

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

May 14, 2020

FROM: Mike Fronapfel, Director of Planning & Development

SUBJECT: Development Plan for the VF Corporation Office/Hangar

RECOMMENDATION: Motion to conditionally approve the VF Corporation Office/Hangar Development Plan and authorize the Chair to sign.

BACKGROUND: Tectonic Management Group on behalf of VF Corporation is proposing a Development Plan for a 33,830 square foot corporate hangar that will have an additional 14,047 square feet of office and shop space and 5,058 square feet of indoor parking. This facility would be located toward the south end of Aviator Lane on Meridian International Business Center Lots 1A-9A and 1A-10A. Tectonic has addressed all comments from Authority Staff to our satisfaction and received FAA's final determinations for their 7460-1 building/crane height review and solar panel glare study. See the attached Letter of Intent that explains the status of review for the project with both Meridian and Douglas County and the Development Plan documents.

Currently Tectonic anticipates starting construction around June 2021.

Staff recommends approval provided the following conditions have been met prior to construction:

1. Final approval from Meridian International Business Center.
2. Final Approval from Douglas County.
3. Begin construction within 2 years.

FINANCIAL DATA: As required under DJC's lease the Authority will receive access fees at the rate of \$.10 per square foot per year for the total square footage of the finished structures, ramp and parking lot. The access fees increase when DJC's base land rent increases; and are paid on a monthly basis.

REVIEW BY OTHERS: R. Olislagers, L. Hinton, G. Balk

PRESENTERS: Mike 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"/>