

May 12, 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 May 12, 2022, at 3:00 p.m.

The following members were present:

Commissioner Sharpe, Chair  
Commissioner Bagnato, Chair Pro-Tem  
Commissioner Baker, Clerk  
Commissioner Doubek, Treasurer  
Commissioner Holen, Voting Member  
Commissioner Huffman, Ex-Officio  
Commissioner Sieber, Ex-Officio

The following members were absent, but excused:

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**

**Business Item # 7 – Defer Motion until June 16<sup>th</sup> Board Meeting**

**Next Meetings**

- June 1, 2021 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brother's Room, Hybrid
- June 16, 2021 @ 3:00 p.m. – Regular Board Meeting – Wright Brother's Room, Hybrid

**CONSENT AGENDA**

- 1. Approve Minutes of April 14, 2022,** **Mike Fronapfel**  
*Recommendation:* Motion to approve the minutes of April 14, 2022 and authorize the Chair to sign.
- 2. Dagmar Aerobatics - Reapplication Under Minimum Standards** **Luke Skaflen**  
*Recommendation:* Motion to approve the reapplication from Dagmar Aerobatics, Inc., to conduct Flight Training and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards (AUS).
- 3. Floors and Doors, LLC – Approval of Subordination, Non-Disturbance and Attornment Agreement and Lessors Estoppel Certificate** **Luke Skaflen**  
*Recommendation:* Motion to approve the below listed items and authorize the Chair and Clerk to sign:
  1. Subordination, Non-Disturbance, and Attornment Agreement between Assignee and Authority ("SNDA")
  2. Lessors Estoppel Certificate
- 4. Administrative Update to Sky Harbour Hangar Campus Development Plan** **Luke Skaflen**  
*Recommendation:* Informational Update.
- 5. Approval of Consent Agenda** **Nancy Sharpe**  
*Recommendation:* Approval of the Consent Agenda

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

**BUSINESS AGENDA**

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

7. **Hotel Report/Recommendation of Conditional Lease Approval** **Mike Fronapfel**  
*Recommendation:* Motion to conditionally approve the lease with the buyer/operator, Nupen Patel for a Four Points by Sheraton Hotel. The motion to approve is conditioned on the buyer/operator meeting all lease and legal obligations pending review by staff and counsel. Chair and Clerk to sign after all conditions have been met.

Mr. Fronapfel advised the Board that the recommendation for the hotel needed to be moved to the June 16<sup>th</sup> Board meeting. He informed that Mr. Nupen Patel had provided an electronic copy of the proposal a little later than expected, but he had not received the hard copy yet and it still needed to be reviewed by staff. Mr. Fronapfel stated that Mr. Patel was the most qualified, experienced, strongest candidate financially that staff has seen so far. Commissioner Huffman asked several questions regarding the sale of the hotel, and Mr. Fronapfel responded.

8. **Consent to Assignment and Assumption of Centennial Airport Fixed Base Operator Lease and Agreement from Truman Arnold Companies to Signature Flight Supports, LLC** **Mike Fronapfel**  
*Recommendation:* Motion to approve Consent to Assignment and Assumption of the Centennial Airport Fixed Base Operator Lease and Agreement from Truman Arnold Companies to Signature Flight Support, LLC., and authorize Chair and Clerk to sign.

Mr. Fronapfel advised the Board that Signature Flight has purchased all of the TAC Air FBOs including the one at Centennial Airport. He introduced Mr. Jim Hopkins and they briefly gave an update as to what we can expect as Signature Flight takes over the TAC Air facility. Mr. Hopkins who is the Senior VP of Airport Relations for Signature advised they have a number of locations worldwide, but they are most excited to see what happens with their location(s) currently located here at Centennial Airport. Chair Sharpe and Commissioners Holen and Huffman asked several questions regarding the purchase and what the timeline is looking like including the expansion that TAC Air presented to the Board back in May. Mr. Hopkins and Mr. Fronapfel replied and a motion to approve the consent to assignment was made by Commissioner Bagnato; it followed by a second from Commissioner Holen and the motion passed unanimously.

9. **Approval to Purchase Multi-Function Snow Removal Equipment** **Derald Shaw**  
*Recommendation:* Motion to approve the purchase of two 2022 Oshkosh HT chassis with 24' plow blade and 22' XT broom (multi-function equipment) for \$1,097,750/each.

Mr. Shaw presented to the Board the proposal to purchase two new Oshkosh Multi-functional pieces of snow equipment to add to our current snow equipment fleet. A short presentation from Oshkosh was played, Mr. Shaw went on to explain that this past snow season, staff had a chance to test one of the Oshkosh Multi-function pieces of equipment and noticed immediately the difference it can make with removing snow from the runways, taxiways, and connectors. He advised that one of the key components staff likes most about this equipment is not only the broom, but if the broom is not needed then it allows staff to unhook and only use the snow tractor piece. Chair Sharpe and Commissioner Huffman asked questions; both Mr. Shaw and Mr. Fronapfel replied. Commissioner Holen made a motion to approve the purchase and a second was made by Commissioner Doubek; the motion passed unanimously.

10. **Wings Over the Rockies presentation on their proposed Public Private Partnership development with Flagship Foods** **General (Ret) John Barry**  
*Recommendation:* Informational only currently. Depending on the status of Airport staff's negotiations with Wings, we may have a recommendation on providing an extension to their lease obligations.

