, stating there was a good participation from residential communities and aviation interest parties. One of the positive outcomes of this bill is that it will allow State grants for airports to transition to unleaded fuel and subsidize the cost for the transition.

The presentation continued with the mention of the Study Group meetings. Mr. Fronapfel said that as of now they have completed a total of 23 meetings and are working on an update report which will be key in evaluating the evolution of the study group and the efforts for the mitigation on noise. Commissioner Campbell-Swanson confirmed the report will be ready in June.

Following this, Mr. Fronapfel confirmed that the Arapahoe County, Greenwood Village, and the Airport have agreed to extend the Normandy Group contract until the end of July. This extension will facilitate multiple meetings with different institutions that will help with the improvements, also a possible in person visit with the Regional FAA Administrator, Grady Stone and with FAA Administrator Whitaker. Also, the continued partnership with the Study Group.

The Strategic Plan and staff retreats were completed. The vision statement we've selected is "To be a global leader in sustainable general aviation through innovation and strategic partnerships". Mr. Fronapfel continued the presentation by stating that the sustainability part on this vision is not only environmental but also financial, and on different levels of the organization. After this, Mr. Fronapfel mentioned construction and equipment updates. Then he provided updates and progress on hotel. Also, staff promotions were mentioned, and the staff were congratulated. The 5k run update was provided as well.

Commissioner Baker mentioned the proposed bill HB24-1235 and recognized the work of Commissioner Campbell-Swanson and Mr. Fronapfel and Commissioner Holen agreed. Then, Commissioner Huffman asked about a third strategic planning session and the lease for the hotel. Mr. Fronapfel answered. Chair Bagnato also mentioned the bill and recognized the work of everyone involved.

15. Establish Jurisdiction to Proceed with Public Hearing

Kimberly Bruetsch

Mrs. Bruetsch declared jurisdiction for the public hearing, confirming that the corresponding notices were duly published.

16. Development Plan for Creo Capital Partners, LLC Office/Hangar/Food Hall Facility

Lauren Wiarda

Mrs. Wiarda started her presentation by elaborating on the metrics pertinent to the project. She delineated the square footage allocations for various spaces including hangars, offices, the food hall, and the beer garden. Furthermore, she provided the anticipated commencement and completion dates for construction. Accompanied by blueprints and renderings, Mrs. Wiarda offered a comprehensive visual representation of the project's scope, and also introduced the team working on the project to the Board.

Mr. Fronapfel commented on the progress of the project and the challenges. Commending the work done by all the team. Commissioner Holen asked for clarification on the portion of the contract related to the taxiways, Mr. Fronapfel answered. Chair Bagnato and Commissioner Holen mentioned the benefit of this project.

The motion to conditionally approve the Development Plan for the Creo Capital Partners, LLC Office/Hangar/Food Hall Facility, contingent upon the fulfillment of the following conditions: approval of the Ground Lease and Agreement for Parcel 4-4, addressing all comments from the Airport Authority and other relevant referral agencies to their satisfaction prior to construction, and ensuring completion of construction within two years of Board approval was moved by Commissioner Holen, seconded by Commissioner Campbell-Swanson and the motion was approved unanimously.

Public hearing was closed.

REPORTS

17. December 2023 financial Reports

Andrew Gillespie

Mr. Gillespie provided the financial reports that contain information about the financial conditions of the Authority, including results of operations compared to projections. Mr. Fronapfel and the Board recognized the work of the CFO.

18. Fuel and Operations Report for February and March 2024

Justin Kunz

Recommendation: Advisory

Mr. Kunz presented the following information:

February:

- 2024 YTD Operations: Up 9.8% from 2023 at 52,731
- Monthly Operations, February: Up 8.3% from 2023 at 26,287.
- 2024 YTD Fuel Totals: Down 2.5% from 2023 at 2,158,730.
- Monthly Fuel Totals, February: Down 5.8% from 2023 at 1,102,045.
- Monthly AvGas Sales, February: Down 16.1% from 2023 at 50,425.
- Monthly Jet Fuel Sales, February: Down 5.2% from 2023 at 1,051,620.
- Monthly Market Share for fuel sales, February: JCoC: 44.4%; Signature South: 21.8%; Signature North: 20.1%; Modern: 13.5%; Heliplex: 0.2%

March

- 2024 YTD Operations: Up 9.4% from 2023 at 83,453.
- Monthly Operations, March: Up 8.7% from 2023 at 30,722.
- 2024 YTD Fuel Totals: Down 5.1% from 2023 at 3,463,483.
- Monthly Fuel Totals, March: Down 9.6% from 2023 at 1,206,894.
- Monthly AvGas Sales, March: Up 15.7% from 2023 at 59,105.
- Monthly Jet Fuel Sales, March: Down 10.6% from 2023 at 1,147,789.
- Monthly Market Share for fuel sales, March: JCoC: 43.8%; Signature South: 21.8%; Signature North: 21.0%; Modern: 13.2%; Heliplex: 0.2.

