

June 18, 2026

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 Administration Complex, 7565 South Peoria St., Englewood, Colorado, located within the County, on June 18, 2026, at 3:00 pm

The following members were present:

Commissioner Bagnato, Chair
Commissioner Campbell, Chair Pro-Tem
Commissioner Baker, Clerk
Commissioner Beatty, Assistant Clerk
Commissioner Summey, Treasurer
Commissioner Huffman, Ex-Officio
Commissioner Sieber, Ex-Officio

The following members were absent, but excused:

Commissioner Laydon, Ex-Officio

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, Public Meeting notices were posted, and an agenda was posted on the Authority's website and in the window of the door at the Administration building. Please note that this public meeting was held through video and web conferencing software options for the Board members, staff, and public.

Call to Order & Pledge of Allegiance

Chair Bagnato called the meeting to order at 3:00 p.m. and recited the Pledge of Allegiance.

Next Meetings

- August 5th, 2026 @ 6:30 p.m. – Noise Roundtable Meeting – Wright Brothers' Room, Hybrid/Virtual
- August 13th, 2026 @ 3:00 p.m. – Regular Board Meeting – Wright Brothers' Room, Hybrid/Virtual

Amendments to the Agenda

An Executive Session will be held at the end of the meeting.

CONSENT AGENDA

1. **Approve Minutes of May 14, 2026**

Stacey Davenport

Recommendation: Motion to approve the minutes of May 14, 2026, and authorize the Chair to sign

2. **April 2026 Financial Reports**

Andrew Gillespie

Recommendation: Advisory

3. **South Peoria Street Sidewalk Extension – Intergovernmental Agreement for Public Improvements and Public Improvements Easement and Agreement**

Lauren Wiarda

Recommendation: Motion to approve the Intergovernmental Agreement for Public Improvements and Public Improvements Easement and Agreement for the Peoria Street Extension and authorize the Chair to sign

4. **Consent to Assignment of sublease between Hangar RE Holdings, LLC and CommonSpirit Health**

Luke Skaflen

Recommendation: Motion to approve:

- The Consent to Assignment of Sublease,
- the Assignment and Assumption of Subordination Non-Disturbance and Attornment Agreement, and
- Estoppel Certificate

...between Hangar RE Holdings, LLC, and CommonSpirit Health and authorize the Chair and Clerk to sign

5. **Consent to Sublease Agreement(s) on Parcel 63-8 and 63-3**

Luke Skaflen

Recommendation: Motion to approve two Consents to Sublease Agreement(s): 1. Parcel 63-8, and 2. Parcel 63-3, and authorize Chair and Clerk to sign

6. Consent to Sublease Agreement on Parcel 63-5

Luke Skaflen

Recommendation: Motion approve the consent to Sublease Agreement for Parcel 63-5 and authorize Chair and Clerk to sign

7. Approval of Consent Agenda

Thad Bagnato

Motion to approve the consent agenda as amended was made by Commissioner Campbell, seconded by Commissioner Beatty. Motion passed unanimously.

BUSINESS AGENDA

8. Items Moved from Consent Agenda for Discussion

Thad Bagnato

9. City of Centennial Financial Outlook

Mayor Sweetland

Recommendation: Advisory

Chair Bagnato introduced Mayor Sweetland, who presented an update on the City of Centennial's financial position and infrastructure funding needs.

The Mayor reported that the City remained debt-free and continued to reserve funds prior to undertaking capital projects. City revenues were reported to be flattening while expenses continued to rise, creating anticipated budgetary pressure by 2028. The city's current sales tax rate was reported at 2.5%, unchanged since 2003 and below the area average of 3.75%. The city does not levy sales tax on groceries, utilities, or services. Rising costs were attributed in part to inflation and tariffs, aging infrastructure, and increased public safety expenditures. Public safety costs were reported to have risen from approximately \$23 million in 2016 to approximately \$43 million annually, representing 60% of the General Fund. The city reported a \$20 million annual funding gap against \$100 million in identified transportation improvement needs, noting that the \$100 million transportation master plan estimate was developed approximately five years ago and is likely understated relative to current costs. The Mayor mentioned that the city maintains a cash reserve policy of 25% of operating revenue, as required by the Centennial City Charter. As a potential solution, the city is evaluating an increase in the sales tax rate from 2.5% to 3.5%, dedicated exclusively to road and infrastructure funding rather than the General Fund. No decision has been made; the city is in a community education and outreach phase, including a forthcoming community survey. A report on survey results is expected at the City Council meeting of July 21st, with City Council determining next steps in August.

