

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

August 13, 2026

FROM: Mike Fronapfel, Executive Director/CEO

SUBJECT: Legislative Report and Airport Update

RECOMMENDATION: Advisory

BACKGROUND: To be provided on dais at the Board meeting.

FINANCIAL DATA: N/A

REVIEW BY OTHERS: L. Hinton, S. Davenport

PRESENTERS: Mike Fronapfel

Action of the Board of Commissioners

	1 st	2 nd	YES	NO	ABSTAIN
Bagnato	☐	☐	☐	☐	☐
Baker	☐	☐	☐	☐	☐
Beatty	☐	☐	☐	☐	☐
Campbell	☐	☐	☐	☐	☐
Summey	☐	☐	☐	☐	☐

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

August 13, 2026

FROM: Stacey Davenport – Director of HR and Administration

SUBJECT: Establish Jurisdiction to Proceed with Public Hearing

RECOMMENDATION: Advisory

BACKGROUND: There are **two** public hearings scheduled for today's meeting. They are concerning applications under Standards from Aircam National Helicopter Services, Inc; and Radiant Aviation Detailing, L.L.C.

APPLICATION UNDER STANDARDS – The Minimum Standards for Commercial Aeronautical Activities (the "Standards") require that the Public Hearing Notice be published in at least one publication at least 10 days before the scheduled hearing date.

Notice of such Public Hearing on the application from AirCam National Helicopter Service, Inc. to conduct Helicopter Airframe and Power Plant Repair as described under Part 3 Section (3), of the Standards **AND** the application from Radiant Aviation Detailing, L.L.C., to conduct Specialized Commercial Aeronautical Activities, specifically Aircraft Detailing and Cleaning as described under Part 3 Section (11) of the Standards was published in both the *Villager Newspaper* (Legal Notice #31421) and in the *Douglas County News-Press* (Legal Notice #DC3428) and on 7/30/2026. See attached Exhibits A and B.

FINANCIAL DATA: NA

REVIEW BY OTHERS: Luke Skaflen

PRESENTERS: Kimberly Bruetsch

Action of the Board of Commissioners

	1 st	2 nd	YES	NO	ABS
Bagnato	☐	☐	☐	☐	☐
Baker	☐	☐	☐	☐	☐
Beatty	☐	☐	☐	☐	☐
Campbell	☐	☐	☐	☐	☐
Summey	☐	☐	☐	☐	☐

AFFIDAVIT OF PUBLICATION

See Proof on Next
Page**Douglas County News Press**

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Douglas County News Press, a publication that is a "legal newspaper" as that phrase is defined for the city of Douglas County, for the County of Douglas, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jul 30, 2026

Notice ID: SytZ1VyfqJLlgr5n3Dyj

Notice Name: DC 3428 hearing Aug. 13

PUBLICATION FEE: \$38.22

Sabrina Kreifels

Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF DOUGLAS

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

30 day of July, A.D. 2026.

20134073610-806476

Notary Public

My Commission Expires: 2-22-2030

Public Notice

CENTENNIAL AIRPORT
NOTICE OF PUBLIC HEARING

Notice is hereby given that during a regular meeting which begins at 3:00 p.m. on Thursday, August 13, 2026, the Board of Commissioners of the Arapahoe County Public Airport Authority will hold a *Public Hearing* at which all interested persons will be given the opportunity to be heard concerning an Application Under Centennial Airport's Minimum Standards for Commercial Aeronautical Activities from the following two applicants:

Radiant Aviation Detailing, L.L.C., to conduct Specialized Commercial Aeronautical Activities, specifically Aircraft Detailing and Cleaning as described under Part 3 Section (11).

AirCam National Helicopter Service, Inc. to conduct Helicopter Airframe and Power Plant Repair as described under Part 3 Section (3).

The hearing will be conducted as a Virtual Public Meeting via GoTo Meeting. In order to view the board meeting or participate in the public hearing, visit the following link and follow the instructions to join the meeting: <https://centennialairport.com/virtual-boardroom>.

Arapahoe County Public Airport Authority

Legal Notice NO. DC 3428
Publication: July 30, 2026
Publisher: Douglas County News Press

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

August 13, 2026

FROM: Luke Skaflen, Senior Business Support Specialist – Administration

SUBJECT: Public Hearing on Application from Radiant Aviation Detailing, L.L.C., to conduct Mobile Aircraft Support Service, specifically, Aircraft Cleaning and Detailing activities under Part 3, Section 11 of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities.

RECOMMENDATION: Motion to approve the Radiant Aviation Detailing, L.L.C., application and authorize the Chair and Clerk to sign the associated 10-year Agreement Under Standards.

BACKGROUND: Radiant Aviation Detailing, L.L.C., (the "Applicant") submitted its application on July 16, 2026, to conduct Mobile Aircraft Support Service, specifically Mobile Aircraft Detailing and Cleaning. The Applicant will be offering exterior and interior detailing and cleaning, including aircraft paint restoration and brightwork at Centennial Airport.

As of writing (8/4/26), the Applicant has approval from JetCenters of Colorado to operate on its leasehold. The Applicant is in discussions with the other 2 FBO and expects their consents soon. If available, the additional consents will be emailed to the Board or placed on the dais. The Applicant has entered into an agreement to store some of its supplies and operating equipment at the Fox Hangars (Gold 24).

The Applicant's Principals are Luke Spooner and Ciera Munn. The Principles have both received training with the American Detailing Association. They plan to add employees as demand dictates.

The Applicant has provided proof of acceptable insurance levels as required by the Minimum Standards. Staff recommends approval at this time.

The application and draft Agreement Under Standards are attached. Exhibits containing personal information have not been attached here, but are available for review by the Board upon request.

FINANCIAL DATA: \$200 application fee and \$500 annually in activity fees due February 1 of each year.

REVIEW BY OTHERS: Stacey Davenport

PRESENTERS: Luke Skaflen

Action of the Board of Commissioners

	1 st	2 nd	YES	NO	ABSTAIN
Bagnato	☐	☐	☐	☐	☐
Baker	☐	☐	☐	☐	☐
Beatty	☐	☐	☐	☐	☐
Campbell	☐	☐	☐	☐	☐
Summey	☐	☐	☐	☐	☐



Arapahoe County Public Airport Authority Minimum Standards

APPLICATION FOR COMMERCIAL AERONAUTICAL ACTIVITIES

CHECK ONE:



New Application



Reapplication



Information for an Assignment

Pursuant to PART 4 of the Minimum Standards for Commercial Aeronautical Activities adopted by the Arapahoe County Public Airport Authority, all applications must demonstrate compliance with all the PART 2, General Requirements and the specific requirements under PART 3, Sections (2) through (12) and must contain the following below listed information.

Space has been provided for response to each question. In many cases, it may be necessary to attach the requested information. If so, please indicate as "See Attached – Exhibit ____". Care should be taken in preparing this application as any incomplete or incorrect information may delay consideration by the Board.

Consistent with applicable law, financial information you submit may be confidential. If you wish to request that the financial information you submit be kept confidential, you must submit such information in a separate attached exhibit. Other information submitted as a part of this Application will be made available to the public upon request.

1) BASIC BUSINESS INFORMATION

Name of Business: Radiant Aviation Detailing

Airport Business Location: Mobile Detailing. Storing supplies and Equipment at Fox 1

(see 'Hangar Lease Agreement' attached)

(Provide copy of sublease & drawings describing facilities and auto parking areas.)

Mailing Address: 1500 N Grant St STE N Denver, CO, 80203, USA

Telephone: (561)- 425-2948 / (303)-945-5032

Type of Business Services Offered: Mobile Aviation Detailing; Dry Wash, Interior Detail, Paint Polishing, Ceramic Coatings, Brightwork, De-Ice Boots Care.

Commencement Date: 20th June 2026

Hours of Operation: 24hrs a day

Principal Owners: Ciera Munns

Luke Spooner

Key Personnel & Titles: Ciera Munns & Luke Spooner - Owners

For Office Use

"Hangar Lease Agreement" Exhibit A
DJC's Email Consent,
Exhibit B

Part 3- Section 11 of
Min Standards



Arapahoe County Public Airport Authority Minimum Standards

2) CERTIFICATIONS & EXPERIENCE INFORMATION:

- Describe past experience in the specified aviation services for which application is made:

Ciera and Luke have both attended a 3 day in depth Aviation detailing course in Texas, ran and accredited by the ADA (Aviation Detailing Association). The ADA is a stand out Aviation detailing course provider as students are instructed by an Inspection Authorization certified teachers and train OEM approved SOP's using solely Boeing and Collins Aerospace certified products. Luke has also attended a 4 day Advanced OEM approved Brightwork and De-ice boots course provided by the ADA. See our work history below for ceramic, de-ice boot care, polishing, brightwork and general detailing of aircraft.