19. 2023 Fourth Quarter Land Use Referrals Report

Samantha Blymyer

Ms. Blymyer presented the following information:

- Received a total of 7 referrals during February 2024 through March 2024.
- 2 were approved as submitted.
- 5 were subject to comments.

20. Noise Report for February 2024 and March 2024

Samantha Blymyer

Recommendation: Advisory

Ms. Blymyer also presented the statistics for February and March 2024 with the following information:

February

- For February 2024, there were 951 complaints from 56 households.
- Arapahoe County Unincorporated led complaints at 46%, followed by Greenwood Village at 37%, Centennial at 5%, Douglas County Unincorporated at 4%, and then Denver at 4%.
- Of the 951 complaints, 34 were responded to by email and 5 by phone.
- 1738 complaints came from daytime operations while 22 came from nighttime operations.
- For February 2024 there were 26, 444 operations.
- The number one household resides in Greenwood Village with 128 complaints which make up 17% of the complaints for February 2024. The top five households make up 64% of the total complaint's year to date.
- Props led complaints by aircraft type with 88%, 9% for Jets, and 3% for helicopter flights. Training led complaints by operation type at 64%, followed by arrivals at 19%, and departures at 23%.

March

- For March 2024, there were 760 complaints from 58 households.
- Greenwood Village led complaints at 51%, followed by Arapahoe County Unincorporated at 33%, Douglas County Unincorporated at 5%, Centennial at 5% and then Castle Rock at 2%.
- Of the 760 complaints, 29 were responded to by email and 9 by phone.
- 1738 complaints came from daytime operations while 22 came from nighttime operations.
- For March 2024 there were 26, 444 operations.
- The number one household resides in Greenwood Village with 128 complaints which make up 17% of the complaints for March 2024. The top five households make up 64% of the total complaint's year to date.
- Props led complaints by aircraft type with 88%, 9% for Jets, and 3% for helicopter flights. Training led complaints by operation type at 64%, followed by arrivals at 19%, and departures at 23%.

Commissioner Huffman asked a question about the land reports. Ms. Blymyer replied.

21. Centennial Airport Community Noise Roundtable (CACNR) Update

Chris Eubanks

Mr. Eubanks gave the updates for the past 2 meetings of the CACNR:

On the March 6th meeting the Q4 Study Group report was released. Various updates and discussions were covered. Notably, the Noisy Skies Podcast, hosted by Carolyn McCulley, was highlighted, with the upcoming feature of CACNR being mentioned. Executive committee changes were also addressed, including Paul Krier's resignation and Pam Thompson's election as the new Vice Chair, along with Brad Pierce stepping down as Chair but remaining as the Aurora representative, and Chris Eubanks taking over as the new Chair. UC Davis Noise and Emissions Symposium in Palm Springs was attended by several members. Mr. Eubanks reported on the takeaways from the symposium.

The April 3rd meeting included discussions on the structure and content for future CACNR Member's Orientation, focusing on topics such as propeller shape effects, noise types, designated flight patterns, noise science, metrics, and policies. Lauren Wiarda presented a comprehensive overview of airport operations, followed by Brad Pierce providing an insight into CACNR's structure. Commissioner Sieber asked a question and Mr. Eubanks responded. Mr. Fronapfel commented on the podcast. Mr. Huffman asked a question about electric aircraft. Mr. Fronapfel answered. Chair Bagnato commented on the noise roundtable.

Public Comment

The first person to comment was online. Talked about the numbers collected for February and March about the planes flying over the area and mentioned the complaints sent not only to Centennial Airport, but other airports as well. The resident thanked the pilots who avoid flying over houses. Chair Bagnato appreciated the comment.

The second resident, in person, talked about noise problems and suggested ways to reduce it. The resident acknowledged some progress but felt there's still more to be done. Mentioned the importance of the roundtable meeting and a letter from the community with helpful ideas.

The third participant, online, said that despite sending complaints, they haven't seen any changes in the noise levels. Another resident agreed, mentioning a particularly noisy Tuesday. Also brought up a letter from the mayor that was sent. Chair Bagnato and Mr. Fronapfel mentioned the letter hadn't been directly addressed to them, then Commissioner Campbell-Swanson explained that the letter was sent via mail and distributed it. The resident stressed the importance of reading the letter.

Commissioner Campbell-Swanson mentioned receiving a PDF of the letter from the community but opted not to read it for transparency. She assured that it would be printed and distributed properly. She commented that she appreciated the chance for virtual participation and reaffirmed her commitment to work to find solutions for the community.

Comments from Board or Staff

Thad Bagnato

Adjournment

The meeting ended at 4:29 pm.

Thad Bagnato

Execution of Documents

Stacey Davenport

Approved:



Thad Bagnato, Chair