General Barry presented to the Board regarding updates to the Taxilane Sierra project. He advised that from the Board of Wings, Charlie Johnson the Chair and John Kanoots the Vice Chair were present at the meeting. The General gave a brief update about the financials and that Wings Over the Rockies plan is to finish the taxilane. Chair Sharpe asked what the deadline was that it needed to be completed and Mr. Fronapfel replied that with the given development happening down at that end of the airport and SunBorne would like to see it completed by end of 2022. General Barry also presented to the Board a proposed idea that he and Rob Holland, the CEO of Flagship Foods which owns 505 South West Green Chili would like to add onto to the current land that Wings has at the South side of the airport. The idea is to build a restaurant and corporate hangar in between the Colorado Skies Academy and Wings Over the Rockies Exploration of Flight that would allow young people interested in aviation to learn about it and then have some other place to watch planes take off and land at Centennial. Several of the Commissioners on the Board asked questions; both Mr. Fronapfel and General Barry replied.

## **REPORTS**

11. **March 2022 Financial Reports** **Andrew Gillespie**  
*Recommendation:* Advisory

Mr. Gillespie presented the March 2022 financial reports and graphs. Chair Sharpe and Commissioners Bagnato and Huffman asked questions; Mr. Fronapfel, Ms. Hahn, and Mr. Gillespie replied.

### 12. Fuel and Operations Report for April 2022

Saeed Al-Mosawi

*Recommendation: Advisory*

Mr. Fronapfel introduced Mr. Al-Mosawi and gave a brief introduction about his background. Mr. Al-Mosawi thanked the Board and Mr. Fronapfel and stated he is looking forward to furthering his career at Centennial Airport

Mr. Al-Mosawi stated the following:

- 2022 YTD Operations: Down 0.7% from 2021 at 93,790
- Monthly Operations for April: Down 13.5% from 2021 23,737
- 2022 YTD Fuel Totals: Up 20.9% from 2021 at 5,717,634
- Monthly Fuel Totals April: Up 18.8% from 2021 at 1,396,973
- Monthly AvGas Sales April: Down 0.7% from 2021 49,061
- Monthly Jet Fuel Sales April: Up 19.6% from 2021 at 1,347,912
- Monthly Market Share for fuel sales for April: DJC: 34.3%; TAC Air: 27.0%; Signature: 25.7%; Modern Aviation: 12.8%; Heliplax: .2%

Both Commissioners Bagnato and Huffman asked questions about the fuel and ops for May and Mr. Fronapfel replied.

### 13. April Noise Update

Samantha Blymyer

*Recommendation: Advisory*

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

#### April 2022:

- There were 295 complaints from 32 households.
- Year-to-Date there are 1,506 complaints from 51 households
- With the top household removed, there were a total of 230 complaints for April
- There were 289 daytime complaints and 6 nighttime complaints.
- Majority of complaints come from Centennial at 26% followed by Unincorporated Arapahoe County at 24%, Castle Rock and Greenwood Village at 14%, Aurora at 6%, and Unincorporated Douglas County at 5%
- 11 requested a response by email; 16 requested a response by phone.
- Top 5 households comprise 67% of year-to-date complaints with a total of 1,506 complaints; the number one household makes up 27% of that total with 406 complaints
- Staff provided a 2018 Census Population information for the surrounding cities and counties affected by aircraft noise

Chair Sharpe asked if the complaints from the top five households was consistent. Ms. Blymyer responded that yes, they are very consistent and when there is a change, it's only a slight change. Both Mr. Fronapfel and Ms. Blymyer also gave a brief update on the Flight School Engagement meeting that took place April 15<sup>th</sup>. They stated that some new initiatives were discussed, and it was a positive meeting to hopefully move the flight schools in the right direction.

### 14. Centennial Airport Noise Roundtable Update

Paul Krier

*Recommendation: Advisory.*

Mr. Krier presented the following:

- Ron Curry from the KAPA air traffic control tower facilitated a presentation explaining the role of the control tower and basic air traffic management including different operating requirements due to the recent midair collision and the increase of IFR operations that potentially could change the current Class D airspace to Class C airspace.
- Public comments by Randy Johnson from Louviere's with his dog Shelby and reported traffic directly overhead has seemed to decrease.
- Community Outreach is working with the Roundtable to update the CACNR website.
- Fly Quiet committee presented the differences in the types of fixed pitch propellers used by the local flight schools.
- Noise monitor committee received an update to the status of the mobile noise monitor.
- Report from the Flight School Engagement meeting in April that showed promising results. There is another meeting scheduled in June.
- Committee members attended the UC Davis Airport Noise Conference, preliminary report, and further discussion at the next meeting

**15. Legislative Report**

**Mike Fronapfel**

*Recommendation: Advisory*

Mr. Fronapfel advised that the FAA plans to release updated BIL guidance in early May followed by an announcement on the grant awards starting at the end of May. He stated Centennial Airport applied in April for \$36 million for the design and construction of a new tower. We also provided information to the FAA on the costs to do just the sighting, design, and engineering of the facility (~\$4 million). Mr. Fronapfel informed that on April 22<sup>nd</sup> the FAA launched the Airport Climate Challenge to encourage U.S. airports to reduce greenhouse gas emissions (GHG) with the goal of achieving net-zero emissions by 2050. The FAA has indicated that the agency will make funding available for specific projects that reduce GHG emissions at airports.

**Public Comment**

**Nancy Sharpe**

No public comment.

**Comments from Board or Staff**

**Nancy Sharpe**

Mr. Fronapfel gave the Board a brief update on all the development happening at the airport and then shared pictures from when the B-29 "DOC" Aircraft came into Centennial.

**Adjournment**


**Nancy Sharpe**

The meeting was adjourned at 4:45 PM.

**Execution of Documents**

**Luke Skaffen**

**Approved:**



Nancy Sharpe, Chair