Falcon 2000EX - [REDACTED]
Bombardier CL-600 - [REDACTED]
King Air 300 - [REDACTED]
Cirrus Vision SF50 - [REDACTED]
DC3 - [REDACTED]
Beech 200 - [REDACTED]
Citation CJ4 - [REDACTED]
Cessna 150 - [REDACTED]

- Describe experience data on the key personnel or submit resumes as separate attachments:

Please see the attached 'Luke Spooner Resume 2026' and 'Ciera Munns Resume 2026' Attached

Please also see attached 'References' for further insight into our prior combined 21 years of transferable experience and character insight.

- List all applicable local, state, and /or federal certifications and licenses currently held or to be obtained. Include copies of currently held licenses and certifications.

Ciera - 3 day ADA Aviation Detailing Course - Attached
Luke - 3 day ADA Aviation Detailing Course - Attached
Luke - 4 Day ADA OEM Advanced Bright work and De-Ice Boots Course - Email Attached

- If applicable, describe number of aircraft to be utilized including makes, models, passenger seating capacity, cargo capacity, aircraft registration numbers (n-numbers) and copies of any applicable operating certificates.

For Office Use

Spooner and Munns
certificates, Exhibit D

Spooner and Munns
Resume, Exhibit C

Spooner and Munns
certificates, Exhibit D

N/a



Arapahoe County Public Airport Authority Minimum Standards

3) FINANCIAL & MARKET INFORMATION:

- A. Provide a written confirmation of account status and history from bank (*see sample bank letter*):

See 'Chase Bank Letter' attached

- B. Provide a full description of proposed nature of the operation. Include all services to be provided, number of persons to be employed, and any expansion plans, etc.:

Radiant Aviation Detailing is a mobile detailing business for aircraft. Services provided will entail rinseless wash, interior cleaning, carpet extraction, leather treatment, brightwork polishing, paint refurbishment/polishing, ceramic coatings and De-Ice Boot cleaning and care. Currently the operation is made up only of two co-owners. We would like to expand in the future but no immediate plans to do so as to guarantee the quality of our services.

- C. Provide a statement of need for your proposed operation at the Airport:

We would like to request access to the Centennial Airport via car and personal gate passes in order to access our current prospective clients and future client hangars as our business continues to grow. After proving our quality of work and reliability, access will be crucial throughout APA in order to build relationships and build our business working for other operators at the airport.

- D. Provide a deposit equal to 50% of the anticipated annual aircraft and/or activity fees (*does not apply to activities under Sections 2 and 2.5 or re-applications*):

- E. Provide the appropriate non-refundable application fee:

For Office Use

Bank Letter not attached, but available upon Board request

Temp access given pending application approval

Paid via check

Paid via check

PLEASE NOTE:

The Authority reserves the right to ask for additional financial and market information in order to determine whether the operator is reasonably fit, willing and able to discharge its economic obligations to the Airport community. Examples of additional information include but are not limited to market analysis, cash flow, profit and loss projections, financial statements prepared by a Certified Public Accountant, credit reports on the business or each party owning or having a financial interest in the business.



Arapahoe County Public Airport Authority Minimum Standards

4) **INSURANCE & OTHER INFORMATION:**

- List all types and amounts of insurance coverage to be maintained for the proposed operation. Include a copy of your certificate of insurance listing the Arapahoe County Public Airport Authority as additional insured and reflecting at least the required minimum liability coverages for your proposed operation.

Bodily Injury and Property Damage Liability:

Airport Operations- \$1,000,000

Products and Completed Operations- \$1,000,000

Fire Legal Liability: \$50,000

HangarKeeper's Liability: \$500,000

- If the proposed operation includes rental, sales or flight training, provide a copy of your student/renter insurance disclosure notice as well as evidence that the same notice has been incorporated in any rental agreements.

For Office Use

Insurance
Certificate,
Exhibit E

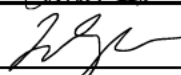
n/a - no flight
training

The applicants hereby respectfully request that the Arapahoe County Public Airport Authority consider the foregoing application by the following date, June 20, 2026, for permission to perform the specified aeronautical activities at Centennial Airport.

To be acknowledged and signed by each principal owner (ie President, General Partner, CEO, CFO, Chairman, Secretary, Treasurer etc.)

Completed by Ciera Munns Title Co-Owner Date June 11, 2026

Signed by  Title Co-Owner Date June 11, 2026

Signed by  Title Co-Owner Date June 11, 2026

Signed by _____ Title _____ Date _____

For Office Use

DATE REVIEW
COMPLETED:

For Office Use

DATE OF PUBLIC
HEARING:

8/13/26

For Office Use

WHEN PUBLISHED:

7/30/26

HANGAR LEASE AGREEMENT

This Hangar Sublease for onsite storage ("Lease") is made as of the 3rd day of JUNE, 2026 (the "Effective Date") and is entered into by and between FOXHANGARA, LLC, A COLORADO LIMITED LIABILITY COMPANY (the "Landlord") and RADIANT AVIATION DETAILING (the "Tenant"). In consideration of the payment of the Rent (as defined below) and the performance of the promises by Tenant set forth below, Landlord hereby leases to Tenant, and Tenant hereby accepts, the storage space (as defined below), subject to the terms and conditions of the Lease.

RECITALS

A. Landlord is the owner of the hanger known as FOXHANGARA, located at 7905 S PEORIA ST, HANGAR A, PARCELS 13 AND 13A, ENGLEWOOD, CO 80112 (the "Premises") at the Centennial Municipal Airport, Centennial, Colorado (the "Airport").

B. Tenant acknowledges that they will be sharing the Premises (in accordance with this Lease and as further detailed in Section 14 below) with Landlord's owners (the "Principals") with no specific delineation of Tenant's portion of the Hangar and any reference to the Premises or Hangar refers to such shared space.

AGREEMENT

1. **Grant.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the onsite storage space located along the south wall of inside Fox Hanger A, at Centennial Municipal Airport, Centennial, in the County of Arapahoe, State of Colorado, and all improvements therein.
2. **Term.** The Lease term (the "Initial Term") shall commence on 3 JUNE, 2026 (commencement date) and terminate 3 June, 2027. The lease will renew annually from the termination date unless either party decides to terminate the lease in writing, 60 days prior to the termination date of that respective year. Nothing in this paragraph will contradict paragraph 17 of the agreement Landlord Right to Terminate.
3. **Rent.** The monthly rent during the Term will consist of Base Rent plus Additional Rent. Base Rent during the term of this lease is \$ [REDACTED], due on the first day of each month. All amounts payable by Tenant to Landlord under this Lease will constitute rent. All payments of Rent will be made, without offset, deduction, or abatement of any kind, to Landlord at the address specified herein or such address as Landlord provides to Tenant after the date hereof. Any rent not paid when due will accrue interest at the rate of 18% per annum from the date due until date paid. The monthly rent will increase by 4% on the 1-year anniversary date from the commencement date and each 1-year anniversary date thereafter.
4. **Security Deposit.** Landlord will not require a security deposit from Tenant and the parties acknowledge that no security deposit is or has been held by Landlord pursuant to this lease or a Prior Lease.
5. **Purpose.** Landlord hereby leases the Premises for the purpose of Aviation Detailing equipment storage. All materials will be properly labeled and kept inside the locked cabinet. A key to the cabinet will be proved to the landlord. All equipment that will not fit inside cabinet will be placed along the wall and must be stored in the off and unplugged position.
6. **As-Is; Maintenance of Hangar; Compliance with Rules; Condition on Return.** Tenant takes the Hangar as-is and shall return it to Landlord in the same or better condition and without abandoned personal property remaining in the Hangar. Tenants agree to maintain the Hangar in a clean and orderly condition, and in accordance with all applicable federal, state, and local laws and ordinances. Tenant shall be responsible for clean-up and maintenance due to fuel or oil spills and any dirt and debris brought into the Hangar by Tenant vehicles parked in the Hangar as allowed under this Lease. In the event Tenant, upon Landlord's sole determination, fails to properly clean and maintain the Hangar Landlord shall have the right to retain third-party cleaning services for such purpose and bill Tenant for 100% of such services as Additional Rent.

