

# **Walker Field Airport Authority**

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## **Minutes of the Regular Board Meeting**

**May 16, 2000**

**BOARD COMMISSIONERS PRESENT:** Miles McCormack                      Robert McCormick  
Ken Sublett    Craig Springer  
Mike Sutherland                                      Gary Morris

**AIRPORT STAFF PRESENT:** Corinne Nystrom                      Gary Mancuso  
David Anderson                                      John Thomas  
Dan Reynolds                                      Ted Balbier

**ALSO PRESENT:** Merv Heinecke of Extreme Construction; Joseph Marie of Federal Express; and Doug Thompson, Louis Buescher, and Bob Berry of West Star Aviation.

### **I. CALL TO ORDER**

Chairman McCormick called the meeting to order at 5:16pm.

### **II. APPROVAL OF AGENDA**

Chairman McCormick asked for additions or changes to the published Agenda.

Chairman McCormick requested that Action Items B, C, D be relocated to Consent Items D, E, F, and G.

Commissioner McCormack moved to amend the Agenda as requested. Commissioner Morris seconded. Voice vote: all ayes, except for Vice Chairman Sutherland, who was absent for this Agenda Item. Motion carried.

### **III. PUBLIC COMMENTS AND COMMUNICATIONS**

There were no public comments or communications.

### **IV. CONSENT AGENDA**

**A. Minutes: April 18, 2000 Regular Board Meeting**

**B. Acknowledgement of Receipt of February, 2000 Financial Statements**

Staff presented the Board with a summary of the February, 2000 Financial Statements. On the Statement of Operations, year to date operating revenues are 6.7% higher than budgeted and year to date operating expenses are 11.6% lower than budgeted. The net result of the operating revenues and expenses was an income to retained earnings balance of \$53,456, which is \$73,284 higher than budgeted year to date.

Rental cars, airline landing fees, fuel flowage fees, and aviation fuel tax revenues were over budget (year to date), and close monitoring of operating expenses by all departments yielded year to date operating expenses that are under what was budgeted.

On the Balance Sheet, nonrestricted cash/investments increased 2.5% for the month. There was an increase in Land, Buildings, and Equipment of \$1,103.

Overall, February continued the solid financial trend for the Authority's fiscal year.

**C. Bid Award and Contract for East Air Carrier Apron Reconstruction (AIP Project No. 3-08-0027-20)**

Staff presented the Board with a proposed bid award and contract for the reconstruction of the east air carrier apron reconstruction. This project is part of the Authority's fiscal year 2000 FAA Airport Improvement Program. The project consists of the removal of the existing asphalt which will be replaced with reinforced concrete designed for aircraft such as the Boeing 727 and 757, and Airbus A320. The concrete portion will result in an extension of the current concrete ramp areas east to the western boundary of the FedEx leasehold.

The low, and only, bidder was Mays Concrete of Grand Junction with a low bid of \$577,932. The Authority's engineering firm, Raytheon Infrastructure, Inc./Isbill Associates has reviewed the bid and recommended approval. The Authority is awaiting FAA concurrence, which is expected by May 16, 2000. The Authority engineer's original estimate for this project was \$630,667.

Staff recommended that the Board accept Mays Concrete's bid in the amount of \$577,932 and the Chairman be authorized to sign the corresponding agreement, contingent upon FAA review and concurrence, as well as Authority, City of Grand Junction, and Mesa County receipt and acceptance of the FAA Grant Agreement for this project.

**D. Acknowledgement of Receipt of March, 2000 Financial Statements/Accounts Receivable Report**

Staff presented the Board with a summary of the March, 2000 Financial Statements. On the Statement of Operations, year to date operating revenues are 7.2% higher than budgeted and year to date operating expenses are 9.0% lower than budgeted. The net result of the operating revenues and expenses was an income to retained earnings balance of \$78,696, which is \$94,298 higher than budgeted year to date.

