

Walker Field Airport Authority

Minutes of the Regular Board Meeting

June 21, 2005

BOARD COMMISSIONERS PRESENT: Robert McCormick Tom LaCroix
Gregg Palmer Dan Lacy
Doug Simons Robert Little

AIRPORT STAFF PRESENT: Corinne Nystrom Charlie Novinskie
Donna VanLandingham Greg Treviso
John Thomas Ed Storer
Ben Peck

ALSO PRESENT: Lloyd Quesenberry of Younge & Hockensmith, Phil Smith of Aero GJT., Bob Kretschman of The Daily Sentinel, Jim Harker, Doug Thompson of West Star, Dan Holycross of Mesa Air, P.J. McGovern of P&L Properties, and Paul Wisecup

I. CALL TO ORDER

The meeting was called to order at 5:15 p.m. Vice Chairman McCormick chaired the meeting in Chairman Springer's absence.

II. APPROVAL OF AGENDA

Manager Nystrom referred to Action Item A and stated that she learned the Aero, LLC lease is not yet at a point where a request for an extension is necessary. She asked that he be removed from that particular agenda item at this time.

Manager Nystrom stated that Chairman Springer requested Action Item G be removed from the agenda and placed on the agenda at a later meeting.

Commissioner Little moved to approve the agenda as amended. Commissioner Palmer seconded. Voice vote: all ayes. Motion carried.

III. PUBLIC COMMENTS AND COMMUNICATIONS

There were no public comments.

IV. CONSENT AGENDA

A. Minutes: May 17, 2005 Regular Board Meeting

B. Acknowledgement of Receipt of March 2005 Financial Statements

On the Statement of Revenues, Expenses, and Changes in Net Assets, a positive budget variance between operating revenues and operating expenses is reflected. Year to date operating revenues are \$72,435 over budget (11.5%) while year to date operating expenses are \$12,850 under budget (2.2%). This resulted in year to date Operating Income Before Depreciation (OIBD) of \$141,262, which is \$85,285 higher than budgeted year to date.

Rental car, general aviation land lease and fuel flowage, commercial fuel sales tax, parking lot revenues, and military fuel flowage fees exceeded budget projections (year to date). Because of reduced activity levels on projects involving federal grants during the early part of the year, the amount of capital contributions realized year to date was minimal, resulting in year to date capital contributions being under budget.

On the Statement of Net Assets, nonrestricted cash/investments increased 2.3% (net) with the receipt of customer payments. This resulted in a corresponding decrease in accounts receivable. The increase in nonrestricted cash/investments occurred even with the refund of a large security deposit to a former tenant, and the payment of rebates to the airlines for their pro rated shares of the unused portion of the security measures fee. The payment of rebates resulted in a net decrease to accrued liabilities (\$82,132). Accounts payable decreased slightly (\$6,949) with the payment of vendor invoices.

Land, Buildings, and Equipment increased \$65,884 with expenditures for:

- The Landing View Lane and water line relocation schedules of the federal Airport Improvement Program (AIP-29) project.

Terminal building revenue bond proceeds decreased as a result of a transfer of funds from that account to the Authority's general operating account as a reimbursement for the payment of several terminal building boarding area expansion project vendor invoices. PFC funds increased \$34,847 with continued program collections.

Overall, March yielded positive financial performance for the Authority.

C. Acknowledgement of Receipt of April 2005 Financial Statements

On the Statement of Revenues, Expenses, and Changes in Net Assets, a positive budget variance between operating revenues and operating expenses is reflected. Year to date operating revenues are \$38,106 over budget (4.5%) while year to date operating expenses are \$27,427 under budget (3.5%). This resulted in year to date Operating Income Before Depreciation (OIBD) of \$122,145, which is \$65,533 higher than budgeted year to date.

Rental car, general aviation land lease and fuel flowage, commercial fuel sales tax, parking lot revenues, and military fuel flowage fees exceeded budget projections (year to date). Because of reduced activity levels on projects involving federal grants during the early part of the year, the amount of capital

contributions realized year to date was minimal, resulting in year to date capital contributions being under budget.

On the Statement of Net Assets, nonrestricted cash/investments decreased 6.1% (net) with the receipt of vendor invoices. Accounts receivable increased \$20,362 as customer activity increased. Accounts payable increased \$321,115 with the receipt of a large invoice at the end of the month for the Landing View Lane/Water Line Relocation portion of the Airport Improvement Program (AIP-29) project. This also resulted in a corresponding increase in federal grants receivable for the FAA portion of the invoice. Accrued liabilities decreased \$30,551 with the decrease in the number of days of accrued salaries at the end of the month.