Tenant shall become familiar with and shall abide by all of the Airport's Rules and Regulations as published by the airport from time to time relating to the use of the Hangar and the use of any of the Airport's other facilities, whether promulgated before or after the execution of this Lease, and in particular Tenant shall also abide by the following rules:

- A. All power tools used by Tenant shall be grounded.
 - B. No priming or painting allowed in the Hangar except for touching up minor chips.
 - C. Paints, solvents, thinners, and other flammable liquids or materials will be used only when the Hangar door is completely open to provide adequate ventilation.
 - D. Combustible materials must be stored in NFPA-approved containers and closed when not in use.
 - E. No open flames or welding in the Hangar at any time.
 - F. No smoking of any type shall be permitted in the Hangar at any time.
 - G. In accordance with Section 15 below, the Hangar shall be organized so that the Landlord aircraft and equipment and Tenant's Aircraft can always be moved into and out of the Hangar; and
 - H. Tenants shall not permit any accumulation of oily rags, paper, rubbish, or other debris, nor overload electrical circuits, which could pose a risk of fire.
7. **Insurance.** Tenant shall, at its cost, maintain in full force and effect during the term of this Lease, and any extension thereof, insurance coverage for liability insurance coverage, including Premises Liability, with a minimum limit of \$1,000,000 for each occurrence for Bodily Injury and Property Damage. All Tenant insurance policies shall be endorsed to name Landlord as an additional insured party for the full amount of the policy limits. Such insurance shall contain a standard cross-liability endorsement. Homeowners insurance is NOT satisfactory and does not fulfill the above requirements. All insurance policies required herein shall contain a provision that written notice of cancellation or changes in coverage limits shall be delivered to Landlord thirty (30) days in advance, except for cancellation for nonpayment which shall be delivered to Landlord ten (10) days in advance. Tenant shall provide Landlord with certification or proof of current insurance prior to use of the Hangar by Tenant.
8. **Alterations.** Tenant shall not alter any existing fixtures or improvements or alter the Hangar walls, floor, ceiling or electrical system in any manner; nor shall Tenant hang anything from ceiling, walls, beams, doors, or fixtures in hangar; nor shall Tenant add fixtures or improvements or in any other way modify the Hangar without the express and prior written approval of the Landlord. Any and all such work approved by Landlord shall be conducted at Tenant's sole cost and expense. All fixtures, improvements, and additions made in or upon the Hangar, whether by Landlord or by Tenant, shall become Landlord's property and shall remain in or upon the Hangar at the termination of this Lease, however terminated, without any compensation being paid by Landlord to Tenant.
9. **Assignment.** Tenant may not assign, sublet or otherwise permit occupancy or use of the Hangar, for compensation or not, without first obtaining the written consent of landlord, which consent may be withheld in Landlord's sole discretion.

10. **Delinquency in Rent; Rights of Landlord.** When any part of the rent or other charges due from Tenant remain unpaid for five (5) days, Landlord shall be entitled to terminate the right of Tenant to use the Hangar by sending notice thereof to Tenant, at Tenant's last known address, and to the alternative address, if any, provided by Tenant and set forth herein, by Certified Mail/Return Receipt, containing the following:
- A. An itemized statement of the Landlord's claim showing the sums due at the time of the notice and the date when the sums became due.
 - B. A statement that the Tenant's right to use the Hangar will terminate on a specified date, not less than thirty (30) days after the mailing of the notice, unless all sums due are paid by the Tenant prior to the specified date; and
 - C. A notice that the Tenant may be denied access to the Hangar after the termination date if the sums are not paid.
11. **Other Default.** In the event that Tenant violates any of the terms hereunder (other than the obligation to pay rent or other charges), then Landlord may, at its option, provide Tenant with a notice stating that if such violation is not cured within thirty (30) days of the date of such notice, then this Lease shall automatically terminate. Tenant agrees that in the event of such termination, Tenant shall immediately surrender possession of the Hangar to Landlord and remove all of Tenant's property from the Hangar.
12. **Indemnity.** Tenant shall indemnify and hold harmless Landlord, its members, directors, officers, employees and agents, from and against any and all claims arising from Tenant's use of the Hangar, or from any activity, work or things done, permitted or suffered by Tenant in or about the Hangar or elsewhere and shall further indemnify and hold harmless Landlord, its directors, officers, employees and agents, from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease or arising from any negligence of the Tenant, or any of Tenant's agents, contractors, guests, invitees, or employees, and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Landlord, its directors, officers, employees and agents, by reason of any such claim, Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel satisfactory to Landlord.
13. **Risk of Loss.** Tenant bears all risk of loss or damage to Tenant Aircraft and any other, and is not responsible for any damage to or loss of the stored property, whether caused by fire, water, earthquake, liquefaction, theft, terrorism, or any other risk. Tenant acknowledges that insurance is available from independent insurance companies to protect Tenant in the event of theft, damage, or destruction of the stored property.
14. **Entry to Hangar; Moving of Aircraft.** Tenant acknowledges and agrees that its use of and right to possession of a portion of the Hangar is in conjunction with Landlord and the Principals.

15. **Entire Agreement.** This Lease, including any addenda incorporated by attachment, contains the entire agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein.
16. **Governing Law.** The construction of this Lease, and the rights and liabilities of the parties hereto, shall be governed by the laws of the State of Colorado without reference to its conflict of laws principles.
17. **Landlord Right to Terminate.** Landlord may, in its sole discretion, terminate this Lease by providing Tenant with written notice specifying the date of such termination, which shall not be less than ninety (90) days from the date such notice is provided to Tenant (the "Termination Date"). This Lease will terminate as of the Termination Date and neither Landlord nor Tenant will have any further rights or obligations under this Lease, except with respect to those matters in this Lease that expressly survive the termination of this Lease.
18. **Non-Waiver.** Failure of either party to enforce any provision of this Lease is not construed as a waiver of that provision or of either party's right to enforce that provision or any other provision of this Lease. The acceptance of rent by Landlord shall not operate as a waiver of any prior breaches of this Lease.
19. **Addresses.** Tenant is required to notify Landlord in writing within fourteen (14) days of any changes in Tenant's contact addresses and home/work/mobile telephone numbers. All notices to the parties shall be in writing and shall be addressed and mailed to their representatives as follows:

Landlord: Attn: Address:

FOXHANGARA LLC
Steve Davis

Mobile Phone: Email:



Tenant: Attn: Address:

Phone: Email:

Radiant Aviation Detailing
Ciera Munns & Luke Spooner
303 -945-5032 / 561-425-2948
info@radiantaviationdetailing.com

PRIOR TO OCCUPYING THE HANGAR, TENANT SHALL PROVIDE LANDLORD WITH COPIES TO TENANT'S CURRENT AIRCRAFT REGISTRATION AND/OR PROOF OF OWNERSHIP, DOCUMENTATION OF AIRWORTHINESS, CURRENT CERTIFICATE OF INSURANCE, DECLARATION OF AIRCRAFT HOMEBASE, AND ANY OTHER AIRCRAFT DOCUMENTATION REQUESTED.

IN WITNESS WHEREOF, the parties hereto have executed this Hangar
Lease Agreement as of the Effective Date.

Landlord: FOXHANGAR LLC

By:

Name:

Title: Manager


STEVEN R. DAVIS

June 3, 2026

Tenant:

Name:


Ciera Munns
Title: Owner - Radiant Aviation
Detailing

Luke Skaflen

From: Jeff Craig [REDACTED]
Sent: Thursday, July 23, 2026 11:49 AM
To: info
Cc: [REDACTED]
Subject: Re: Support for Radiant Aviation Detailing's APA Commercial Operating License
Attachments: Cert of Ins - Arapahoe County Public Airport Authority - Centennial Airport.PDF; Cert of Ins - Denver JetCenter, Inc.PDF

Follow Up Flag: Follow up
Flag Status: Flagged



[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Good afternoon Luke,

I am ok with Radiant Aviation operating at jetCenter at customer request. We will need to ensure that they remain in good standing with their insurance requirements and the airport each year.

Additionally, if there are any changes to their operations or the way they conduct business at Centennial Airport, I would appreciate being informed.

Thank you,

Jeff



Jeff Craig, MBA, MA | VP of Operations

7625 S. Peoria Street, Englewood, CO 80112
[REDACTED]

From: info <info@radiantaviationdetailing.com>

Sent: Thursday, July 23, 2026 10:17 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Support for Radiant Aviation Detailing's APA Commercial Operating License

Hi Jeff and Luke,

Please see below our updated COI's at \$5,000,000 GL and \$500,000 HK each listing Arapahoe County Public Authority and Denver Jet Center as additionally insured. Let me know if you need anything else from us. Thank you all for your patience on this!

Best,



MEMBER

This is to certify that

LUKE SPOONER

has successfully completed the Aviation Detailing Course offered by the
Aviation Detailing Association

LUKE

has demonstrated exceptional knowledge and
skills in aircraft safety, appearance, and cleanliness, thereby showcasing their
unwavering dedication to upholding the highest standards in the aviation industry.

17 MAY 2026

Certified this day


FOUNDER


TRAINER



From [Josh Hernandez](#) on 2026-06-09 16:22



[Details](#)



[Headers](#)



[Plain text](#)

To Whom It May Concern,

This email serves as formal verification that Luke has successfully completed the Aviation Detailing Association (ADA) Advanced OEM Brightwork Restoration Training Course and is recognized as having received instruction in advanced aircraft brightwork restoration procedures, polishing techniques, substrate identification, aircraft-safe practices, and industry-standard restoration methodologies.

