

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Federal Aviation Administration (FAA) - Instrument of Release for Lot 1, Jeffco Airport Business Center East Filing No. 1 - Airport

Date: 7/22/2025

Staff Recommendation: Resolved, that the Board of County Commissioners hereby approves Rocky Mountain Metropolitan Airport (RMMA) staff's application for an Instrument of Release between Jefferson County (Jeffco) and the Federal Aviation Administration (FAA) as to Lot 1, JeffCo Airport Business Center East Filing No. 1, and, if granted by the FAA, for the Chair to execute all necessary documents to effectuate the Instrument of Release.

Resolution No: CC25-191

Background: As a result of accepting Federal Airport Improvement Program grant funding, Rocky Mountain Metropolitan Airport property included on the airport's "Exhibit A" is Federally obligated for airport use. If an airport sponsor wishes to release and/or dispose of any Federally obligated property dedicated to airport use, the sponsor must formally request its release according to FAA Order 5190.6B and receive approval from the US Secretary of Transportation.

A portion of airport property known as the Jeffco Airport Business Center East (or "15 acres") has been identified for non-aeronautical development and is being developed in partnership with the consulting firm, Surf Fore, LLC. As a result of this development partnership, the County has entered

into long-term ground leases for Lots 2 and 3 of Jeffco Airport Business Center East Filing No. 1. However, Surf Fore, LLC has only been able to receive interest in Lot 1 as a purchase.

The County recently executed a Letter of Intent for the sale of 7.2 acres of a portion of Lot 1 to Great Lakes Capital. The subsequent purchase is subject to formal approval by the FAA of the sale transaction. Airport staff support the sale of this property as the Jeffco Airport Business Center East is not contiguous to the rest of the airfield and provides no current or anticipated future benefit for aviation use. However, the proceeds from the land sale will benefit the airport fund.

Fiscal Impact: None

BCC Briefing Presented on: 6/17/2025

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