Rental cars, airline landing fees, terminal building concessions, fuel flowage fees, and aviation fuel tax revenues were over budget (year to date), and close monitoring of operating expenses by all departments has continued to result in year to date operating expenses that are under what was budgeted.

On the Balance Sheet, nonrestricted cash/investments decreased 0.7% for the month. Commencement of capital projects led to an increase in Land, Buildings, and Equipment of \$209,551.

Overall, March reflected the seasonal trend of increased airport activity in the spring and continued the solid financial trend for the Authority's fiscal year.

**E. Bid Award for Airport Layout Plan Update Consulting Services (AIP Project No. 3-08-0027-21)**

Staff presented the Board with a proposed selection of a consulting firm to update the Walker Field Airport Layout Plan (ALP). The Authority advertised a Request for Qualifications in early April, 2000 for consulting services to update the ALP and to provide an Airport Development Plan for the Authority's use. Four (4) firms responded—Armstrong Consultants of Grand Junction; Barnard Dunkelberg of Tulsa, Oklahoma; GRW Willis of Arlington, Texas; and Raytheon Infrastructure/Isbill Division, of Aurora, Colorado. The Authority Facilities Committee, which also served as the selection committee, reviewed each submittal and elected to interview Raytheon/Isbill, Barnard Dunkelberg, and GRW Willis. In the process of scheduling interviews, Barnard Dunkelberg declined to be interviewed, citing significant scheduling conflicts.

Interviews with Raytheon/Isbill and GRW Willis were held on May 3<sup>rd</sup>. After the interviews, the selection committee agreed that Raytheon/Isbill was the best qualified consultant for these services. Each respondent has been notified of the selection committee's recommendation. Staff is working with Raytheon/Isbill on the detailed scope of work for the project, as well as a project schedule. Fees for the project will be negotiated separately following FAA guidelines. Because this is a planning project, the Authority will receive a separate FAA grant.

Staff is working toward a July 1, 2000 Notice to Proceed date. The estimated project duration is nine (9) months.

Staff recommended that the Board approve the selection of Raytheon/Isbill for consulting services for the ALP update and Airport Development Plan contingent upon FAA concurrence and the Authority's receipt of the FAA grant award, and approval of the grant by the Authority, City of Grand Junction, and Mesa County.

**F. Request for Funds for 3<sup>rd</sup> Floor Terminal Building Remodel Design and Construction Specifications**

Staff presented the Board with a request for funds for remodel design and construction specifications for the 3<sup>rd</sup> floor of the terminal building. As a part of the Walker Field Terminal Building Renovation Plan, the Authority requested that Van Sant Group provide a proposal for the design and specifications of the remodel for the 3<sup>rd</sup> floor of the terminal building. The proposed fees total \$50,185. As a part of the fiscal year 2000 Budget, the Authority included \$5,000 for this specific project to be considered for appropriation for the second half of 2000.

Because the Van Sant Group proposal is approximately \$45,185 more than what the Authority had anticipated appropriating for that line item during the second half of 2000, it is necessary to review the priorities of other projects on that list. If this project is appropriated as an additional project, instead of a substitution project, the cash/cash reserves at the end of 2000 may be less than the targeted \$729,000. However, cost savings may be realized from several in-progress capital projects which may offset the additional amount of this line item.

Because of the Board's higher priority level of this project, Staff recommends that the Board appropriate \$50,185 for the design and specifications of the remodel for the 3<sup>rd</sup> floor of the terminal building and that approximately \$45,000 of other projects on the second half of the 2000 capital appropriations list be considered for fiscal year 2001 if the cost savings from existing appropriated capital projects do not offset this amount.

**G. Addendum No. 2 to Agreement with Van Sant Group for 3<sup>rd</sup> Floor Terminal Building Remodel Design and Construction Specifications**

Staff presented the Board with a proposed addendum for the 3<sup>rd</sup> floor terminal building remodel design and construction specifications. The Authority requested that the Van Sant Group provide a proposal for the design and specifications of the remodel for the terminal building 3<sup>rd</sup> floor. Van Sant Group has provided a Scope of Work and corresponding fee proposal to the Authority for its consideration. This addendum to the Van Sant Group Agreement reflects the Scope of Work for this project and corresponding fees. These fees total \$50,185.