Additionally, Luke is a current member of the Aviation Detailing Association and remains in good standing with the organization.

The ADA is dedicated to advancing professional standards within the aircraft detailing and preservation industry through specialized training, certification, continuing education, and the promotion of aircraft-safe maintenance and preservation practices.

Should you require any additional information regarding Luke's training or membership status, please feel free to contact us.

Sincerely,

Josh Hernandez

Founder

Aviation Detailing Association (ADA)

AviationDetailingAssociation.com



MEMBER

This is to certify that

Ciera Munns

has successfully completed the Aviation Detailing Course offered by the
Aviation Detailing Association

Ciera

has demonstrated exceptional knowledge and
skills in aircraft safety, appearance, and cleanliness, thereby showcasing their
unwavering dedication to upholding the highest standards in the aviation industry.

17 MAY 2026

Certified this day

[Signature]
FOUNDER

[Signature]
TRAINER

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Intermountain Business Insurance 1124 W. South Jordan Parkway, STE B South Jordan, UT 84095	CONTACT NAME: Natasha Gray PHONE (A/C, No, Ext): 801.446.3000 FAX (A/C, No): E-MAIL ADDRESS: natasha@teamibi.com																					
INSURED Radiant Aviation Detailing LLC 1500 N GRANT ST, STE N Denver, CO 80203	<table border="1"> <tr> <td colspan="2">INSURER(S) AFFORDING COVERAGE</td><td>NAIC #</td></tr> <tr> <td>INSURER A:</td><td>ACE Property and Casualty Insurance Company</td><td>20699</td></tr> <tr> <td>INSURER B:</td><td></td><td></td></tr> <tr> <td>INSURER C:</td><td></td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	ACE Property and Casualty Insurance Company	20699	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 00010534-260723092727

REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		AAP N11168991 001	07/23/2026	07/23/2027	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	Y		AAP N11168991 001	07/23/2026	07/23/2027	COMBINED SINGLE LIMIT (Ea accident) \$ Included BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Hangarkeepers			AAP N11168991 001	07/23/2026	07/23/2027	Each Aircraft 250,000
A	Hangarkeepers			AAP N11168991 001	07/23/2026	07/23/2027	Each Loss 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Automobile Liability Applies to "On Airport Premises" only
The following is listed as an Additional Insured

CERTIFICATE HOLDER

CANCELLATION

Arapahoe County Public Airport Authority - Centennial Airport 7565 S. Peoria Street, Unit D9 Englewood, CO 80112	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (NAG)
---	---

AGREEMENT UNDER STANDARDS

THIS AGREEMENT, between the Arapahoe County Public Airport Authority ("Authority") and Radiant Aviation Detailing, L.L.C., a Colorado limited liability company ("Licensee"), is dated as of the 13th day of August 2026.

WHEREAS, Authority is responsible for the operation and maintenance of the Centennial Airport, hereinafter referred to as "Airport"; and

WHEREAS, the Authority has adopted Minimum Standards for Commercial Aeronautical Activities ("Standards") at the Airport, and

WHEREAS, Licensee has met all requirements stipulated within said Standards for the conduct of the activities proposed and has made application for the licensing of its operation; and

WHEREAS, Licensee submitted its application under Standards to the Authority on 16th day of July 2026; and

WHEREAS, Licensee proposes to commence its mobile commercial aeronautical activities on the JetCenters of Colorado leaseholds (the "Premises") at the Airport; and

WHEREAS, Licensee to conduct mobile detailing operations on JetCenters of Colorado leasehold pursuant to the terms of an email dated the 23rd of July 2026 ("FBO Agreements"); and

WHEREAS, the Authority has held public hearings upon Licensee's application and has approved said application on the 12th day of February 2026.

NOW, THEREFORE, the parties hereto agree as follows:

1. Authorized Activities: Authority grants Licensee the right to conduct the following named commercial aeronautical activities under the Standards at the Premises:

Specialized Commercial Aeronautical Activity of Mobile Aircraft Cleaning & Detailing
as defined under Part 3 Section (11)

2. Term: The authorization granted Licensee to conduct the above-named commercial aeronautical activities shall terminate ten (10) years from the date of this Agreement or upon the expiration of the term of the FBO Agreements as may be amended by the parties thereto whichever occurs first. Licensee may renew the Agreement by submitting an application and demonstrating compliance with all requirements of the Standards in place at the time of renewal.

3. Fees:

a. Licensee shall pay to Authority the fees prescribed in Exhibit A attached hereto and made a part hereof adopted by the Authority September 8, 1994, as amended. It is understood that the fees may be increased or decreased from time to time by the Authority and Licensee agrees to be bound by any changes to the fees in Exhibit A hereafter made by the Authority and to make payment to the Authority in accordance therewith.

b. The Fees specified in the Schedule of Fees and Charges shall be paid annually; the initial payment of \$0.00 to be made by Licensee upon execution of this Agreement and subsequent payments made prior to February 1 of each succeeding year.

c. In the event of termination of service by Licensee subsequent to the date of this Agreement, the Annual Fees for this activity shall be adjusted in accordance with the following formula:

Prior to 1 April	Full Fee
Between 1 April and 30 June	3/4 Fee
Between 1 July and 30 September	1/2 Fee
Between 1 Oct. and 31 Dec.	1/4 Fee

4. Delinquency: The payments set forth in paragraph 3b above must be kept current. Interest from the due date shall be charged on any payment overdue at the rate of one and one-half percent (1 1/2%) for month prorated for the number of days late and based on the date of receipt of payment by Authority.

5. Place and Manner of Payments: All payments required to be made hereunder by Licensee to Authority shall be made at the Airport Manager's Office at the Airport. All payments shall be made in legal tender of the United States. All checks shall be received by Authority subject to collection of any such checks.

6. Books and Records: Licensee shall keep and maintain at Airport or at such other place as may be approved in writing by Authority, true and accurate books and records regarding the aircraft used in its operations under the terms of this Agreement in a form satisfactory to Authority.

7. Inspection: Authorized representatives of the Authority shall have the right to inspect the premises of Licensee at reasonable intervals during regular business hours to determine whether Licensee has complied and is complying with the terms and conditions of this Agreement.

8. Notifications:

a. Licensee agrees to comply with the requirements stipulated for conduct of Mobile Aircraft Cleaning & Detailing as defined under Part 3 Section (11) as set forth in said Standards and with the Airport Rules and Regulations, both of which may be amended from time to time by the Authority; and to notify the Authority with respect to any change in the elements of its operations, including but not limited to:

- 1) change in any required insurance coverage
- 2) change in hours of operation
- 3) change in qualification/certification required of its employees
- 4) change in location of required facilities
- 5) change in aircraft fleet
- 6) change in owners, principals or key officials of Licensee
- 7) change in company name
- 8) change in the scope of business services along with amendments to FAA certifications concerning such operations

b. All notices required hereunder shall be made to the Authority as follows: Executive Director, 7565 South Peoria Street, Unit D9, Englewood, Colorado 80112, and to Licensee at:

[REDACTED]. All notices shall be hand delivered or sent certified mail, return receipt requested.

9. Insurance:

a. Licensee agrees that it will at all times during the terms of this Agreement, at its cost and expense, provide and keep in force a policy or policies of insurance as described on Exhibit A attached hereto and made a part hereof; include the Authority, its officers, and agents as additional insured. All policies of insurance required herein shall be in a form and in a company or companies approved by the Authority and qualified to do business in the state of Colorado. Licensee shall furnish proper certification and evidence of compliance to the Authority. Such certification shall provide that such policy may not be materially changed, altered, or canceled by the insurer during its term without first giving twenty (20) days written notice by registered mail, return receipt requested, to Authority.

b. Licensee shall not violate the terms or prohibitions of any insurance policy herein required.

c. Authority shall not be under any obligation to prosecute, settle or adjust any claim which may accrue under any such policy of insurance.

10. Personnel:

a. The Licensee shall have in his employ and on duty during operating hours trained personnel in such numbers as are required to meet the Standards in an efficient manner for each aeronautical service being performed.

b. All personnel of Licensee are required to hold current Federal Aviation Administration certificates and ratings, as they are required.

