

Walker Field Airport Authority

Minutes of the Special Board Meeting

March 4, 2003

BOARD COMMISSIONERS PRESENT: Miles McCormack Steve Ammentorp
Bob McCormick Dennis Kirtland
Craig Springer Jim Gardner

AIRPORT STAFF PRESENT: Corinne Nystrom David Anderson
Dan Reynolds Charlie Novinskie
Gary Mancuso

ALSO PRESENT: Gene Murphy of Washington Infrastructure Services; Kelly Schessler and Leona Aka of the Transportation Security Administration (TSA); Bob Kretschman of the Grand Junction Daily Sentinel; Mike Fautz of FCI; Nancy Anderson; and Terry Van Sant of Van Sant Group.

I. CALL TO ORDER

The meeting was called to order at 5:15pm. There were no changes to the Agenda.

II. APPROVAL OF AGENDA

Commissioner McCormack moved to approve the Agenda. Vice Chairman Gardner seconded. Voice vote: all ayes. Motion carried.

III. LEASE WITH GOVERNMENT OF THE UNITED STATES OF AMERICA FOR TRANSPORTATION SECURITY ADMINISTRATION OFFICE SPACE

The proposed Lease with the Government of the United States of America for Transportation Security Administration (TSA) Office Space is for the consolidation of TSA office space in the terminal building at Walker Field. Currently, the TSA leases office space in several locations in the terminal building. The proposed location of the new leasehold is on the 2nd floor of the terminal building in the former Authority Administration offices.

The proposed leasehold consists of 3,026 square feet with a five (5)-year lease term from the date of the issuance of the Certificate of Occupancy. Either party may terminate the agreement with thirty (30)-days written notice after an initial two (2)-year period. The resulting rent will be \$3,700.59 for the entire leasehold. The TSA's current Right of Entry

for its existing office space locations will terminate upon the TSA's occupation of the new leasehold space.

Staff stated that the TSA has expressed an interest in obtaining janitorial services for the new leasehold. Staff is in the process of negotiating the details of the janitorial services with the U.S. General Services Administration (GSA), which is the contracting agency responsible for overseeing the TSA's lease with the Authority. Manager Nystrom commented that the most recent discussions with the GSA have focused on the Authority providing contract janitorial services via a third party contractor, and adding the costs of those services into the TSA's monthly lease rate.

Chairman McCormick commented that he had received second-hand information that the GSA may not sign the Lease because of concerns it has regarding the scope and costs of the janitorial services to be provided. However, Chairman McCormick noted that the proposed Lease seems reasonable as presented.

Staff recommended that the Board approve the Lease with Government of the United States of America for Transportation Security Administration Office Space, contingent upon addressing janitorial services within the Agreement, Authority Attorney review of the Agreement, and a contracting officer of the GSA signing the Agreement.

Commissioner Kirtland moved to approve the Lease with Government of the United States of America for Transportation Security Administration Office Space, contingent upon addressing janitorial services within the Agreement, Authority Attorney review of the Agreement, and a contracting officer of the GSA signing the Agreement. Commissioner Ammentorp seconded. Voice vote: all ayes. Motion carried.

III. ADJOURNMENT

There being no further business to come before the Board, Commissioner McCormack moved to adjourn the meeting. Vice Chairman Gardner seconded. Unanimously carried.

The meeting was adjourned at 5:40 pm.

APPROVED AND ADOPTED THE ____ DAY OF _____, 2003.

Signature on-File

Robert W. McCormick, Chairman

ATTEST:

Signature on-File

David J. Anderson, Clerk