Staff recommended that the Board approve Addendum No. 2 to the Agreement with Van Sant Group for the 3<sup>rd</sup> floor terminal building remodel design and construction specifications contingent upon the Board appropriating \$50,185 for this phase of the terminal building renovation project.

Commissioner Springer moved to approve all items on the Consent Agenda as amended. Commissioner Sublett seconded. Voice vote: all ayes. Motion carried.

**V. ACTION ITEMS**

**A. Request by 1031-NN Land Corporation to Terminate Ground Lease Agreement and Addendums**

The Board addressed this Action Item after Action Item M.

Staff presented the Board with a request by 1031-NN Land Corporation to terminate its ground lease agreement. 1031-NN Land Corporation entered into a lease agreement with the Authority effective May 1, 2000 for site E in the Runway 4/22 general aviation area. Subsequently, 1031-NN Land Corporation purchased a hangar at Walker Field from a private party and wishes to cancel its existing ground lease agreement. 1031-NN Land Corporation initially proposed to pay six (6) months of lease payments amounting to \$215.88 to help defray the Authority's administrative costs in processing the lease. However, after an additional phone conversation with a representative of 1031-NN Land Corporation, it agreed to forfeit its \$500.00 lease application deposit in exchange for termination of the lease.

Staff recommended that the Board approve 1031-NN Land Corporation's request to cancel the lease agreement including the addendums effective May 16, 2000, and that the Authority retain the \$500.00 lease application deposit in exchange for the Authority agreeing to terminate the lease.

Commissioner Sublett moved to terminate 1031-NN Land Corporation's Ground Lease Agreement and addendums with the Authority effective May 16, 2000, and that the Authority retain the \$500.00 lease application deposit in exchange for agreeing to terminate the Agreement. Commissioner Springer seconded. Voice vote: all ayes. Motion carried.

**B. Acknowledgement and Receipt of March, 2000 Financial Statements/Accounts Receivable Report**

Relocated to Consent Item D.

**C. Bid Award for Airport Layout Plan Update Consulting Services (AIP Project No. 3-08-0027-21)**

Relocated to Consent Item E.

**D. Request for Funds for 3<sup>rd</sup> Floor Terminal Building Remodel Design and Construction Specifications**

Relocated to Consent Item F.

**E. Addendum No. 2 to Agreement with Van Sant Group for 3<sup>rd</sup> Floor Terminal Building Remodel Design and Construction Specifications**

Relocated to Consent Item G.

**F. Request for Additional Funds for Terminal Building Boarding Area Seating**

Staff presented the Board with a request for the appropriation of additional funds for the acquisition of terminal building boarding area seating. Staff worked with the Van Sant Group for the replacement of the boarding area public seating and associated accessories as part of the terminal building renovation project. The Authority received a single bid for the project from Facilitek Office Furniture Systems. Facilitek's bid was \$53,608.18 for the complete seating and accessories project. After reviewing the bid from Facilitek, Staff determined the best course for the project would be to purchase the entire amount of seating during this budget cycle to ensure product consistency and obtain the accessory items at later date.

The Authority budgeted \$25,000 for the project, but the final cost of purchasing the entire seating package is \$29,038.18, which includes 104 seats, shipping, and installation. Therefore, it would be necessary to appropriate an additional \$4,038.18 of funds to complete the seating replacement project.

The new seating will greatly enhance the aesthetics of the boarding area and provide a new and clean seating area for the users of the terminal building. Since this seating installation is part of the overall terminal building renovation project, the Authority will be funding the total cost.

Chairman McCormick recommended that the Board take action on this Agenda item and Action Item G with a combined motion.