11. Standard Clauses:

a. This Agreement grants Licensee the non-exclusive right to use the airfield and associated operational areas in common with others as authorized, which right shall be exercised in accordance with the laws of the United States of America and the State of Colorado, the rules and regulations promulgated by their authority with reference to aviation and air navigation, and all pertinent directives, Rules and Regulations of the Authority.

b. Licensee shall make its accommodations and/or services available to the public on fair and reasonable terms without unjust discrimination on the basis of race, color, religion, sex, age, handicap, or national origin.

c. Licensee shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit of service; provided, that Licensee may be allowed to make reasonable and nondiscriminatory prices for each unit of service; provided, that Licensee may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers.

d. Licensee shall maintain at its own expense all necessary permits and licenses required in the conduct of its business at the Airport.

e. Licensee shall at all times retain qualified and competent personnel to conduct its authorized activities and said personnel shall be authorized to represent and act for Licensee.

f. Licensee shall observe and obey all laws, ordinances, rules and regulations of the United States of America and of the State of Colorado, Arapahoe County, and the Authority which may be applicable to its operations at the Airport.

g. Licensee shall pay, in addition to the application and annual activity fees, as required herein, all other costs connected with the operation of said business including, but not limited to, insurance and taxes.

h. Licensee shall provide the Authority a schedule of the hours of operation that Licensee will be open to the public and the names and telephone numbers of Licensee's officials who shall be available at all hours of Licensee's operations at the Airport to perform required management functions.

i. Licensee shall conform to all applicable safety, health, environmental, and sanitary codes and agrees to cooperate with the Authority in its fire prevention efforts and comply with Airport Rules and Regulations.

j. Licensee is and shall be deemed to be an independent contractor in the conduct of its business and activities hereunder and shall be responsible to all persons for its acts of omission or commission and Authority shall in no way be responsible therefore. In the use of the Airport, Licensee shall indemnify Authority, Arapahoe County and the State of Colorado, their agents and employees, from any and all liability that may proximately result because of any negligence on the part of Licensee's officers, agents, or employees.

k. Licensee shall comply with the requirements of any Executive Order barring discrimination; further, in accordance with these requirements, Licensee shall not discriminate in any manner against any employee or applicant for employment because of political or religious opinion or affiliation, sex, race, creed, color, handicap, or national origin; and further, licensee shall include a similar clause in all subcontracts, except subcontracts for standard commercial supplies or raw materials. Licensee understands acknowledges that the Authority has given to the United States of America, acting by and through the Federal Aviation Administration, certain assurances with respect to non-discrimination which have been required by Title VI of the Civil Rights Act of 1964, and by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, as a condition precedent to the Government making grants in aid to the Authority for certain Airport programs and activities, and that the Authority is required under said regulations to include in every agreement or concession pursuant to which any person or persons other than the Authority operates or has the right to operate any facility on the Airport providing services to the public, the following covenant, to which Licensee agrees:

"Licensee, in its operation at and use of the Airport, covenants that it will not, on the grounds of sex, race, color, or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Title 49, Code of Federal Regulations Department of Transportation Subtitle A, Office of the Secretary, Part 21; and in the event of such discrimination; Licensee agrees that the Authority has the right to take such action against Licensee as the Government may direct to enforce this covenant."

l. Airport Development: The Authority reserves the right to further develop or improve the landing area of the Airport as it sees fit and without unreasonable interference or hindrance.

m. Performance of Services: It is clearly understood by the Licensee that no rights or privileges have been granted which would operate to prevent any person, firm or corporation operating aircraft on the Airport from performing any services on its own aircraft with its own regular employees (including but not limited to, maintenance and repair) that it may choose to perform provided, however, that such services shall be subject to the Rules and Regulations established by the Authority and shall be consistent with terms of any lease or sublease of hangar space.

n. Authority's Rights: The Authority reserves the right (but shall not be obligated to the Licensee) to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport together with the right to direct and control all activities of the Licensee in this regard.

o. Airport Obstruction: The Authority reserves the right to take any action it considers appropriate to protect the aerial approaches of the Airport against obstruction, together with the right to prevent the Licensee from erecting or permitting to be erected, any building or other structure on the Airport which, in the opinion of the Authority, would limit the usefulness of the Airport or constitute a hazard to aircraft.

p. Subordination: This shall be subordinate to the provisions of any existing or future agreement between the Authority and the United States, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport. This subordination includes, but is not limited to, the right of the Authority, during time of war or national emergency, to lease the landing area, or any part thereof, to the United States for military or naval use, and if any such lease is made, the provisions of this Agreement shall be suspended.

q. Indemnity: The Licensee shall hold the Authority, the Airport Manager and all other Airport personnel and their agents harmless from and against all suits, claims, demands, actions, and/or causes of action of any kind or nature in any way arising out of or resulting from Licensee's activities, and shall pay all expenses in defending any claims against the Authority by reason of Licensee's activities.

r. No Sham Affidavit: All terms and conditions with respect to this Agreement are expressly contained herein, and the Licensee agrees that no representative or agent of the Authority has made any representation or promise with respect to this Agreement not expressly contained herein.

s. Assignment: All covenants, stipulations and provisions in this Agreement shall extend to and bind the legal representatives, successors and assigns; however, Licensee shall not assign or transfer this Agreement without the written approval of Authority which approval may be denied for any reason.

t. Exclusive Right: It is understood and agreed that nothing herein shall be to grant or authorize the granting of an exclusive right within the meaning of Section 308 (a) of the Federal Aviation Act of 1958, as amended.

u. Affirmative Action Program: The Licensee assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Licensee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Licensee assures that it will require that its covered suborganizations provide assurances to the Licensee that they will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

12. Cancellation and Termination: Authority may cancel and terminate this Agreement, with or without process of law, without liability, in the event any payment required hereunder is in arrears and remains unpaid for a period of thirty (30) days after the same is due, upon giving ten (10) days written notice to Licensee of the Authority's intention to terminate, at the end of which time all the rights Licensee hereunder shall terminate unless such payment, which shall have been stated in such notice, shall have been paid within such ten (10) days; provided, however, Licensee will be allowed only two (2) such notice within any twenty-four (24) month period to cure within the time specified in this paragraph. The third such notice in any twenty-four (24) month period shall be final and shall

cancel and terminate all of the rights hereunder of Licensee without any right on the part of Licensee to cure such default after receiving such notice. In like manner, upon thirty (30) days written notice, Authority may cancel and terminate this Agreement in the event of any other non-monetary default of Licensee.

13. Obligations Following Termination: Except as otherwise provided herein, in the event of cancellation and termination of this Agreement by Authority as herein provided, parties shall have no further obligations hereunder, except that Licensee shall remain liable to the Authority for all damages, charges and fees accrued to the date of termination.

14. No Personal Liability: No commissioner, officer, or employee of Authority shall be held personally liable under this Agreement or because of its enforcement or attempted enforcement.

15. Entire Agreement: This Agreement covers and includes the entire agreement between the parties and there are no promises, representations, warranties, conditions, terms or obligations other than those contained herein. Licensee has read and understands the whole of this Agreement and now states that no representations, promises or agreements not expressed herein have been made to induce the Licensee to enter into it. Licensee understands that no Commissioner, Officer, or Agent of Authority has the authority to change, rescind, alter or modify the Agreement in whole or in part.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 13th day of August 2026.

ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
("Authority")

(Seal)

Thad Bagnato, Chair

ATTEST:

Jeff Baker, Clerk

Radiant Aviation Detailing, LLC
("Licensee")

Licensee

Witness

EXHIBIT A

TO

AGREEMENT UNDER STANDARDS

BETWEEN

RADIANT AVIATION DETAILING, LLC
(“Licensee”)

AND

ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY
(“Authority”)

DATED

AUGUST 13, 2026

This Exhibit A includes the following excerpts from Centennial Airport’s Minimum Standards for Commercial Aeronautical Activities, which may be amended from time to time.

Part 1 – Introduction, Purpose & Definitions

Part 2 – General Requirements and Standards

***Part 3 Section (11) – Specialized Commercial Aeronautical Activity of Aircraft
Cleaning and Detailing as defined***

Part 4 – Application Contents and Hearing Process



Centennial Airport's Minimum Standards for Commercial Aeronautical Activities

PART 1 - INTRODUCTION, PURPOSE & DEFINITIONS

Prudent and proper administration requires that standards be adopted to establish the minimum acceptable qualifications of participants, level and quality of service, and other conditions which will be required of those proposing to conduct commercial aeronautical activities at the Airport. The requirement to impose standards on those proposing to conduct commercial aeronautical activities on a public airport relates to the public interest and provides protection from irresponsible, unsafe or inadequate service.

The adoption and enforcement of such standards ensures that the Operator is reasonably fit, willing and able to discharge both its service obligations to its patrons and its economic obligations to the Airport community and thereby protects established commercial enterprises, the aviation user, and the public.

The standards established for any particular commercial aeronautical activity must be relevant to that activity, must be reasonable in scope and must be applied objectively and uniformly. Standards, thus established and applied, promote economic stability by discouraging unqualified applicants and foster the level of services desired by the public.

PURPOSE

These regulations prescribe minimum standards for the conduct of commercial aeronautical activities at Centennial Airport and specify certain clauses which will be included in lease/concession agreements permitting the conduct of such activities.