Commissioner Campbell asked about how much 1% increase will bring for the city and how it would look like for a resident of the city of Centennial.

In response to Board questions, the Mayor advised that a 1% sales tax increase was estimated to generate approximately \$20–25 million annually, with a portion of that revenue attributable to non-resident spending. The Mayor confirmed that the proposed sales tax increase would not directly apply to airport operations but would apply to purchases made by airport patrons within Centennial (e.g., restaurants).

Commissioner Campbell noted the relevance of city infrastructure investment to the airport, citing the planned Havana/Easter interchange project — funded in part through federal and state grant dollars, with construction anticipated to begin in the coming year — as a project expected to improve traffic conditions in the vicinity of the airport.

The Board thanked the Mayor for the presentation.

10. Legislative Report and Airport Update

Mike Fronapfel

Recommendation: Advisory

The Executive Director announced the upcoming retirement of the Assistant Airport Director, Lori Zarlengo. She has worked at the airport for nearly 35 years. She will stay in the office through the end of August, then work remotely or on call through September before moving to Grand Junction, Colorado. Mr. Fronapfel mentioned that she was recently recognized with a Distinguished Service Award from the Colorado Department of Transportation, Aeronautics Division, at the Colorado Airport Operators Association conference. He followed the presentation by saying that two internal candidates have applied for the Assistant Airport Director position, with interviews scheduled for the following week, and an announcement is expected at a future meeting.

For legislative and regulatory matters, Mr. Fronapfel continued with pending federal legislation related to limits on the availability and use of ADS-B data. He reported that some jurisdictions are considering use tax on aircraft that use this data. It is still unclear whether the final bill will include language limiting ADS-B information. He also mentioned that ADS-B data is important to the airport's noise program.

Mr. Fronapfel continued with construction and facilities, he reported that tower elevator replacement work is continuing and is expected to be finished in August. Ramp and apron updates were mostly complete, with some nighttime closures expected in late July. A certificate of occupancy was issued for the new maintenance and storage building on the south side of the airport. The building will house a backup South Metro Fire Rescue aircraft rescue and firefighting vehicle for training and backup response. He also reviewed early design options for the observation tower and community space. Those options are expected to be presented to the Board in August or September.

He continued with the demolition of a small hangar west of the admin building completed to make room for a new Signature Flight Support hangar, which is expected to be finished in early 2027. Colorado Karting Circuit has started preparing its site for garage facilities, and a construction permit for its main building is expected soon, with completion planned by the end of the year.

Mr. Fronapfel moved to the fuel sales, stating that unleaded aviation gasoline sales for May totaled 11,165 gallons. He mentioned the price difference between 100LL and UL94 has become much smaller, dropping from about \$2.18 to about \$0.36 in the most recent month. This was partly due to market changes affecting 100LL pricing. About \$4,000 in state grant-funded subsidies were paid for the month's UL94 sales. These subsidies support the airport's continued move toward unleaded fuel before the expected introduction of 100R fuel later this year.

Mr. Fronapfel then recognized a long-time employee, Kelly Diamond, who is nearing 30 years of service, with a special service award. He gave a few words regarding their work together at the airport and their trajectory, then introduced Mr. Gunn.

Jeremy Gunn presented on behalf of the Centennial Airport Foundation, reporting a second year of scholarship awards with 72 applicants, nearly double the prior year's applicant pool. Three \$10,000 scholarships were awarded:

The Aircraft Maintenance Scholarship was awarded to Kira Davis-Weber, a student in the Aviation Maintenance Technician program at Aims Community College. A representative of Aims Community College, Michael Sasser, noted the recipient's persistence in pursuing admission to the program's inaugural class and highlighted that women currently represent approximately 3% of aviation maintenance technicians nationally. The Robert Olislagers Memorial Scholarship for Aviation Management was awarded to Spencer Likestock, a Bachelor of Aviation Management student at Metropolitan State University with prior line technician experience at Centennial Airport. A representative of MSU, Dan Sprinkle, offered remarks of appreciation. The inaugural Robert Dubek Memorial Scholarship for Professional Pilots was awarded to Hermela Lemma, a full-time flight student at Epic Flight Academy with a private pilot certificate, over 235 flight hours, and a six-year history as an enlisted member of the U.S. Army Reserve. The recipient, unable to attend, submitted written remarks of gratitude that were read into the record by a representative of Epic Flight Academy, Brock.