Staff recommended that the Board appropriate \$4,038.18 as a supplemental amount for this project, authorize Staff to proceed with purchasing the seating from Facilitek, and the Chairman be authorized to sign the applicable Purchase Order on behalf of the Authority.

Vice Chairman Sutherland moved to appropriate \$4,038.18 as a supplemental amount for this project, authorize Staff to proceed with purchasing the seating from Facilitek, and that the Chairman be authorized to sign the applicable Purchase Order on behalf of the Authority. Commissioner Sublett seconded. Voice vote: all ayes. Motion carried.

**G. Bid Award for Terminal Building Boarding Area Seating**

This Agenda item was combined and acted upon with Action Item F.

**H. Non-Exclusive Easement to Public Service Co. of Colorado to Upgrade Utilities**

Staff presented the Board with a request for installation of a new gas line by Public Service Company of Colorado and the granting of a corresponding non-exclusive easement. As a part of Public Service's efforts to provide adequate natural gas service to West Star Aviation's new paint hangar, Public Service will need to upgrade the existing gas service by installing new and larger lines.

Through discussions and coordination with Staff, Public Service has identified the proposed location for the new line's installation (along Eagle Drive). Public Service will install the line at its own cost and will survey the easement for Authority approval after the line is installed. As part of this project, certain portions of existing gas lines may be abandoned and the easements vacated. Although this new line is only required because of West Star's paint hangar, the size and location of the line will serve Walker Field's development and growth in the area east of Walker Field Drive to the Runway 4/22 general aviation area.

Staff noted that the gas line would be increased in size from 2 inches to 4 inches, with a non-exclusive easement width of 20 feet. Commissioner Morris recommended that upon completion of the installation, Staff should record the "as-built" plat with the Mesa County Clerk and Recorder's Office.

Staff recommended that the Board approve the installation of a new natural gas line by Public Service and that the Chairman be authorized to sign the corresponding non-exclusive easement agreement upon the completion of the line installation.

Commissioner Morris moved to approve the installation of the new gas line by Public Service Company of Colorado, that the Chairman be authorized to sign the applicable non-exclusive easement agreement upon completion, and that the associated "as-built" be recorded upon completion. Commissioner McCormack seconded. Voice vote: all ayes. Motion carried.

**I. Request by Buescher Family Limited Partnership to Remove Restriction on Sit-Down Restaurant from Lease Agreement**

Staff presented a request to the Board by Buescher Family Limited Partnership (BFLP) to remove a restriction on a sit-down restaurant from its ground lease agreement. The issue of removing the restriction on a sit-down restaurant from Tract C was discussed at a previous Board workshop, and the Board indicated that such a request would be considered if received from BFLP. The purpose for removing the restriction is to facilitate the proposed Hangar Deck restaurant project.

BFLP's Lease Agreement allows the Authority to authorize a sit-down restaurant if the authorization from the Authority is in writing. Consequently, an amendment to BFLP's Lease Agreement would not be needed to allow a sit-down restaurant.

Staff recommended that the Board approve BFLP's request to operate a sit-down restaurant on Tract C, that the Airport Manager be authorized to write and sign a letter on behalf of the Authority authorizing BFLP to operate a sit-down restaurant on Tract C only, and that such a use would be subject to all state, federal, local, and Authority regulations and directives.

Vice Chairman Sutherland moved to remove the sit-down restaurant restriction on Tract C only from the Lease Agreement between BFLP and the Authority, that the Airport Manager be authorized to write and sign a letter on behalf of the Authority indicating the removal of that restriction, and that such a use would be subject to all state, federal, local, and Authority regulations and directives. Commissioner McCormack seconded.

Commissioner McCormack requested verification that the exclusivity of the existing terminal building restaurant concession is confined to the terminal building. Manager Nystrom confirmed that the operating location of the existing restaurant concession is limited to the terminal building only. However, the existing restaurant concession is non-exclusive regarding the number of operators within the terminal building. Commissioner Sublett inquired whether the reason for the restriction still exists. Manager Nystrom that the sit-down restaurant restriction in the BFLP agreement is no longer needed.