SEVERABILITY CLAUSE

If one or more clauses, sections or provisions of these Minimum Standards shall be held to be unlawful, invalid or unenforceable by final judgment of any court or competent jurisdiction, the invalidity of such clauses, sections or provisions shall not in any way affect any other clauses, sections or provisions of these Minimum Standards.

DEFINITIONS

As used in these regulations, the following terms shall have the following meanings:

Air Cargo, An Air Cargo operator is an entity that provides the carriage of property and operates under the appropriate FAR and operates aircraft in accordance with the weight limitations established for the Airport in its Rules and Regulations.

Air Charter, An Air Charter operator is an entity that provides on-demand non-scheduled passenger services and operates under the appropriate FAR with aircraft that provide no more than 30 passenger seats and are within the weight limitations established for the Airport in its Rules and Regulations.



Aircraft, means any contrivance, now known or hereafter invented, used, or designed for navigation of or flight in the air. Excluded from this definition are ultralights, gliders, and paragliders.

Aircraft Maintenance, means the repair, adjustment or inspection of aircraft. Major repairs include major alterations to the airframe, power plant, propeller and accessories as defined in Part 43 of the Federal Aviation Regulations. Minor Repairs include normal, routine annual inspection with attendant maintenance, repair, calibration or adjustment or repair of aircraft and their accessories.

Airport, means the Centennial Airport.

Airport Operating Area (AOA), means the ramp/taxilane system.

Airport Purpose, means any Authority action, undertaking or development that is consistent in maintaining the non-certificated status of the Airport and in preserving the Airport funding category as a "Reliever Airport" serving general aviation users. Under no circumstances shall the Airport Purpose include scheduled passenger services.

Authority, means the Arapahoe County Public Airport Authority formed pursuant to Article 3, Title 41, C.R.S.

Building, means the main portion of each structure, all projections or extensions therefrom and any additions or changes thereto, and shall include garages, outside platforms and docks, carports, canopies, eaves and porches. Paving, ground cover, fences, signs and landscaping shall not be included.

Commercial Aeronautical Activity, means any activity which involves, makes possible, or relates to the operation of aircraft, the purpose of such activity being to secure earnings, income, compensation or profit, whether or not such objective(s) is accomplished. Such activities as further defined under PART 3, Sections (2) through (12) include: Fixed Base Operator; Helicopter Fixed Base Operator, Airframe & Power Plant Repair; Avionics, Instrument & Propeller repair; Air Charter; Air Cargo; Aircraft Rental; Aircraft Sales; Flight Training; Commercial Flying Club; Specialized Commercial Aeronautical Activities. However, Commercial aeronautical activity shall not include any activity that is contrary to the Airport Purpose.

Development Guidelines, means any Authority approved guidelines governing development on the Airport. It includes but is not limited to such guidelines as the Development Policy & Application Procedures for Aeronautical & Non-Aeronautical Land Use at Centennial Airport.

DOT, means Department of Transportation.



DOT Part 380 Public Charter Operations ("380 Operator"), is an entity that furnishes passenger carrying on-demand air transportation to the general public by engaging the services of established Air Charter operators with aircraft that provide no more than 30 passenger seats and are within the weight limitations established for the Airport in its Rules and Regulations.

Entity, means a person, firm, corporation, partnership.

Equipment, means all machinery, together with the necessary supplies, tools and apparatus necessary to the proper conduct of the activity being performed.

Exclusive Rights, means the power, privilege or other right excluding or debarring another from enjoying or exercising a like power, privilege or right. An exclusive right may be conferred either by express agreement, by imposition or unreasonable standards or requirements, or by any other means. Such a right conferred on one or more parties by excluding others from enjoying or exercising a similar right or rights would be an exclusive right. *The granting of an exclusive right to conduct a commercial aeronautical activity on an airport developed by or improved with federal funds is expressly forbidden by law.*

FAA, means Federal Aviation Administration.

FAR, means Federal Aviation Regulations.

Fixed Based Operator (FBO), means an entity which maintains facilities at the Airport for the purpose of engaging in the retail sale of aviation fuels, aircraft sales/rental, flight instruction and training, air charter, air cargo, aircraft airframe and engine repair, avionics and aircraft line services. (Also, refer to the definition for Helicopter Fixed Based Operator.)

General Aviation, means that portion of civil aviation that encompasses all facets of aviation except scheduled air carriers.

Hazardous Material, means any hazardous or toxic substance, material or waste which is or becomes regulated by any local government authority, the State of Colorado or the United States Government. The term *Hazardous Material* includes without limitation, any substance that is (1) defined as a *hazardous substance* under appropriate state law provisions; (2) petroleum; (3) asbestos; (4) designated as *hazardous substance* pursuant to Section 311 of the Federal Water Pollution Control Act (33 USC Section 1321); (5) defined as *hazardous waste* pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act (42 USC Section 9601); or (6) defined as a *regulated substance* pursuant to Subchapter IX, Solid Waste Disposal Act (Regulation of Underground Storage Tanks) (42 USC Section 6991).



Helicopter Fixed Based Operator (HFBO), means an entity which maintains facilities at the Airport for the purpose of exclusively providing helicopter fixed base services. These services include, the retail sale of aviation fuels to helicopters, helicopter sales/rental, flight instruction and training, helicopter charter, helicopter cargo, helicopter airframe and engine repair, avionics and helicopter line services.

Improvements, means all buildings, structures and facilities including pavement, fencing, signs and landscaping constructed, installed or placed on, under or above any leased area by or with the concurrence of a leased area by or with the concurrence of a lessee. Plans and specifications for all improvements must be approved by the Authority for conformity with its building and construction standards.

Landing, shall include all flights for revenue and non-revenue purposes including, but not limited to commercial, training, private, ferry and charter flights, except that there shall be excluded flights which return to the airport after take-off due to an emergency.

Landing Fee, means a fee expressed as an amount per available revenue seat (ARS).

Lease, means a contractual agreement between the Authority and an entity granting a concession or otherwise authorizing the conduct of certain activities which is in writing and enforceable by law.

Principals, means for Corporation all directors, officers, and stockholders holding more than 10% of the company stock; means for Partnerships all general and limited partners.

Ramp, means a paved area suitable for aircraft parking.

Repair Facility, means a facility utilized for the repair of aircraft to include airframe, power plant, propellers, radios, instruments and accessories. Such facility will be operated in accordance with pertinent FAA regulations.

Service Operator or Operator, means an entity which provides any one of the services listed under PART 3, Sections (2) through (12), inclusive. The following are not included within this definition:

- Employees of Aircraft Owners: The general criteria for employee status will be that the employer withholds income taxes, withholds and pays social security taxes and pays unemployment taxes on wages paid to the employee. Where this criteria is questioned, a Form SS-8 determination will be requested from the Internal Revenue Service.
- Services authorized by an FBO or HFBO within its hangar facilities for aircraft owned or leased by its sublessees. Such authorization will be provided in writing (on a form provided by the Authority) and timely filed with the Authority.



Sublease, means a lease granted by a lessee to another entity of all or part of the property.

Terminal Area, means the terminal proper, aircraft ramps, baggage-handling facilities, vehicular parking, spaces, including rental car areas, roadways, water, sanitary sewer, storm sewer, gas, electrical, cable TV and other areas and facilities the primary function of which is to serve the terminal and aircraft operations.

Tie-down, means the area, paved, or unpaved, suitable for parking and mooring of aircraft wherein suitable tied down points have been located.



Centennial Airport's Minimum Standards for Commercial Aeronautical Activities

PART 2 — GENERAL REQUIREMENTS AND STANDARDS

The general requirements set forth herein and in the specific activity requirements under PART 3, Sections (2) through (12) are the minimum which the Authority will require in agreements authorizing commercial activities and unless specifically limited, do not preclude applicants from seeking greater operating authority.

These general requirements cover the following categories for all applicants: 1) a written agreement with the Authority; 2) ground space, facilities and accommodations; 3) licenses and certifications; 4) personnel; 5) aircraft leaseback, sublease, or other operating agreements; 6) insurance; 7) motor vehicles used in operations; and 8) fees.

WRITTEN AGREEMENT WITH AUTHORITY

Prior to the commencement of an operation, the operator will be required to enter into an agreement with the Authority. Such agreements will recite the terms and conditions under which the business will be operated on the airport, including but not limited to, the term of the agreement, the rentals, fees, and charges, the rights and obligations of the respective parties understood, therefore, that neither conditions therein contained nor, those set forth in these Minimum Standards represent a complete recitation of the provisions to be included in the written agreement. Such provisions, however, will neither change nor modify the Minimum Standards nor be inconsistent therewith. Where the operator is a sublessee of a Fixed Base Operator, the term of the Agreement will be limited to the term of the Sublease not to exceed ten years.