Land, Buildings, and Equipment increased \$324,027 with expenditures for:

- The Landing View Lane and water line relocation schedules of the federal Airport Improvement Program (AIP-29) project.

Passenger Facility Charge (PFC) funds increased \$37,856 with continued program collections.

Overall, April yielded positive financial performance for the Authority.

D. Request to Terminate Public Telephone Agreement with Qwest Corporation; Public Telephone Agreement with FSH Communications, LLC for Terminal Building Pay Phones

The Airport Authority entered into a Public Telephone Agreement with Qwest Corporation effective August 1, 2001, with a term of four (4) years. Due to increased cell phone usage, the pay phones are used infrequently. Consequently, the minimum threshold volume at which commissions are payable to the Airport Authority has not been reached recently. Revenues to the Airport Authority have decreased from approximately \$50 per month three (3) years ago, to \$0 per month in 2004.

Qwest has sold its pay phone division to FSH Communications, LLC, a Delaware corporation. Therefore, Qwest has requested that its Public Telephone Agreement be assigned to FSH Communications, LLC. However, since the agreement with Qwest expires August 1, 2005, FSH is requesting to enter into a new Public Telephone Agreement with the Airport Authority at this time for a term of four (4) years.

Although this concession is a minimal source of revenue for the Authority, the public pay phones provide a necessary service to the traveling public and visitors in the terminal building.

Staff recommended that the Board approve the termination of the Public Telephone Agreement with Qwest Corporation and approve and authorize the Chairman to sign the Public Telephone Agreement with FSH Communications, LLC.

Commissioner Palmer expressed his concern that public pay phones be available for the traveling public and visitors in the terminal building. Manager Nystrom responded that the change in the Public Telephone Agreement to FSH Communications, LLC would not affect the current availability of terminal building pay phones to the public.

E. Change Order No. One to Contract with M.A. Concrete Construction, Inc. to Realign Landing View Lane

The Airport Authority received a multi-year grant from the FAA in the form of Entitlement Grant AIP-29. Staff has discussed with the Board the realignment of Landing View Lane with Falcon Way. This Change Order has been approved by the FAA, and they have agreed to increase the total project costs by \$9,031.90 to M.A. Concrete Construction, Inc. This Change Order also includes curb and gutter on the south side of Landing View Lane and on the north side from the tie to Falcon Way west to the end of the corner. M.A. Concrete has agreed to and signed Change Order #1.

During the FY2005 Colorado Division of Aeronautics Grant cycle, WFAA was awarded enough money to cover 2.5% of the project. If approved, WFAA's local match for the entire M.A. Concrete contract will be increased by \$225.80 or 2.5%.

Staff recommended that the Board:

1. Authorize and appropriate an additional \$9,031.90 to the FY2005 budget, of which \$225.80 will be generated from WFAA funds
2. Approve Change Order #1 to M.A. Concrete's contract under AIP Grant Agreement No. 3-08-0027-29
3. Authorize the Chairman to sign the Change Order on behalf of the Airport Authority.

F. Request for Approval and Appropriations of Funds for Additional FY 2005 Capital Items

Staff recently completed some much needed renovations of ATO 1 and is requesting the appropriation of additional funds to begin work in ATO 2 and ATO 3. The proposed renovations will include the replacement of all ceiling tiles, upgrading and replacing all light fixtures, and the repairing and painting of all interior walls.

Because of favorable year-end revenue and expense variances for FY2004, Staff recommended the approval and appropriation of funds for the following capital items:

Capital:

Airline Ticket Office Renovations.....	\$ 5,000
TOTAL.....	\$ 5,000

Commissioner Palmer moved to approve the items on the Consent Agenda.
Commissioner Lacy seconded. Voice vote: all ayes. Motion carried.

V. ACTION ITEMS

Acting Chairman McCormick stated that since both Action Items A and B dealt with 18-month leasehold time extensions he believed it would be helpful if Manager Nystrom would elaborate on the 18-month extension and how it came about.

Manager Nystrom responded that 18 months is included in all of the Airport lease agreements and that FAA requires a time deadline be set for leasehold properties to be improved upon. She stated that FAA's preference is that leasehold properties be fully developed within 12 months. She added that this came about because over the past years the FAA found that at other airports people would lease property and just sit on it without developing it, in order to prevent any competition from coming onto that airport that would cut into their business. She stated that the Airport Authority has been successful in extending the timeline for development to 18 months due to the fact that there can be extenuating circumstances because of additional time required for review and city and county agency approvals that tenants must go through to develop the land.