Voice vote: all ayes. Motion carried.

**J. Request by Buescher Family Limited Partnership to Rescind Lease Agreement Approved at the April 18, 2000 Board Meeting**

Because this Lease Agreement between Buescher Family Limited Partnership and the Authority was never executed, it could not be rescinded. Thus the Board did not take any action on this item.

**K. Ground Lease Agreement with Buescher Family Limited Partnership for Vehicle Parking and Future Additions to the Existing West Star Aviation Paint Hangar**

Staff presented the Board with a proposed ground lease agreement for additional land to be added to Buescher Family Limited Partnership's (BFLP's) leasehold. BFLP proposed to add 79,279.2 square feet to its existing leasehold south of the existing paint hangar. The use of the additional property would be used for vehicle parking and future additions to the paint hangar. The initial rent paid to the Authority would be \$519.94 per month.

A request for the transfer of this expanded parcel to Sky Adventures, L.L.C. may be presented to the Board at some time in the future for consideration. Since discussions regarding this parcel of land have taken place prior to the adoption of the Authority's Leasing Policy & Procedures document, the new Procedures were not applied during the negotiation process.

Staff noted that there have been additional provisions added to the proposed Ground Lease Agreement. Section 1.15 makes reference to the tax-deferred exchange (surrounding this transaction) and includes provisions in case the tax-deferred exchange does not come to fruition. Louis Buescher of BFLP noted that there is also a requirement that Sky Adventures, L.L.C. must execute a ground lease agreement with the Authority within 90 days of the new paint hangar reaching the value needed for the tax-deferred exchange. If improvements are made to this new parcel, but the exchange between BFLP and Sky Adventures, L.L.C. is not completed, then the improvements and a 10-foot boundary surrounding the improvements will revert to BFLP. Staff also stated that all references to Sky Adventures Building, L.L.C. have been changed to Sky Adventures, L.L.C., and Authority Attorney Mike Grattan has reviewed and approved this proposed ground lease agreement.

Staff recommended that the Board approve the Ground Lease Agreement between BFLP and the Authority and that the Chairman be authorized to sign the Agreement on behalf of the Authority contingent upon the Authority's receipt of proof of insurance and a security deposit as specified in the Agreement.

Vice Chairman Sutherland moved to approve the Ground Lease Agreement between BFLP and the Authority contingent upon the Authority's receipt of proof of insurance and security deposit as specified in the Agreement. He also moved to authorize the Chairman to sign the Agreement on behalf of the Authority. Commissioner Morris seconded. Voice vote: all ayes. Motion carried.

**L. Sublease Agreement Between Buescher Family Limited Partnership and Sky Adventures Building, L.L.C.**

Buescher Family Limited Partnership (BFLP) proposed to sublease the additional parking leasehold for the paint hangar on Tract C to Sky Adventures, L.L.C. for the purpose of making improvements to the existing paint hangar and parking area.

Staff recommended that the Board approve the Sublease Agreement between BFLP and Sky Adventures, L.L.C. and that the Chairman be authorized to sign the corresponding Authority approval form.

Vice Chairman Sutherland moved to approve the Sublease Agreement between BFLP and Sky Adventures, L.L.C. and that the Chairman be authorized to sign the corresponding Authority approval form. Commissioner McCormack seconded. Voice vote: all ayes. Motion carried.

**M. Ground Lease Agreement with Sky Adventures Building, L.L.C.**

Staff presented the Board with a proposed ground lease agreement between Sky Adventures, L.L.C. and the Authority. At a previous Board Workshop, it was the consensus of the Board to proceed with a ground lease agreement with Sky Adventures, L.L.C. for the paint hangar parcel located on Tract C and an additional parking area contingent upon BFLP's approval. Sky Adventures, L.L.C. is proposing to remodel the existing paint hangar to include office space for aeronautical users only, a sit-down restaurant operation open to the public, a FAR Part 135 air taxi operation, and a hangar for the storage of aircraft. Buescher Family Limited Partnership (BFLP) currently leases this parcel and has given the Authority written permission to enter into a ground lease agreement with Sky Adventures, L.L.C. for this parcel.