GROUND SPACE, FACILITIES, AND ACCOMMODATIONS

The operator shall lease, sublease, and/or construct sufficient ground space, facilities and accommodations for the proposed commercial activity. Operator must provide copies of such leases or subleases to the Authority. Also, refer to the specific activity requirements sections for more specific ground space and facilities requirements than those listed below:

- a. ***A full description and drawing of the location of the ground space, facilities, and accommodations to be utilized solely for the operator's proposed commercial activity.*** Operator must identify the location of its aircraft parking and staging areas, customer lounges, baggage handling for 380 Operations, vehicle parking areas, and restrooms.



- b. The **ground space** shall include a paved walkway within the leased or subleased area to accommodate pedestrian access to the operator's office, and when appropriate, a paved aircraft apron with tie-down or hangar facilities within the leased area sufficient to accommodate the activities being performed. Ground space shall also include sufficient space for automobile parking.
- c. The **facilities and floor space allotments** shall include office and customer lounge facilities and, if applicable baggage handling facilities for the 380 Operations. All facilities must be properly heated, ventilated, cooled and lighted.
- d. The **public accommodations** shall include telephones for customer use, restrooms, sufficient on-site customer auto parking spaces, and handicap access in accordance with any Federal, State and local regulations.

The operator shall maintain all pavement constructed by the operator. The maintenance of the interior of the building, utility costs, snow and trash removal shall be the operator's responsibility. Grass mowing and landscape maintenance within the operator's leased premises shall be the operator's responsibility.

For construction of any new facilities, the operator will be subject to the same standards of development as are contained in the Airport Master Plan and the Development Guidelines.

LICENSES AND CERTIFICATIONS

Operator shall comply with all Federal, State, County and/or municipal laws and regulations concerning its proposed operation and provide copies of all pertinent permits, licenses, and certifications.

PERSONNEL

The operator shall have in his employ and on duty during operating hours, trained personnel in such numbers as are required to meet the Minimum Standards and Specific Requirements set forth herein. The operator shall also provide a responsible person in the office to supervise the operations in the leased area and with authorization to represent and act for and on behalf of the operator during all business hours.

All personnel are required to hold the appropriate Federal Aviation Administration Certificates and ratings as applicable.



AIRCRAFT LEASEBACK, SUBLEASE, OR OTHER AIRCRAFT OPERATING AGREEMENTS

All aircraft leases, leasebacks, subleases or other aircraft operating agreements involving commercial activity between an aircraft owner/operator and other parties operating at the airport shall conform to the standards stipulated under PART 3, Sections (2) through (12) for the respective aeronautical activities being performed under the subject agreement.

Where such agreements contemplate the right or responsibility or obligation to perform maintenance on aircraft (Other than preventive maintenance), such agreements must involve reasonable use of and payment for aircraft commensurate with the value and usage of said aircraft.

A copy of all such agreements shall be provided to the Authority upon the execution of the agreements.

All aircraft leases, leasebacks, subleases or other aircraft operating agreements involving commercial aircraft activity at or from the Airport shall include the following: **"This agreement shall not violate the Minimum Standards for Commercial Activities as set by the Arapahoe County Public Airport Authority nor shall this instrument be used for the purpose of evading any of Centennial Airport's Rules and Regulations."**

INSURANCE

The operator shall procure, maintain, and pay premiums during the term of the agreement, for insurance of the types and the minimum limits set forth in the specific requirements for the respective commercial aeronautical activities under PART 3, Sections (2) through (12). The insurance company writing the required policy or policies, shall be licensed to do business in the State of Colorado.

When more than one aeronautical service is proposed, the minimum limits will vary (depending upon the nature of the individual services in such combination) but will not necessarily be cumulative in all instances. It would not be necessary for the operator to carry insurance policies providing the aggregate or combined total of the minimum requirements of each of the selected activities; however, the operator would be required to provide insurance on all applicable exposures.

All insurance which the operator is required by the Authority to carry and keep in force shall include the Arapahoe County Public Airport Authority, its officers, and agents as additional insured. The operator shall furnish evidence of compliance with this requirement to the Authority with proper certification that such insurance in force and will furnish additional certification as evidence of changes in insurance not less than 10 days prior to any such change, if the change results in a reduction. In the event of cancellation of coverages, 30 days prior notification shall be conveyed to the Authority by the Underwriter.



The applicable insurance coverages shall be in force during the period of any construction of the operator's facilities and/or prior to the operator's entry upon the Airport for the conduct of its business.

Disclosure Requirement - All operators conducting rental, sales, or flight training shall post a notice and incorporate within their rental agreements the coverages and limits provided to the student or renter by the operator, as well as a statement advising that additional coverage is available to such student/renter through the purchase of an individual non-ownership liability policy. Operator shall provide a copy of such Notice to the Authority.

MOTOR VEHICLES ON AIRPORT

The operator will control the transportation of pilots and passengers to and from the operator's office to the operator's apron tied-down areas. The operator performing this service with motor vehicles driving on the AOA shall do so only in accordance with the Centennial Airport Rules and Regulations.

Any operator using service vehicles on the AOA in the support and conduct of its business shall procure and maintain motor vehicle liability insurance of not less than \$500,000 per occurrence of Combined Single Limit coverage for Bodily Injury and Property Damage.

FEEES

The operator shall pay the standard fees as specified by the Authority. Such fees are listed on the Specific Requirements for each commercial aeronautical activity category wider PART 3, Sections (2) through (12). These fees shall be specifically included in the Agreement executed with the Authority.

Any concession activity conducted on the leased premises shall similarly be subject to the standard rates and charges set by the Authority.



Centennial Airport's Minimum Standards for Commercial Aeronautical Activities

PART 3 Section (11) - SPECIFIC REQUIREMENTS FOR SPECIALIZED COMMERCIAL AERONAUTICAL ACTIVITIES

A Specialized Commercial Aeronautical Activity is an entity engaged in *aircraft support service, commercial activity support service, or in air transportation for hire* for the purpose of providing the use of aircraft for the activities listed below:

Aircraft Support Services - are defined as aircraft, engine or accessory maintenance (for example, washing, painting, upholstery, magneto repairs, etc.) or other miscellaneous activities directly related to aircraft support. Mobile Aircraft Support Services operations might be permitted for aircraft washing, detailing, or other uncommon specialized activities.

Commercial Activity Support Services - are defined as ground schools, simulator training, charter flight coordinators, aircrew or aviation management or any other miscellaneous activities directly related to supporting or providing support services for a commercial activity.

Air Transportation for Hire - are defined as non-stop sightseeing flights (airplane or helicopter flights that begin and end at the same airport and are conducted within 25 statute mile radius of the airport; aerial photography or survey; fire fighting; power line, underground cable or pipe line patrol; crop dusting, seeding, spraying and bird chasing; or any other miscellaneous activities directly related to air transportation service (for example, flight instruction provided in student-owned or rented aircraft or helicopter operations in construction or repair work).

In addition to the General Requirements in PART 2, the following minimum requirements must be met:

GROUND SPACE, FACILITIES AND ACCOMMODATIONS

Operator shall sublease space and facilities dedicated to its sole use and adequate for its operations from an FBO or other tenant under lease with the Authority. Operator shall provide sufficient automobile parking spaces dedicated for its customers use.

Mobile Aircraft Support Services operators, as defined above, may not be required to sublease space or facilities; however, written approval from each FBO where operator intends to operate is required. If only one FBO provides such approval, mobile operations will be limited to that FBO's leasehold only.



SCOPE OF SERVICE

Aircraft - When required by the nature of its operation, the operator shall provide and have based on its leasehold, either owned or under written lease to lessee, at least one aircraft which will be airworthy, meeting all FAA requirements and applicable regulations of the State of Colorado with respect to the type of activity to be performed.

Environmental - Operators providing services involving aircraft maintenance, washing or painting, crop dusting, aerial application, or other commercial use of chemicals and cleaners shall comply with the Rules and Regulations of the Authority, as amended, and with the requirements of the Authority's Storm Water Management Plan (SWMP). (Please note that future environmental changes and/or requirements of the SWMP may limit Mobile Aircraft Support Services Operators to conducting business at specific approved locations.)

Licenses & Certifications - Operator shall have and provide evidence of all proper Federal State, and local certificates required for the activity.

Operating Hours - Operator shall provide by means of an office and telephone, a point of contact for the public desiring to utilize the lessee's services.

FEES	
(as applicable)	
Application Fee:	\$200.00
Annual Activity Fee:	\$500.00
Annual Aircraft Fee:	
- Minimum of	\$500.00
OR	
- Per single piston	\$125.00
- Per multi-piston	\$250.00
- Per jet, turbo-prop	\$500.00
- Per helicopter	\$500.00
<i>(whichever is greater)</i>	



INSURANCE COVERAGE

Aircraft Support Services Operators and Commercial Service Operators shall provide certificates of insurance evidencing at least the coverages listed in A, B, C, and E, as applicable; and Air Transportation for Hire operations shall provide certificates of insurance evidencing at least the coverages listed under A, D, and E.

