

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

May 13, 2021

FROM: Michael Fronapfel, Director of Planning & Development

SUBJECT: Concept Plan for the AeroColorado Office/Hangar on FBO Lot 15

RECOMMENDATION: Non-Objection to the AeroColorado Office/Hangar Concept Plan located on FBO Lot 15.

BACKGROUND: AeroColorado is proposing to construct a private 20,000 square foot aircraft storage hangar with 4,500 square feet of attached office. The facility will be located south of the crosswind runway on the FBO Lot 15 lease parcel which is included in SunBorne's leasehold.

See the attached Letter of Intent, Capacity and Will Serve Letters, and proposed Concept Plan.

We expect the Development Plan for the AeroColorado Office/Hangar to be presented at the June 17th Board meeting. Pending Board approval, construction is expected to begin July 2021 with completion by June 2022.

FINANCIAL DATA: AeroColorado did not pay the 3% construction fee on their previous development that was completed in June 2014 on FBO Lot 7. Aero Colorado has been advised that staff would not recommend Board approval on the new Development Plan until the 3% construction fee for the previous project has been paid in full. In addition, staff will recommend as a condition of approval, that AeroColorado pay an estimated 3% construction fee on their new hangar development prior to starting construction and if needed pay an additional construction fee prior to the release of the Certificate of Occupancy if the construction costs are greater than estimated.

REVIEW BY OTHERS: L. Hinton, G. Balk, G. Conley, R. Keller

PRESENTERS: Michael Fronapfel

Action of the Board of Commissioners

	1 st	2 nd	YES	NO	ABS
Bagnato	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baker	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doubek	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sharpe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>