Commissioner Morris requested verification of the commencement date of the Agreement. Staff noted that the commencement date will be the date on which all contingencies have been met. That date will be recorded in the legal file for future reference.

Staff recommended that the Board approve the Ground Lease Agreement between Sky Adventures, L.L.C. and the Authority and that the Chairman be authorized to sign the Agreement only after all the contingencies in the Agreement are satisfied.

Vice Chairman Sutherland moved to approve the Ground Lease Agreement between Sky Adventures, L.L.C. and the Authority and that the Chairman be authorized to sign the Agreement on behalf of the Authority after all of the contingencies specified in the Agreement have been met. Commissioner Morris seconded. Voice vote: all ayes. Motion carried.

**N. Standardized Construction Agreement**

Staff presented the Board with a proposed standardized construction agreement. Staff has been working with Airport Authority Attorney Mike Grattan on establishing standardized "boiler plate" agreements for airport contractors who are providing general construction or renovation services. Staff has focused on those projects with contract values exceeding \$10,000.



Authority Attorney Grattan recommended continuing to work with the Authority Attorney on contracts involving amounts in excess of \$100,000. Exceptions to these procedures would be FAA AIP projects and larger State grant projects where contract language and format may be stipulated by those agencies. Staff noted that even when the standard agreement would be used, the agreement would continue to be forwarded to the Board for review and approval.

Chairman McCormick asked how the insurance requirements will be calculated for the projects. Staff noted that Authority Attorney Grattan recommended the Authority set a minimum required amount of insurance, while leaving the Authority with the discretion to increase the requirements as needed on a project by project basis. Commissioner Morris recommended that there be a specific minimum amount stated in the Agreement.

Commissioner Springer commented that the Authority should review this document on an annual basis. Chairman McCormick stated that he believes there are two main issues regarding the review of this document—the Airport Manager’s authority to sign the agreement (with a review of the Airport Manager’s authority on an annual basis) and the separate issue of the frequency for reviewing the actual standardized agreement.

Commissioner Morris expressed concern that the required insurance amount needs to correlate with the scope of work, not the amount of the contract. Additionally, he recommended that the provision which indemnifies the contractor for negligence of the Authority be deleted. However, this provision could be added back into the agreement if needed on a case by case basis. Chairman McCormick stated that he would prefer an actual dollar amount be listed in the insurance section. Staff commented that it has been receiving completed surveys from small and non-hub airports regarding their requirements for various types of insurance coverage, and from the information, Staff will develop recommendations for insurance requirements.

Commissioner Morris recommended that a provision requiring contractors to comply with OSHA requirements be added to the Agreement. However, Chairman McCormick suggested including OSHA requirements within each project’s specifications. Commissioner Springer recommended that the insurance provision make reference to the Authority’s Insurance Policy requirements, but in no case should the required amount be less than a specified amount. The consensus of the Board was for the Agreement to be revised and presented to the Board for action at a later meeting.

No action was taken by the Board.

## **VI. BOARD COMMITTEE REPORTS**

Vice Chairman Sutherland, reporting for the Authority Facilities Committee, commented that the scope of work for the terminal building 3<sup>rd</sup> floor remodel and design specifications project is almost complete. Chairman McCormick recommended that the Facilities Committee meet with the Mesa County Economic Development Council (MCEDC) and keep the MCEDC involved with the design work as it progresses.

Commissioner Morris, reporting for the Airport Manager Evaluation Committee, stated that the Committee is working with Manager Nystrom in selecting an appropriate leadership seminar for her to attend. The Committee is also working with Manager Nystrom as she completes the Position Profiles for her direct reports. Manager Nystrom noted that Position Profiles for two of her direct reports (Properties Coordinator and Administrative Services Manager) will be completed by the end of May.

