
August 13, 2009

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, Control Tower / Administration Complex, 7800 South Peoria St., Englewood, Colorado, located within the County, on August 13, 2009 at 3:00 p.m.

The following members were present:
Commissioner Dyer, Chairman
Commissioner Beckman
Commissioner Bockenfeld
Commissioner Doubek
Commissioner Neukirch
Commissioner Sieber
Commissioner Wells

The following members were absent, but excused:
Commissioner Hilbert

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, there were posted written notices of Public Meetings at the Administration Buildings of Arapahoe County, Douglas County, Greenwood Village, City of Centennial; the courthouses in Arapahoe County and Douglas County; and at least three places on the Airport. At least 24 hours prior to the meeting there was posted an agenda of the meeting in the window of the door at the base of the Control Tower/Administration Complex at 7800 South Peoria Street.

Call to Order & Pledge of Allegiance

Chairman Dyer called the meeting to order at 3:00 p.m. and Commissioner Bockenfeld recited the Pledge of Allegiance.

Public Comment

None

Amendments to the Agenda

Consent Agenda:

Item #3 – Diamond Aero, LLC – Consent to Assignment of Subordination, Non-Disturbance and Attornment Agreement has been withdrawn.

ADDED ITEM - Change Order #1 to the contract with Brannon Sand & Gravel for AIP-40.

Next Meetings

Chairman Dyer reminded the assembled of the next meetings:

- September 10, 2009 – Regularly scheduled Board meeting @ 3:00 p.m. – Wright Brother's Room
- September 2, 2009 – 7:00 p.m. Noise Roundtable meeting – Wright Brother's Room

CONSENT AGENDA

1. **Approve Minutes from June 18, 2009** **Gwen Balk**
Recommendation: Motion to approve the minutes of June 18, 2009 and authorize the Chairman to sign.
2. **Approval and Ratification of the AIP-42 Grant Agreement** **Michael Fronapfel**
Recommendation: Motion to approve the AIP-42 Grant Agreement and ratify the signatories.
3. **Diamond Aero, LLC - Consent to Assignment of Subordination, Non-Disturbance and Attornment Agreement - WITHDRAWN** **Gwen Balk**
Recommendation: Motion to conditionally approve the assignment of the Subordination, Non-Disturbance and Attornment Agreement and authorize Chairman and Clerk to sign subject to preparation and satisfactory review of the final documents by Counsel.

4. Appoint Budget Officer for 2010

Robert Olislagers

Recommendation: Motion to appoint Roxana Hahn as Budget Officer for the 2010 Budget.

5. Ratification of Second Quarter 2009 Expenditures

Roxana Hahn

Recommendation: Motion to ratify Second Quarter 2009 Expenditures

BUSINESS AGENDA

6. Approval of Consent Agenda

Jim Dyer

Approval of the Consent Agenda as amended passed unanimously on a motion by Chairman Dyer and second by Commissioner Neukirch.

7. Discussion of Items Moved from Consent to Business Agenda

Jim Dyer

8. SunBorne Conceptual Master Plan

Michael Fronapfel

Recommendation: Motion of non-objection to the SunBorne Conceptual Master Plan

Mr. Fronapfel presented SunBorne's conceptual master plan, showing slides outlining the property to be developed. He advised that the intent is to use the entire SunBorne leasehold for aeronautical use as defined by the FAA. Commissioner Doubek asked for clarification on the difference between stage 1 and stage 2 development noted on the taxiways. Mr. Fronapfel stated that the notations were referring to the dimension of the aircraft and wingspan. Brett Packard was in the audience and available to answer any questions.

The recommendation passed unanimously on a motion by Commissioner Bockenfeld and second by Commissioner Neukirch.

9. Hotel Update

Robert Olislagers

Recommendation: Advisory

Mr. Olislagers reported that the transition of the hotel has been concluded and that the lenders were allowed to cure the default and pay all past due amounts including legal fees. He further stated that the lenders have hired a caretaker, Dr. Bruce Romani of US Motels who owns 17 hotels in the Denver area and has extensive experience in flagging hotels. Mr. Olislagers also offer the following comments:

- Capital improvements will need to be done to bring the hotel back up to midscale flagship standards;
- Dr. Romani believes food and beverage service is recommended;
- the hotel will most likely be reflagged as a Ramada franchise;
- the occupancy rates are currently still in the single digits; and
- The Authority will be involved in decisions including approving lenders, having a reasonable say as to who may come in, the flag choice, and finally, the operator of the hotel.

Mr. Olislagers thanked the Board for their involvement in this matter. Commissioner Sieber asked if meetings with Dr. Romani will be held in regard to marketing the hotel to bring it back up to occupancy that's needed. Mr. Olislagers responded that the investment should be made first to bring the hotel up to standards. Commissioner Neukirch asked if the Airport recovered all the monies due them. Mr. Olislagers responded yes, as well as all legal fees. Chairman Dyer added that the opportunity for serious problems was avoided due to the great care Mr. Olislagers and Mr. Magoon took in handling this matter and congratulated both on a job well done.

10. Fuel and Operations Report

Jake Simpson

Recommendation: Advisory

Mr. Simpson provided statistics for both June and July, 2009. The following summary of the fuel and operations statistics for the month of July, 2009 were presented.