- A. **Premises Liability** - \$1,000,000 per occurrence of Combined Single Limit for Bodily Injury and Property Damage
- B. **Products & Completed Operations Liability (Repairs & Services, and Sales of Parts Not Installed may be specifically identified)** - \$1,000,000 per occurrence. With respect to Aircraft Washing/Detailing Services, a minimum sublimit of \$100,000 per person is permitted.
- C. **Hangarkeepers Liability (while in care, custody, and control):**
For Twins - \$250,000/acft. & \$500,000/occ.
For Singles - \$100,000/acft. & \$200,000/occ.
- D. **Aircraft Liability** - \$1,000,000 per occurrence of Combined Single Limit for Bodily Injury (including passengers) and Property Damage. With respects only to Passenger Bodily Injury, a minimum sublimit of \$100,000 per person will be permitted. (For Agricultural Aircraft Only - Bodily Injury of \$100,000 per person, \$300,000 per occurrence; and Property Damage of \$100,000 per occurrence.
- E. **Motor Vehicle Liability** - If using service vehicles on the Air Operations Area in support of operations \$500,000 per occurrence of Combined Single Limit for bodily Injury and Property Damage.

Please note that the limits of liability listed above are the minimum required to operate at Centennial Airport. The Authority strongly recommends that all Operators secure higher limits of liability coverage.



Centennial Airport's Minimum Standards for Commercial Aeronautical Activities

PART 4 - APPLICATION CONTENTS AND HEARING PROCESS

Applications to perform any commercial aeronautical activities shall be in writing (either on applicant's own form or one provided by the Authority) and filed with the Authority. The application must demonstrate compliance with all the PART 2, General Requirements and the specific requirements under PART 3, Sections (2) through (12), and must contain the following as defined below: 1) Basic Business Information; 2) Certifications and Experience Information; 3) Financial & Market Information; 4) Insurance and Other Information.

PLEASE NOTE: Consistent with applicable law, financial information you submit may be confidential. If you wish to request that the financial information you submit be kept confidential, you must submit such information in a separate attached exhibit so indicated. Other information submitted as a part of the Application will be made available to the public upon request.

BASIC BUSINESS INFORMATION

- A. Company name, mailing address and telephone number.
- B. Proposed date for commencement of operations and proposed hours of operation.
- C. Type of Business Services to be offered along with copies of any federal or state operating certificates.
- D. Business Location including copies of existing or proposed leases or subleases as well as the following information:
 - 1) For currently or proposed leases or subleases of existing structures or improvements - describe the amount, parcel, size, location of office, hangar (or tiedowns), and automobile parking areas to be utilized solely for applicant's proposed operation;
 - 2) For proposed leases or subleases of unimproved airport areas - describe land to be leased and buildings and improvements to be constructed, together with automobile parking available and required for the proposed operations.
- E. List of the principal owners and key personnel and their signatures.



CERTIFICATIONS & EXPERIENCE INFORMATION

- A. Statement of past experience in the specified aviation business service or commercial aeronautical activity for which the application is made.
- B. Describe personnel to be used, provide experience data and include copies of any applicable federal or state operating licenses or certifications.
- C. List all applicable Federal, State, or local certifications and licenses currently held or to be obtained. Include copies of currently held licenses and certifications.
- D. Describe number of aircraft to be utilized including makes, models, passenger seating capacity, cargo capacity, aircraft registration numbers (n-numbers) and copies of any applicable operating certificates.

FINANCIAL & BUSINESS INFORMATION

- A. Provide a written confirmation of account status and history from bank.
- B. Provide a full description of the proposed nature of the operation. Include all services to be provided, number of persons to be employed, and any expansion plans, etc.
- C. Provide a statement of need for your proposed operation at the airport.
- D. Provide a deposit equal to 50% of the anticipated annual aircraft and/or activity fees. *(Does not apply to activities under Sections 2 and 2.5.)*
- E. Provide the appropriate non-refundable application fee.

PLEASE NOTE:

The Authority reserves the right to ask for additional financial and market information in order to determine whether the operator is reasonably fit, willing and able to discharge its economic obligations to the Airport community. Examples of additional information include but are not limited to market analysis, cash flow, profit and loss projections, financial statements prepared by a Certified Public Accountant, credit reports on the business or each party owning or having a financial interest in the business.

INSURANCE & OTHER INFORMATION

- A. List types and amounts of insurance coverages to be maintained for the proposed operation and provide a Certificate of Insurance evidencing such coverage.
- B. If proposed operation includes rental, sales or flight training, provide a copy of the student/renter insurance disclosure notice as well as evidence that the same notice has been incorporated in any rental agreements.

HEARING ON APPLICATION

- A. Upon receipt of an application and submittal of a nonrefundable application fee, the Executive Director reviews the application for compliance. A public hearing will be scheduled for the Arapahoe County Public Airport Authority Board of Commissioner's consideration.



PLEASE NOTE: Any application which proposes an activity that may affect or change the Airport Purpose will not be allowed to operate at the Airport.

- B. The "Public Hearing" will be scheduled during a regular or special meeting of the Authority Board and notification of the time and place of the hearing will be published at least one time in at least one of the Authority designated publications not less than 10 days before such hearing date.
- C. No public hearing shall be conducted unless the applicant or a duly appointed representative is present.
- D. At the time of the public hearing, the Authority Board shall hear all evidence for and against the application. After due deliberation the Authority Board shall either take the application under advisement until a future public hearing date or render a decision upon the application which shall become a matter of public record.
- E. A public hearing on an application does not imply or express approval by the Airport Authority to operate on the airport. The Authority Board reserves the right to deny any application found to be invalid, incomplete, or contrary to the Airport Purpose.
- F. Proceedings in the nature of Certiorari from a decision of the Airport Authority Board of Commissioners may be made to the District Court of the Eighteenth Judicial District, State of Colorado.

REAPPLICATION

- A. ***No Change in Scope of Business*** - Upon expiration of the term of an Operator's written agreement with the Authority, Operator may reapply to extend such term and such application will be considered by the Board at a Public Meeting (with no public hearing) provided that the Operator has no changes in the scope of the previously approved commercial aeronautical activity; submits an application demonstrating compliance with the Minimum Standards in place at the time of the reapplication; and submits a reapplication fee equal to 50% of the current application fee specified for the activity for which the Operator is reapplying.
- B. ***Changes in Scope of Business*** - Upon expiration of the term of an Operator's written agreement with the Authority, Operator may reapply to extend such term. However, if the Operator intends to change or expand the scope of its commercial aeronautical activities on the Airport, such reapplication will be treated as if a new applicant and will be considered at a Public Hearing. Operator must submit an application demonstrating compliance with the Minimum Standards in place at the time of the reapplication and submit the full application fee specified for the activity for which the Operator is applying.

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

August 13, 2026

FROM: Luke Skaflen, Senior Business Support Specialist – Administration

SUBJECT: Public Hearing on Application from AirCam National Helicopter Services, Inc., to conduct Helicopter Repair activities under Part 3, Section 3 of Centennial Airport's Minimum Standards for Commercial Aeronautical Activities.

RECOMMENDATION: Open the public hearing, take any public comment, then pause the hearing until the Applicant is more certain of the FAA's decision regarding the Part 145 Certificate.

BACKGROUND: At the 6/18 Board Meeting, the Board approved the assignment of AirCam National Helicopters Inc to Centennial Vertiport for the activity of Helicopter Charter. As part of the Authority's due diligence during this process, it was discovered that AirCam National Helicopter Services, Inc. d/b/a Centennial Vertiport (the "Applicant") had an active FAA Part 145 Repair Station, and Ownership was looking to restart the helicopter repair business.

The Agreement Under Standards with the Applicant only showed the activity of Helicopter Charter. Staff then prepared to publish the notice to add the Repair Station to the existing Agreement Under Standards.

Staff was under the assumption that the FAA would not contemplate a name change of the Applicant's 145 certificate. Staff was later informed the FAA had verbally stated to the Applicant that it was open to some changes. Staff desires to wait until further confirmation of the FAA's willingness to change the Part 145 certificate to ensure the correct name of the entity is listed and we can move forward with more certainty.

New ownership is already in the process of getting its own Part 145 repair certificate, under a separate name, in association with its planned operation of that business (Centennial Aero-Tech).

FINANCIAL DATA: Unknown at this time.

REVIEW BY OTHERS: Stacey Davenport

PRESENTERS: Luke Skaflen

Action of the Board of Commissioners

	1 st	2 nd	YES	NO	ABSTAIN
Bagnato	☐	☐	☐	☐	☐
Baker	☐	☐	☐	☐	☐
Beatty	☐	☐	☐	☐	☐
Campbell	☐	☐	☐	☐	☐
Summey	☐	☐	☐	☐	☐