## VII. AIRPORT MANAGER'S REPORT

Manager Nystrom commented that representatives from the City of Grand Junction Public Works Department met with Staff to discuss the City's plans for the creation of two detention ponds near the Airport (east and west of 27 ¼ Road). Manager Nystrom noted that the City expressed an interest to begin surveying, but Staff requested the surveying not commence until both parties agree as to what needs to be constructed and where. Staff shared information regarding the Authority's plans to update the Airport Layout Plan (ALP), and she noted that any work performed on Airport property must be completed in conjunction with the best interests of the Authority. The City indicated it wishes to commence work on the detention ponds by April, 2001. In exchange for the Authority working with the City's timeline, the Authority may request that the City's drainage plan be integrated into the ALP update.

Commissioner Morris recommended that the City needs to bear the majority of the liability with the creation of the detention ponds. Commissioner Sublett inquired about the sizes of the proposed detention ponds. Manager Nystrom responded that the proposed ponds will be 19 and 42 acres respectively. Commissioner Sublett noted that the ALP update needs to consider access to the future runway and development issues.

Manager Nystrom highlighted the issues regarding the proposed burying of electrical lines along the West Star Aviation and the National Weather Service inflation facility leaseholds boundary. If the existing above-ground lines are relocated to the south, but not buried, the lines will affect the launching of weather balloons. Burying the lines in this area will reduce the impact of the lines upon the National Weather Service's operations. The estimated cost of burying the lines is approximately \$50,000, of which West Star Aviation has offered to pay up to \$25,000.

Manager Nystrom commented that even though Staff is not requesting that action be taken by the Board on this issue at this Board Meeting, Staff wanted to apprise the Board of this project, and Staff will probably include a request for funding for this project as a part of the second half of 2000 capital budget appropriations request. Commissioner Morris inquired if this is a grant-eligible project. Manager Nystrom responded that this would probably not be a grant-eligible project because it does not involve navaid or airfield electrical supplies, however she noted that Staff will pose this question to the State of Colorado and the FAA. Vice Chairman Sutherland recommended that the Authority proceed with funding a portion of this project because of safety concerns and because the burying of electrical lines fits-in with the Authority's long-term goals.

Manager Nystrom stated that West Star Aviation will be hosting Special Needs Kids Day on Friday, May 19<sup>th</sup>, and Staff will be notifying the media that an increase in noise may occur. Additionally, she noted that she will be attending an air cargo conference in Knoxville, TN on June 18<sup>th</sup> – 21<sup>st</sup>, and that Civil Air Patrol will be holding an Open House on Saturday, May 20<sup>th</sup>, from 11am – 2pm to dedicate its new modular classroom. Board members are invited to attend.

## VIII. DISCUSSION ITEMS

### A. Currier Property Appraisal

Staff presented the Board with a completed appraisal conducted by Nisley & Associates, Inc. on the Currier parcel (approximately 65 acres) east of the Airport. Staff noted that the appraised value is \$787/acre, but the appraiser stated that \$1,000/acre is not out of line. The Board discussed the value of obtaining the property. The consensus of the Board was for the Authority to

offer \$51,000 for the property, Authority pay for a Phase I environmental assessment and closing costs, and that the seller pay for title insurance and any necessary remediation costs. Additionally, the Board recommended asking the seller if the Authority could make a down payment with a 3-year note.

**IX. OTHER ITEMS**

There were no Other Items.

**X. ADJOURNMENT**

There being no further business to come before the Board, Commissioner Morris moved to adjourn the meeting. Commissioner McCormack seconded. Voice vote: all ayes. Motion carried. The meeting was adjourned at 7:22pm.

APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
Robert W. McCormick, Chairman

ATTEST:

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David J. Anderson, Clerk