



**COLORADO SPRINGS
AIRPORT**

**SPECIAL MEETING MINUTES
Airport Advisory Commission
Wednesday, August 20, 2019
1:00PM – 3:00PM
Colorado Springs Airport, Conference Room B**

COMMISSIONERS PRESENT: John Maier – Chairman
Bill Nichols – Vice Chairman
Hal Ellis - Commissioner
Aaron Wood – Commissioner
David L. Couch – Commissioner (conference call)
Chic Myers – Commissioner

**NON-VOTING
MEMBERS PRESENT:** Mark Volcheff – Alternate Commissioner

**NON-VOTING
MEMBERS ABSENT:** Michelle Ruehl – Alternate Commissioner
Councilor Andy Pico – City Council Liaison Member
Councilor Bill Murray – City Council Liaison Member
County Commissioner Stan VanderWerf – El Paso County Liaison Member
County Commissioner Mark Waller – El Paso County Liaison Member
Dave Elliott – Meadow Lake Airport Liaison

CITY STAFF PRESENT: Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Troy Stover – Assistant Director of Aviation
Brett Miller – Assistant Director of Aviation
Dana Jackson – Properties Administrator
Aidan Ryan – Marketing & Communications Manager
Dana Schields – Communications Specialists II
Christina Bonewell – Financial Analyst II

GUESTS PRESENT: Robert Sedlacek - Paradies
Wayne Heilman – The Gazette (arrived later)
William (Bill) Branyan – Urban Frontier

I. **MEETING CALLED TO ORDER at 1:00PM AUGUST 20, 2019 by CHAIRMAN MAIER**

II. **INTRODUCTION OF GUEST**

III. **COMMUNICATIONS**

- None

IV. **PUBLIC COMMENT**

- None

V. **ACTION ITEMS**

A. Peak Innovation Park Business Development

Commissioner Ellis questions why an "Out of Cycle Meeting" was called by the Chair. Director Phillips explained that the meeting was requested because of the time line requirement for submission of the Airport Supplemental Budget Authorization request.

Director Phillips briefed the Commission on a proposal to dispose of approximately 6 Acres "surplus property" within the Peak Innovation Business Park, to one logical potential purchaser, and to negotiate the construction of two hotels with the prospective purchaser. Mr. William Branyan, a partner at Urban Frontiers (Business Park Developer), updated the Commission on how the proposed project would impact the Business Park Concept plan. The efficacy of disposing of the surplus land versus negotiation a long-term lease for the property was thoroughly discussed. The Director requested a letter of support to City Council for the proposed land transaction.

Chairman Maier moved to reconsider the motion passed at the August 2, 2019, Special Meeting of the Commission. Vice Chairman Nichols seconded.

Discussion: Because of the change in project scope since the last Special Meeting, and to clarify the Commission's recommendation, Council opined that it would be best to reconsider the motion previously passed.

VOTE: APPROVED (Unanimous).

Commissioner Ellis (subject to the motion to reconsider) moved to withdraw the motion passed at the August 2, 2019, Special Commission meeting. Commissioner Wood seconded.

Discussion: None

VOTE: APPROVED (Unanimous).

Commissioner Ellis moved that the AAC express its support for the "Dual hotel project" in a letter to City Council. Commissioner Wood second.

Discussion: The Commission discussed the requirement to determine "one logical purchaser".

Commissioner Ellis moved to amend his motion and add that the commission recommends deeming the potential purchaser to be the one logical purchaser of the property. Commissioner Wood seconded.

Discussion: The basis for Commission's support as the one logical purchaser was discussed.

VOTE (amendment): APPROVED (Unanimous).

Chairman Maier moved to amend the motion on the floor to include the phrase, 'in the pursuit of this endeavor'. Vice Chairman Nichols seconded.

Discussion: None

VOTE (amendment): **APPROVED (Unanimous).**

The motion on the floor (as amended) was called.

Discussion: None

VOTE (Motion): **APPROVED (Unanimous).**

B. General Business Park Information

Vice-Chairman Nichols asked about road access to the facility currently being constructed in the Business Park. Director Phillips briefed that because of the challenges presented in constructing the intersection at Grinnell Blvd and Powers Rd, completion of the intersection will be delayed past the proposed opening of the facility. Because of the delay, a temporary road will be constructed between the facility and Peak Innovation Parkway, until construction of the intersection is completed. The temporary road will incur additional costs to the airport. It is anticipated that the intersection at Grinnell Blvd and Powers Rd will be completed by December 2019.

C. Supplemental Funds Authorization Request

Director Phillips briefed the Commission on why a \$2.7M Supplemental Budget Authorization needed to be submitted to City Council for support of infrastructure expenditures in the Peak Innovation Park, and to fund the Airport Land Use Compatibility Study and Master Plan. Director Phillips stated that the Airport had done a cash flow analysis, and even if the entire authorization were expended, the airport would never drop below 365 days of cash flow in reserve. The cash flow reserves fully consider previously approved projects through 2022 "and beyond". This is an authorization to spend money the airport already has available.

Vice-Chairman Nichols moved that the AAC submit a letter of support recommending approval of the Airport's \$2.7M Supplemental Budget Authorization request. Chairman Maier seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

VI. COMMISSION MEMBERS' COMMENTS

- None

VII. CHAIRMAN'S COMMENTS

- None

VIII. ADJOURNMENT

The meeting was adjourned at 2:43PM.

The next meeting date is Wednesday, August 28, 2019