

November 12, 2021

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 November 12, 2021 at 3:00 p.m.

The following members were present:
Commissioner Sharpe, Chair
Commissioner Bagnato, Chairman Pro-Tem
Commissioner Baker, Clerk
Commissioner Holen, Voting Member
Commissioner Huffman, Ex-Officio
Commissioner Laydon, Ex-Officio
Commissioner Sieber, Ex-Officio

The following members were absent, but excused:
Commissioner Doubek, Treasurer

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 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, an agenda was posted on the Authority's website and in the window of the door at the base of the Control Tower/Administration Complex at 7800 South Peoria Street.

Please note that due to the Governor's order related to the COVID-19 pandemic and restrictions on public gatherings, 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 Pro-tem Bagnato called the meeting to order at 3:00 PM and recited the Pledge of Allegiance.

Public Comment

No Comment

Amendments to the Agenda

No Amendments

Next Meetings

- December 1, 2021 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Virtual/Hybrid
- December 9, 2021 @ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Virtual/Hybrid

CONSENT AGENDA

- 1. Approve Minutes of October 14, 2021** **Gwen Balk**
Recommendation: Motion to approve the minutes of October 14, 2021 and authorize the Chair to sign.
- 2. Jet Linx Aviation, LLC Reapplication Under Minimum Standards** **Luke Skaflen**
Recommendation: Motion to approve the reapplication from Jet Linx Aviation, LLC, to conduct Aircraft Charter and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards (AUS).
- 3. Revocable Drainage Improvement License Agreement – Direct Connection to Stormsewer – FBO Lot 10 Floors and Doors Hangar 2.0 Development** **Gina Conley**
Recommendation: Motion to approve Revocable Drainage Improvement License Agreement – Direct Connection to Stormsewer for the FBO Lot 10 Floors and Doors Hangar 2.0 Development and authorize the Chair to sign pending final approval from staff and legal counsel.
- 4. Consent to Assignment of Sublease of the Hangar A-Center Sublease from Denver East, Inc. to Bird's Nest, LLC** **Gwen Balk**
Recommendation: Motion to approve the following documents related to assignment of the Hangar A-Center Sublease and authorize the Chair and Clerk to sign the following documents:
 1. Consent to Sublease Assignment from Assignor to Assignee
 2. Consent to Assignment of SNDA from Assignor to Assignee
 3. Lessor's Estoppel Certificate
- 5. Denver jetCenter, Inc. ("DJC") – Three Amendments** **Gwen Balk**
Recommendation: Motion to approve the following amendments and authorize the Chair and Clerk to sign:
 1. **First Amendment** to the 12/9/1999 FBO Lease and Agreement which was an amendment and restatement of the Colorado Air Center, Inc. FBO Lease dated 2/1/1979 between Authority and DJC ("CACI Lease")

2. **Eleventh Amendment** to the 12/9/1999 FBO Lease and Agreement which was an amendment and restatement of CSX Beckett Aviation, Inc. FBO Lease dated 8/13/1982 between Authority and DJC (“Beckett Lease”)
3. **Third Amendment** to the 11/1/2006 FBO Lease and Agreement between Authority and current lessee, DJC for the lease of Parcel 100 in the Douglas County portion of the airport (“Parcel 100 Lease”)

6. Approval of Consent Agenda

Thad Bagnato

Recommendation: Approval of the Consent Agenda

Commissioner Holen made a motion to approve the consent agenda as amended followed by a second from Commissioner Baker; the motion passed unanimously.

BUSINESS AGENDA

7. Items Moved to the Business Agenda

Thad Bagnato

None.

8. Establish Jurisdiction to Proceed with Public Hearings

Kimberly Bruetsch

Recommendation: Advisory.

Ms. Bruetsch advised the Board that the public hearing notices had been posted and published. She advised that the Board had jurisdiction to proceed with the public hearings for Alpha Jet, LLC application under minimum standards and the development plan for South Suburban Parks and Recreation Family Sports Dome.

9. Alpha Jet, LLC Application Under Minimum Standards

Luke Skaflen

Recommendation: Motion to approve the Application from Alpha Jet, LLC, to conduct Mobile Aircraft Detailing and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards (AUS).

Mr. Skaflen presented to the Board the application for Alpha Jet, LLC. He stated that they are requesting to do mobile aircraft cleaning and detailing and that the main person in charge is Philip Saharchuck. Mr. Skaflen advised that Mr. Saharchuck has secured permission to operate on Denver jetCenter and Modern Aviation leaseholds and that access to leaseholds can be revoked at any time. He stated that they are available seven days a week, 24 hours a day and that Mr. Saharchuck has two years of prior experience. With no comments from the Board, Chair Bagnato opened the public hearing at 3:03 p.m. and was closed at 3:04 p.m. It followed in motion from Commissioner Baker and was seconded by Commissioner Holen; the motion passed unanimously.

10. Development Plan for the replacement of the South Suburban Parks and Recreation Family Sports Dome

Mike Fronapfel

Recommendation: Motion to approve the South Suburban Parks and Recreation Family Sports Dome provided the following conditions have been met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Waster & Water Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction must be completed within 2 years of Board approval.

Mr. Fronapfel presented the proposed development for the South Suburban Parks and Recreation Sports Dome. He showed several different layouts of the design being proposed and how the previous space will be used in the new development with parking. Construction is set to start February 2022; and in person were Melissa Reese, Brian Clark, Brandon Lucero, and Jessica Hartman who are all on the project. With no questions from the Board, Chair Bagnato opened the public hearing at 3:06 p.m. and closed it at 3:07 p.m.; it was followed by a motion from Commissioner Baker and seconded by Commissioner Holen. The motion passed unanimously.