The Board congratulated all recipients and thanked the partner institutions and the Foundation Board for their work. Commissioner Campbell offered remarks recognizing the Foundation's efforts, emphasizing the importance of the scholarships, and highlighting the key qualities of each applicant.

11. APAH, LLC d/b/a the Heliplex and AirCam National Helicopter Services, Inc. – Conditional Approval to Assignment and Proposed Changes
Recommendation: Advisory

Luke Skaflen

Mr. Skaflen presented a request for conditional approval of the assignment of the Heliplex FBO (APAH, LLC) ground lease, FBO agreement under standards, and AirCam National Helicopters charter agreement under standards, to Centennial Vertipoint, Inc. The assignee's principals were identified as Scott Smith and Jim Weisler, with Mr. Barthram identified as a maintenance/repair capacity and Nick Looney identified as Director of Operations. Approval was requested on a conditional basis pending the assignee's delivery of proof of insurance, as the underlying purchase transaction had not yet closed.

Scott Smith presented the assignee's business concept: repositioning the Heliplex site as Colorado's first electric aviation hub, combining continued helicopter FBO operations with a new fixed-wing electric aircraft training, MRO, and eventually advanced air mobility (AAM)/eVTOL charging operation.

Centennial Flyers and Centennial Aerotech would lead the proposed operation, using Bristell/H55 electric aircraft as the initial fixed-wing training platform. The transaction, expected to close by June 30, would transfer existing FBO and fuel operations, employees, and Part 145/135 certificates without interrupting current tenants or operations. The presenter cited noise reduction as a principal goal, noting 2025 noise complaints and stating that electric aircraft tested at Centennial showed no measurable increase over ambient noise. H55

representatives described the Bristell B23 Energy aircraft, including its certification history, battery safety features, and approximate 70-minute range. Initial development would use the existing four-acre site, with approximately six additional acres available for future electric aviation infrastructure, subject to Board approval and minimum standards amendments. Staff clarified that the charter certificate would be retained but not immediately expanded to Part 121 operations.

In response to Board questions, the applicant addressed: charging infrastructure sequencing and interim mobile charging capacity; the future need to amend airport minimum standards to reflect an expanded "electric FBO" classification (in place of the current helicopter-only FBO minimum standard); gate access constraints on the east side of the airport pending planned gate improvements (2027–2028); fire and emergency response protocols for lithium-ion battery incidents, including confirmation that existing Airport Rescue and Firefighting (ARFF) equipment and foam-based suppression methods are adequate, supplemented by manufacturer debriefing for first responders; and coordination with the FAA regarding anticipated increases in traffic volume in the affected airspace.

A representative of H55 then provided an overview of the aircraft, including its operation, construction, and development process. The representative answered questions from the Commissioners regarding batteries, charging stations, altitude, weight limits, and firefighter training. The Executive Director added that whenever a new aircraft operates at Centennial Airport, the fire department receives appropriate training. He also noted that the requested approval was conditional and that the existing FBO is expected to transition in the future to an electric vertiport.

Commissioner Campbell asked about capacity and infrastructure and directed a question to the CEO regarding current minimum standards, the electric aircraft component, and how the proposed changes may affect other FBOs. Mr. Fronapfel responded.

Motion: To conditionally approve the assignment of the APAH, LLC (d/b/a Heliplex FBO) ground lease, the Heliplex FBO agreement under standards, and the Aircam National Helicopters charter agreement under standards, to Centennial Vertiport, Inc., and to authorize the Chair and Clerk to execute the associated documents, subject to proof of insurance as required by the minimum standards was made by Commissioner Campbell, seconded by Commissioner Summey and the motion carried unanimously.

