



January 4, 2026

Mike Fronapfel
Centennial Airport Executive Director and CEO
Arapahoe County Public Airport Authority
7800 S Peoria St
Englewood, CO 80112

TRANSMITTED VIA ELECTRONIC SUBMISSION

Re: jetCenters of Colorado-Centennial Airport-Outrageous "Town Hangar" Rate Increases

Dear Mike:

Thank you for your time discussing the recent hangar rate increases at Centennial Airport (APA). On behalf of our nearly 10,000 members in Colorado, we are writing to formally express concern regarding the December 15, 2025, memorandum from jetCenter of Colorado.

The memorandum notified "town center" tenants of an impending rent increase to \$1,200 per month effective April 1, 2026. This follows a December 2025 rate of \$660 and a 2021 rate of \$500. This represents an 82% increase in a single adjustment and a 140% escalation over four years. We respectfully request your assistance in ensuring these increases align with FAA Grant Assurances 22, 24, and 25, as well as the Federal Aviation Administration (FAA) Policy Regarding Airport Rates and Charges.

Key Areas of Concern

- **Insufficient Justification:** The jetCenter memorandum fails to meet the transparency and stakeholder engagement expectations outlined in the FAA Rates and Charges Policy, appendix 1 expectations in particular.
- **Improper Valuation Methodology:** The FBO cites "local rental market" appreciation as justification. However, the Airport Cooperative Research Program (ACRP) report number 47 (Guidebook for Developing and Leasing Airport Property) para 4.5.1 (Appraisal) states *"The appraisal process for airport property should consider comparable land and facilities at airports of similar size throughout the region."* ACRP report number 213 (Estimating Market Value and Establishing Market Rent at Small Airports) also provides information you may find helpful in assisting establish fair and reasonable Fixed Based Operators (FBO) leases/rents.
- **Reasonableness Standards:** FAA Order 5190.6B (17.9) dictates that the requirement for "reasonable" aeronautical charges takes precedence over a "self-sustaining" rate structure. The FAA does not require sponsors to charge fair market value to aeronautical users, particularly when it threatens the accessibility of the airport to general aviation.

Re: jetCenters of Colorado-Centennial Airport-Outrageous "Town Hangar" Rate Increases

Page 2

- Disproportional Overhead: jetCenter cites "rising operating costs," yet many of their luxury amenities primarily benefit corporate and commercial operators. Light general aviation hangar tenants utilize few of these services. Rate increases should be tied strictly to hangar maintenance, comparable aeronautical facilities, and equitably distributed overhead.

Request for Action

AOPA attempted to engage jetCenter directly but received no response. Additionally, one or more of our members were subsequently informed that the jetCenters FBO at APA feels under no obligation to provide further justification. As the airport sponsor, we ask that you intervene to facilitate a thorough review of these rates. Our goal is to ensure that Centennial airport remains accessible to *all* pilots, including those operating light piston-powered aircraft.

We look forward to your perspective on how we can better understand if/what justification(s) exist for this extraordinary rate increase and ensure these charges remain fair, reasonable, and compliant with federal obligations now and into the future.

Sincerely,



Brad Schuster, C.M.
Northwest Mountain Region Manager
Aircraft Owners and Pilots Association



Andrew Holmes, President
Colorado Pilots Association

CC:

FAA Airports District Office - Denver
Colorado Department of Transportation, Aeronautics Division