



**COLORADO SPRINGS
AIRPORT**

Colorado's small airport

**SPECIAL MEETING MINUTES
Airport Advisory Commission
Thursday, July 21, 2022
4:00PM – 5:00PM
Colorado Springs Airport Conference Room B
(Public Via Teleconference)
Teams Meeting**

VOTING

COMMISSIONERS PRESENT: Bill Nichols – Interim Chairman (via TEAMS)
Mark Volcheff – Commissioner (via TEAMS)
Danny Mientka – Commissioner (via TEAMS)
Dr. Brian Erling – Commissioner (via TEAMS)
Michelle Ruehl – Commissioner (via TEAMS)
David L. Couch – Commissioner (via TEAMS)

VOTING

COMMISSIONERS ABSENT: Al Peterson – Commissioner

NON-VOTING

MEMBERS PRESENT:

NON-VOTING

MEMBERS ABSENT: Randy Helms – City Council Representative
Wayne Williams – City Council Representative
County Commissioner Stan VanderWerf – Liaison
Commissioner
County Commissioner Longinos Gonzalez, Jr. – Liaison
Commissioner
Dave Elliot – Meadow Lake Airport Liaison

CITY STAFF PRESENT:

Greg Phillips – Director of Aviation
Troy Stover – Assistant Director of Aviation
Michael Gendill – Senior Attorney
David Andrews – Senior Attorney (via TEAMS)
Jennifer Cook – Executive Assistant
Tracy Palmer – Paralegal

GUESTS PRESENT:

Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 4:00PM JULY 21, 2022, by INTERIM CHAIRMAN NICHOLS**

II. **SPECIAL MEETING**

- Metro District Update

Greg Phillips presented the Commission with the Metro District development update that was presented to the Budget Committee on June 28, 2022.

- Peak MD No. 1
 - Includes approximately 485 acres of proposed Office, Hospitality, Retail, and Light Industrial/Distribution Land Uses. 4.3 million square feet of buildings have been completed.
 - Approximately \$27m of Public Infrastructure has been constructed to date, with an anticipated additional \$10m to deliver projects in process.
- Peak MD No. 3
 - Will include approximately 854 acres of proposed Office, Retail, and Light Industrial/Distribution Land Uses. 1.9 million square feet of buildings are anticipated to be completed within the next 3 years.
- Peak MD Nos. 4-7
 - Will include approximately 1,300 acres of proposed Office, Hospitality, Retail, and Light Industrial/Distribution Land Uses. Multiple Districts are proposed to accommodate project phasing, land use, and bond requirements for distinctly different infrastructure requirements.
- Surplus Land Disposal

Greg Phillips presented the Commission with an in-depth overview of the City of Colorado Springs Municipal Airport's desire to dispose of surplus City property, approximately 0.114 acres, to the one logical purchaser, being the directors of Peak Metropolitan District No. 3. The proposed use for the subject property is a compatible land use with the Airport.

Airport staff is requesting the Commission submit a Letter of Support for the surplus land disposal. Airport staff will present the letter at the City Council Work Session on Tuesday, July 26, 2022.

Commissioner Mientka made a motion that the Airport Advisory Commission support the land disposal and that the Interim Chair draft a letter of support to City Council. Commissioner Erling seconded.

Discussion: Commissioner Ruehl asked if the Federal Aviation Association (FAA) had given their approval for the disposal of property. Greg Phillips responded the airport is awaiting a formal letter of approval from the FAA that states "the airport is authorized to release land".

VOTE: APPROVED (Unanimous, Roll Call Passes 6 Yes)

III. ADJOURNMENT

- Interim Chairman Nichols adjourned the meeting at 4:50 P.M.

The next meeting date is Wednesday, July 27, 2022