12. Audit of the ACPAA Financial Statements for the years ending December 31, 2025 and 2025

Karmyn Jeffries

Recommendation: Advisory

Mr. Gillespie introduced Mrs. Jeffries, who presented the audit for the years ending December 31, 2025.

Mrs. Jeffries informed that the audit report was positive. The auditor gave the Authority a clean opinion, meaning the financial statements were fairly presented. No major problems were found with internal controls, compliance, or federal award programs. The auditor also mentioned two new GASB standards that will need to be applied in 2026, with limited expected impact.

Overall, the Authority showed strong financial performance, including higher revenues, major capital investments, and continued progress toward becoming debt-free within two years.

Motion to accept the ACPAA Financial Statements for the years ending December 31, 2025 and 2024 was made by Commissioner Campbell and seconded by Commissioner Summey, motion passed unanimously.

REPORTS

13. Fuel and Operations Report for May 2026

Aliyah Then

- Monthly Operations, May: Up 0.4% from 2025 at 27,957.
- 2026 YTD Operations: Up 0.3% from 2025 at 126,994.
- Monthly 94UL, May: Up 11,165% from 2025 at 11,165.
- 2026 YTD 94UL: Up 3.1% from 2025 at 50,909.
- Monthly 100LL, May: Down 9.1% from 2025 at 50,733.
- 2026 YTD 100LL: Up 2.2% from 2025 at 233,386.
- Monthly AvGas Total, May: Down 5.5% from 2025 at 61,898.
- 2026 YTD AvGas Total: Up 2.3% from 2025 at 284,305.
- Monthly Jet A, May: Up 19.7% from 2025 at 1,308,410.
- 2026 YTD Jet A: Up 8.6% from 2025 at 5,913,829.
- Monthly Fuel Totals, May: Up 18.2% from 2025 at 1,370,308.
- 2026 YTD Fuel Totals: Up 8.3% from 2025 at 6,198,134.

- Monthly Market Share for fuel sales, May: JCoC: 36.6%; Signature South: 26.4%; Modern: 18.8%; Signature North: 18.1%; Heliplex: 0.1%

14. Noise Report May 2026

Zach Gabehart

Recommendation: Advisory

- For May 2026, there were 912 complaints from 71 households.
- The 2026 Year-to-Date complaints are 3,204 from 137 households.
- In May 2026, Douglas County Unincorporated led the complaints with 40%, then Arapahoe County Unincorporated with 24%, followed by Greenwood Village with 17%, then Centennial with 9%, Elbert County Unincorporated with 10%, and lastly Elbert County Unincorporated with 7%.
- Of the 912 complaints received in May 2026 total of 100 were responded, 92 by email and 8 by phone.
- Of the 912 complaints 715 came from daytime operations while 197 came from nighttime operations.
- For May 2026, there were 27,957 operations.
- For the Year 2026 there were 126,994 operations.
- The number one household resides in Centennial with 445 complaints, which make up 14% of the complaints for the year 2026. The top five households make up 57 % of the total complaints year-to-date.
- For May 2026: Propeller aircraft led complaints by aircraft type with 92%, 8% for Jets, and 0% for helicopter flights. Training led to complaints by operation type at 66% followed by Departures at 22% and arrivals at 12%.

In response to Board questions, Mr. Gabehart attributed an early-morning complaint spike to seasonal daylight shift affecting training operations, noting that lower ambient noise levels in early morning hours increase the disproportionate audibility, and therefore complaint likelihood of individual aircraft, independent of traffic volume.

Also briefed the Board on a proposed FAA arrival procedure amendment intended to establish runway-specific transitions and reduce air traffic controller workload. Mr. Gabehart noted the change was requested by air traffic control to address separation issues with international traffic and would shift routing over the foothills area, though it was not expected to materially change noise exposure closer to the airport, as those segments already reflect existing traffic density. Then confirmed the procedure would not affect the extension of the traffic pattern associated with jet arrivals, and that the affected route segments were previously evaluated under NEPA as part of the Denver Metroplex Environmental Assessment, such that no separate environmental review was required for this amendment. Mr. Gabehart answered questions from the Board regarding the new procedure.

