

**May 4, 2009**

The Board of Commissioners of the Arapahoe County Public Airport Authority, Arapahoe County, Colorado, held a special meeting open to the public at Centennial Airport, Control Tower / Administration Complex, 7800 South Peoria St., Englewood, Colorado, located within the County, on May 4, 2009 t 4:00 p.m.

The following members were present:  
Commissioner Dyer, Chairman  
Commissioner Beckman  
Commissioner Bockenfeld  
Commissioner Doubek  
Commissioner Neukirch  
Commissioner Sieber

The following members were absent, but excused:  
Commissioner Hilbert  
Commissioner Wells

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, there were posted written notices of Public Meetings at the Administration Buildings of Arapahoe County, Douglas County, Greenwood Village, City of Centennial; the courthouses in Arapahoe County and Douglas County; and at least three places on the Airport. At least 24 hours prior to the meeting there was posted an agenda of the meeting in the window of the door at the base of the Control Tower/Administration Complex at 7800 South Peoria Street.

**Call to Order & Pledge of Allegiance**

Chairman Dyer called the meeting to order at 4:00 p.m. and Commissioner Doubek recited the Pledge of Allegiance.

**Public Comment**

None

**Amendments to the Agenda**

None

**Next Meetings**

Commissioner Dyer reminded the assembled of the next meetings:

- May 14<sup>th</sup> – Regularly scheduled Board meeting @ 3:00 p.m.
- May 12<sup>th</sup> – Citizen’s Advisory Committee/Noise Roundtable meeting @ 7:00 p.m. at the Hotel Gold Crown

**CONSENT AGENDA - None**

**BUSINESS AGENDA**

**1. Adjournment to Executive Session – Hotel Matter**

**Jim Dyer, Chairman**

*Recommendation:* Motion to adjourn to Executive Session to discuss any of the following pursuant to CRS Section 24-6-402(4): (a) purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest; (b) conference with an attorney for purposes of receiving advice on specific legal questions; (c) matters to be kept confidential by federal or state law; (d) security arrangements; (e) determining positions relative to matters that may be subject to negotiations or negotiation strategies; and (f) personnel matter.

Mr. Magoon placed the following in the record: An executive or “closed” session may only be called at a regular or special meeting of the Board by an affirmative vote of two-thirds of the quorum present. The Chairman must announce, and the minutes reflect, the specific citation provided in the above motion that allows the Board to meet in the Executive Session. The Executive Session will be closed to the public pursuant to CRS Section 24-6-402(4) (a)-(f). The primary discussion for this proposed Executive Session will concern issues under (a), (b) and (e) as described above. The Executive Session will be recorded except when Airport Counsel is speaking. The Board will not adopt any proposed policy, position, resolution, rule, regulation or take any formal action during this Executive Session. The Board will reconvene the meeting after the Executive Session.

The motion passed unanimously on a motion by Chairman Dyer and a second by Commissioner Beckman.

**UPON RETURN FROM EXECUTIVE SESSION**

**A motion to re-convene the meeting to discuss Hotel Documents was made by Commissioner Beckman with a second by Chairman Dyer.**

The Chairman reconvened the meeting at 5:20 pm. Mr. Magoon offered background on the motion approved by the Board at the April 9<sup>th</sup> meeting which authorized staff and counsel to negotiate an acceptable agreement. He added that since that time, Mr. Olislagers, Ms. Balk and he have been involved in significant lengthy discussions with the various parties and have three (3) agreements in draft form: 1) a Stipulation between Authority, lenders and receivers allowing lenders to cure defaults; 2) a new Hotel Lease Agreement with several modifications from the former lease; 3) an Agreement that lenders have worked on whereby the former tenant will transfer its interests to lenders so that lenders will not have to foreclose in respect to that tenant. Mr. Magoon stated significant progress has been made in trying to reach a resolution and recommended that the Board authorize the staff and counsel to continue negotiations with the lenders with final documents be presented to the Board for its consideration at the May 14, 2009 meeting.

Commissioner Bockenfeld moved to approve the motion as presented by Mr. Magoon with a second by Commissioner Beckman. The motion passed unanimously.

❖ **Public Comment**  
None

**Jim Dyer**

❖ **Comments from Board or Staff**

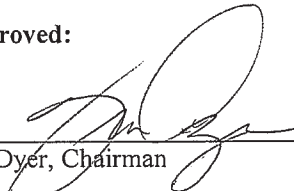
**Jim Dyer**

Mr. Doubek asked for clarification on the location of the Citizens Advisory/Noise Roundtable Committee meeting. Mr. Fronapfel responded that it would take place at the Hotel Gold Crown and not the Wright Brothers Room.

Mr. Olislagers offered thanks to the Board members for coming out for the special session.

The meeting adjourned to at 5:35 p.m.

**Approved:**

  
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Jim Dyer, Chairman