11. Hotel – Status Update

Robert Olislagers

Recommendation: Advisory

Mr. Olislagers advised the Board that currently negotiations were on-going. He advised that initial indications were that the prospective buyer preferred not to pursue a Four Points by Marriott; however, they have agreed to go with this brand and flag with the request to change to a 3+ STR brands after 5 years if it is not successful. It appears that both the receiver and Marin Managements attempted to discourage the buyer and the airport from sticking with this brand. Mr. Olislagers informed the Board that according to the buyer, Marin Management is not qualified to manage a Marriott ‘Select’ Brand and that the receiver is also a former Marin Management Employee. In addition, Marriott requires a management firm to hold a minimum of 10% equity in the brand. He stated that the buyers are currently working on financing and that the receiver will have to prepare a report to the US Bankruptcy Court regarding the Airport Authority’s Board Conditional approval. Currently staff and counsel are in talk about drafting a lease for review

and ratification at this time; the goal is to have all agreements finalized by the December 9th Board meeting. Chair Pro-Tem Bagnato and Commissioner Sieber asked several questions; Mr. Olislagers replied.

REPORTS

12. September Financial Reports

Andrew Gillespie

Recommendation: Advisory.

Mr. Gillespie presented the September 2021 Financial reports. Commissioner Huffman asked questions about the financial reports; Mr. Gillespie responded.

13. Fuel and Operations Report for October 2021

Jeremy Gunn

Recommendation: Advisory

Mr. Gunn stated the following:

- 2021 YTD Operations: Down 7.3% from 2020 at 264,135
- Monthly Operations October: Down 15.2% from 2020 at 27,315
- 2021 YTD Fuel Totals: Up 37.2% from 2020 at 13,819,108
- Monthly Fuel Totals for October: Up 31% from 2020 at 1,647,976
- Monthly AvGas Sales October: Down 9.4% from 2020 at 57,367
- Monthly Jet Fuel Sales October: Up 32.9% from 2020 at 1,590,609
- Monthly Market Share for fuel sales for October: DJC: 34.5%; TAC Air: 26.9%; Signature: 28.4%; Modern Aviation: 10.1%; Heliplex: .1%

14. Noise Update

Rachel Keller

Recommendation: Advisory

Ms. Keller presented statistics on the October 2021 noise complaints. She stated the following:

- There were 1,174 complaints from 42 households.
- Year-to-Date there are 12,104 complaints from 349 households.
- With the top household removed, there were 756 complaints for the month of October
- There were 1,048 daytime complaints; 126 nighttime complaints
- 90 total response requests with 59 requesting a response by email, 31 requesting a response by phone
- Year-to-Date there are 1,189 total requests with 647 requesting a response by email, 542 requesting a response by phone
- Majority of the complaints come from Unincorporated Douglas County at 21% followed by Greenwood Village at 11% and Unincorporated Arapahoe County at 10%
- The Top 5 households comprise 59% of year-to-date complaints.; with the top 1 household comprising 21% with 2,494 complaints in Unincorporated Douglas County
- Departures led complaints with 45% by operation type followed by arrival at 36%; Prop aircraft led complaints at 70%.
- Staff provided a 2018 Census population information for the surrounding cities and counties affected by aircraft noise

Commissioners Laydon, Huffman, and Sieber all asked questions and voiced their concerns about the noise complaints from Douglas County. Mr. Fronapfel and Ms. Keller replied.

15. Centennial Airport Noise Roundtable Update

Gina Conley

Recommendation: Advisory

Ms. Conley reported the following.

- Three members of the public attended the meeting, two virtually and one in person. Comments related to unacceptable levels of noise in neighborhoods, concern about the length of time it was taking to achieve a meeting with the flight schools, and concern about the length of time needed so far to achieve placement of a second noise abatement sign.
- A revised approach will be taken to meeting with the flight schools, with the airport taking a more active role and individual meetings being conducted rather than one larger group gathering.
- Sign placement must wait until the airport finalizes development of a new area; one goal is to locate the sign where it will be seen by training traffic
- A revised approach to the idea of incentivizing fly quiet behaviors by pilots is being explored

- By-laws amendments related to the determination of a quorum and who chairs a meeting if neither the Chair or Vice Chair can be present were adopted.
- Another educational session was held with a focus on how the locations for the twelve noise monitors were determined, and the types of existing airspace classifications. The constraints of the classifications, given the airport's proximity to DEN, were explored. There was preliminary discussion of how to better provide this type of information to the public.

16. Legislative Report

Mike Fronapfel

Recommendation: Advisory

Mr. Fronapfel advised that starting on November 8, 2021 international travel for fully vaccinated non-US citizens that are traveling to the United States will be permitted to resume. He informed that the vaccine requirements for federal contractors are expected to go into effect on January 4, 2022. We expect there will be significant legal challenges and that it could impact the construction contractors we use on our federal grant projects. On November 5, 2021 Congress finally passed the bipartisan Infrastructure Investment and Jobs Act. The measure provides \$15 billion for infrastructure grants to commercial service, general aviation and contract tower airports over five years along with \$5 billion for a new airport terminal program and \$5 billion for FAA facilities and equipment. The bill now moves to the President for his signature into law.

Public Comment

No public comment.

Thad Bagnato

Comments from Board or Staff

Mr. Fronapfel shared photos of the different development plans that are currently taking place on the airport currently as well as some pictures of staff on Halloween.

Thad Bagnato

Execution of Documents

Gwen Balk

Adjournment

Approved:

Thad Bagnato

Nancy Sharpe, Chair