

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

**November 12, 2021**

**FROM:** Robert Olislagers, Senior Advisor

**SUBJECT:** Four Points by Marriott Hotel Update

**RECOMMENDATION:** Advisory Only

**BACKGROUND:** At the regularly scheduled meeting of the Arapahoe County Public Airport Authority Board of Commissioners on October 14, 2021, the board conditionally approved a Lease Agreement with Devendra and Binoy Patel (no relation) to reconstruct the former Ramada Hotel at the airport and obtain a franchise agreement with Marriott Hotels to establish and operate a Four Points Hotel by Marriott, managed by Marin Management, Inc.

At the time of this writing, staff continues to review financials, as well as negotiating the terms of the agreement. The Patels indicated their preference to potentially consider a different flag and brand, which is not what was originally contemplated or desired. Staff is continuing negotiations in the spirit of cooperation; however, the conditional approval was for a Four Points as presented to the board. Staff believes a Four Points is the best option for the airport due to its unique brand, superior flag, STR 3-star upscale + rating and a long-term 20-year commitment by Marriott to make it a success.

A further update will be provided at the board meeting on the 12<sup>th</sup>.

**FINANCIAL DATA:** N/A

**REVIEW BY:** Gwen Balk

**OTHERS:**

**PRESENTERS:** Luke Skaffen

Action of the Board of Commissioners

	1 <sup>st</sup>	2 <sup>nd</sup>	YES	NO	ABSTAIN
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"/>