

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

September 9, 2021

FROM: Mike Fronapfel, Director of Planning & Development

SUBJECT: Hotel – Status Update

RECOMMENDATION: Advisory

BACKGROUND: Following the selection of Pinnacle Hospitality, LLC and Mr. John Reed, the Board conditionally approved a lease for the former Ramada Hotel to reconstruct the hotel and establish a Four Points by Sheraton hotel. Mr. Reed and Pinnacle Hospitality, LLC failed to extend the contract or deposit earnest money by the August 31, 2021 deadline granted by the Court Receiver Byron Chapman and the creditor, Wells Fargo Bank. Mr. Reed requested an additional extension to secure financing and was directed by staff to make the request directly to the Court Receiver.

The Court Receiver indicated he had three additional proposals from prospective hotel operators; however, no proposals were submitted at the time of this writing and therefore no vetting of the proposals has taken place, including a review of verifiable financials, premium flag and hotel brand, and experience.

If no qualified proposals are received, it will be up to the creditor whether to foreclose on the hotel or start the sale process over again. The Court would need to approve all next steps.

FINANCIAL DATA: Wells Fargo will continue to be responsible for the lease obligations.

REVIEW BY OTHERS: Mike Fronapfel, Robert Olislagers, Kimberly Bruetsch, Gwen Balk, Luke Skaflen

PRESENTERS: Mike Fronapfel

Action of the Board of Commissioners

	1 st	2 nd	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"/>