15. Centennial Airport Community Noise Roundtable (CACNR) Update

Pam Thompson

The Roundtable Chair provided an update on community outreach and ongoing initiatives:

Public comment themes included concerns from the Louviers, Elbert County, Douglas County, Chatfield Reservoir, and Greenwood Village areas regarding low-altitude training patterns, use of designated fly-quiet areas, and early-morning operations. A concern was raised regarding the adequacy of aircraft noise disclosures provided to renters and new homebuyers in the vicinity of the airport; the Roundtable indicated intent to pursue strengthened disclosure requirements through legislative channels.

The Study Group reported three recommendations regarding the Three Towers practice area: formal written guidance to flight schools reiterating that ground reference maneuvers are not advised within the Three Towers box, adoption of a standardized arrival altitude for the area developed in coordination with a certified flight instructor, and a joint outreach letter to the Colorado Pilots Association, the FAA, and flight school operators regarding use of the Fly Quiet area.

A data study was announced to assess the origin of flights contributing to complaint volume in the Three Towers area, including possible contribution from other regional airports, to inform further outreach.

A website redesign for the noise program was announced as in progress, with bids currently being collected. The Roundtable acknowledged the recent election of Pam as the new Chair of the Community Noise Roundtable, succeeding in her prior role as Vice Chair.

Commissioner Beatty commented on a 20% increase in operations between April and May and Mrs. Thompson observed that the introduction of electric aircraft is expected to alter — though not eliminate — the airport's noise profile going forward.

16. 2026 Hotdogs & Airplanes Runway 5k Recap

Zachary Gabehart and Samantha Blymyer

Zach and Samantha presented a recap of the annual Runway 5K fundraising event:

The event achieved a sellout of over 2,000 registered participants from 17 states and one international entrant, selling out approximately five weeks after registration opened. It generated approximately \$90,000 in sponsorship revenue and total net proceeds of approximately \$110,000, supporting the Airport Foundation's scholarship program. The event featured 43 sponsors, 37 attraction/vendor booths, and nine aircraft on static display.

The Board and the Executive Director expressed appreciation to event sponsors, volunteers, participating Board members, and airport staff for their support of the event.

Public Comment

Public Comment started at 5:10pm

A person in the audience introduced himself as part of the Centennial Pilots Association and spoke about a complaint filed against one of the FBOs in the airport and provided details on the procedure.

Another person in the audience spoke in support of continued investment in electric aviation infrastructure but expressed concern regarding displacement of the existing helicopter FBO operation, characterizing it as a viable, underutilized revenue opportunity that should be expanded rather than converted.

Then, a Louviers resident spoke, addressing the rise in complaints. He noted that he tracked planes flying over the area, their origins, and detailed how many complaints he submitted to Centennial Airport and other airports. Also explained the process taken to write this information down. He also mentioned some similar fly patterns.

Comments from Board and Staff

Thad Bagnato

Executive Session

Chair Bagnato indicated that the meeting will be adjourned after the Executive Session.

Commissioner Campbell made the motion to Adjourn to Executive Session to discuss certain details pursuant to CRS Section 24-6-402(4): (a) purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest; (b) conference with an attorney for purposes of receiving advice on specific legal questions; (c) matters to be kept confidential by federal or state law; (d) security arrangements; (e) determining positions relative to matters that may be subject to negotiations or negotiation strategies; and (f) personnel matters.

The primary discussion for this Executive Session will concern issues under (b) conference with an attorney to receive legal advice concerning AIP grants.

The Board will not adopt any proposed policy, position, resolution, rule, regulation or take any formal action during this Executive Session.

The motion to adjourn to Executive Session was made by Commissioner Campbell, seconded by Commissioner Beatty, and the motion passed unanimously. Adjourned to Executive Session at 5:20pm.

Adjournment

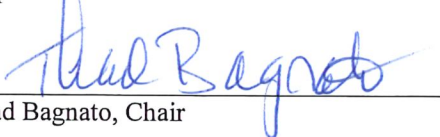
Thad Bagnato

Meeting was adjourned at 6:20pm from Executive Session.

Execution of Documents

Stacey Davenport

Approved


Thad Bagnato, Chair