- YTD Operations: Down 20.4% from 2008 at 151,758
- YTD Fuel Totals: Down 27.8% from 2008 at 5,015,907
- YTD Jet Fuel Totals: Down 28.7% from 2008 at 4,698,749
- YTD Av Gas Totals: Down 13.3% from 2008 at 317,158

- Monthly Operations: Down 12.4% from 2008 at 26,610
 - Monthly Jet Fuel Sales: Down 17.2% from 2008 at 753,768
 - Monthly AvGas Sales: Down 9.0% from 2008 at 55,336
- YTD Market Share for AvGas and Jet Fuel Combined: DjC: 52.5%; TAC Air: 23.1%; Signature: 18.5%; X-Jet: 5.9%; Heliplax: .1%.

11. Noise Report / Roundtable Update

Todd Green

Recommendation: Advisory

Mr. Green provided the following summary of the Noise statistics for the month of June 2009 and YTD totals:

- 652 total logged noise complaints with 110 households reporting;
- Complaints by Household (HH): HH #1 = 14%; HH #2 = 12%; HH #3 = 6%; HH #4 = 4%; HH #5 = 4% and the remaining 105 households consisted of 60% of the complaints. The top 5 households totaled 40% of all the complaints.

Additionally, Mr. Green provided the following summary of the Noise statistics for the month of July 2009 and YTD totals:

- 593 total logged noise complaints with 77 households reporting;
- Complaints by Household (HH): HH #1 = 15%; HH #2 = 13%; HH #3 = 8%; HH #4 = 8%; HH #5 = 6% and the remaining 72 households consisted of 50% of the complaints. The top 5 households totaled 50% of all the complaints.

Commissioner Beckman asked if multiple emails or phone calls come in from the same person are counted separately. Mr. Green responded that if one household reports the same event it is only counted once. Commissioner Neukirch asked if it has been established how many households are in our area. Mr. Green responded, not at this time. Mr. Olislagers stated this information will be presented at the next meeting. Commissioner Sieber noted that on the south zone, even though there were negative articles, there were articles in support of the Airport as well.

12. Noise Consultant Selection Committee ("NCSC")

Todd Green

Recommendation: Motion to appoint a member of the Board to the NCSC.

Mr. Green reported that during the inaugural Roundtable meeting July 15, 2009, the following items were discussed:

- the selection of a Chair/Vice Chair which was deferred to the next meeting so that all members can be present;
- the meeting schedule of the Roundtable which will be on the first Wednesday of each month; and
- Noise 101 will be the main topic for the September 2nd meeting.

Commissioner Beckman asked for a copy of the list showing confirmed members of the Roundtable. Mr. Green further advised that the noise monitoring grant for \$1.5 million had been awarded; that a request for qualifications was published on May 1st soliciting noise consultants; six consultants submitted information; that a selection committee will be established to choose the noise consultant; and that the NCSC will be comprised of 2 members from the Authority staff, 2 from the Roundtable Committee and one Board member. Mr. Green asked for a motion to appoint a member of the Board to the NCSC. After some discussion, Mr. Doubek offered to volunteer.

The recommendation to appoint Commissioner Doubek to the NCSC was passed unanimously on a motion by Commissioner Bockenfeld and second by Commissioner Beckman.

13. Legislative Report

Robert Olislagers

Recommendation: Advisory

Mr. Olislagers reported:

- Senate Appropriations approved 2-yr bill
- Funding \$3.5 Billion
- Approx. same as House bill
- Full Senate Committee to consider bill soon
- Outstanding issue: ARFF – Fire fighters Union
- Stage II Phase out remains in bill

❖ **Public Comment**

Jim Dyer

Bret Packard of SunBorne thanked the ACPAA staff for their efforts, especially Mike Fronapfel.

❖ **Comments from Board or Staff**

Jim Dyer

Commissioner Doubek shared an article in the Metro State College newsletter on former ACPAA staff member, Leslie Brown, who recently graduated from the Coast Guard OCS School in December and made history as the first woman ever to earn a guaranteed flight assignment from a flight training school. She credited her time at Centennial Airport as part of her preparation.

Chairman Dyer recognized Councilman Ron Weidmann of Centennial and Betty Todd of Greenwood Village City Council in the audience. He also acknowledged that the room is noticeably emptier without our friend and colleague Mike Packard. Mr. Olislagers announced that prior to the meeting he had a visit from Mark VanTyne, CEO of Jeppesen and Peter Buntz, CEO of the General Aviation Manufacturers Association indicating that the Department of Transportation and the Obama administration have been concerned about some of the comments being made regarding general aviation and would like to rectify that as a result, Centennial Airport has been selected to host a major press conference with Secretary LaHood to talk about the stimulus and the importance of general aviation to the United States and the US economy.

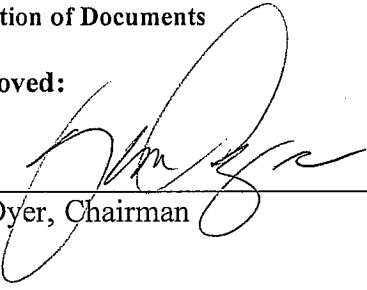
Mr. Olislagers also announced the CABA under the direction of Iver Retrum has been working on an Aviation Saves Lives program where the positives of general aviation will be highlighted. Invitations will be sent closer to the event.

The meeting adjourned 3:40 p.m.

Execution of Documents

Norma Paige

Approved:



Jim Dyer, Chairman