A. Request by WS Flyers, LLP, John C. Beeson, and Petal Limited Partnership For Time Extension to Complete Leasehold Improvements

WS Flyers, LLP, John C. Beeson, and Petal Limited Partnership (Tenant) all entered into separate Ground Lease Agreements on January 1, 2004 on four (4) separate parcels in the C1A extended area (Lease Parcels 1, 2, and 4). The Tenants collectively agreed to contract with Paul Wisecup (WS Flyers, LLP) to construct their hangars. The Petal Limited Partnership hangar is almost complete, and they anticipate that a Certificate of Occupancy for the hangar will be issued at any time. The remainder of the hangar foundations and floors are in the process of being poured at this time. Steel and hangar doorframes are also on site.

Initially, the Tenants planned to construct separate hangars but recently decided to utilize the zero feet setback available to them and attach the hangars in order to achieve better space utilization and cost savings.

Since the Tenants have timely submitted their plans to the Grand Junction Community Development Department, in addition to the Airport Authority, and have made substantial progress on their hangar construction, Staff recommended that the Board extend all of the Tenants' time to complete improvements until September 30, 2005 and take no further action at this time regarding the possible Ground Lease Agreement default for each Tenant. Staff also recommended that the Board authorize the Airport Manager to sign a First Addendum to each Ground Lease Agreement extending the time to complete improvements to September 30, 2005, subject to all of the provisions of the Ground Lease Agreement. At that time, the Board can review each Tenant's progress on their construction and determine any additional action to be taken, if necessary.

Commissioner LaCroix moved to extend all three Tenants' time to complete improvements until September 30, 2005 and take no further action at this time regarding the possible Ground Lease Agreement default for each Tenant, and authorize the Airport Manager to sign a First Addendum to each Ground Lease Agreement extending the time to complete improvements to September 30, 2005, subject to all of the provisions of the Ground Lease Agreement. Commissioner Little seconded. Voice vote: all ayes. Motion carried.

B. Request by Kempton Air Service for Time Extension to Complete Leasehold Improvements

Larry Kempton, owner of Kempton Air Service, provides flight instruction and leases three (3) separate parcels of ground from the Airport Authority. One of the parcels (2851 Aviators Way) contains Kempton Air Service's operations hangar, one parcel (2847 Aviators Way) contains a ramp only tie-down area for aircraft, and the third parcel (2845 Aviators Way) was leased January 1, 2004 for the purposes of installing ramp, hangar storage, and a maintenance facility. The third parcel consists of approximately 30,113 square feet.

On March 2, 2005, Airport Authority Staff became aware that Larry Kempton was installing a loose asphalt surface material on the parcel located at 2845 Aviators Way without the appropriate approvals. Staff met with him on-site and informed him that the material he was placing on the leasehold did not meet the Airport Authority's Development and Architectural Covenants' Ramp Specifications. Furthermore, Airport Authority approval was not obtained prior to commencement of the work.

On March 9, 2005, a letter was sent to Mr. Kempton explaining that the material used on site did not meet the Authority's Ramp Specifications and that approval was required from the Airport Authority and the Grand Junction Community Development Department for alterations or improvements to the parcel.

On April 4, 2005, a notice of default for the third parcel of ground (2845 Aviators Way) was sent to Larry Kempton since an agreement had not been reached between the Airport Authority and Mr. Kempton regarding the ramp material's compliance with the Airport Authority's Development and Architectural Covenants, and specific construction plans had not been submitted to either the Airport Authority or the City for review.

At the April 19, 2005 Regular Board Meeting, the Board moved that Mr. Kempton not proceed with further construction until plans and a proposed timeline for completion of construction are submitted and approved by the Airport Authority and the City of Grand Junction.

On June 10, 2005, Mr. Kempton submitted a request for extension of time to complete improvements. Since the Airport Authority was never provided with a set of construction plans, staff picked up a set of plans that had been submitted to the Community Development Department on June 13, 2005.

Since Mr. Kempton's 18-month development deadline expires on June 30, 2005, he is requesting an extension of time to complete the improvements and has submitted a major site plan review to the Grand Junction Community Development Department. His plan includes replacing most of the material currently placed on site and constructing a hangar building approximately 220 feet wide by 109 feet deep and 33 feet high. Additionally, he states that the completion date for construction will be 12 months or sooner.

Since Mr. Kempton has submitted plans to the Grand Junction Development Department and the Airport Authority is now in possession of a set of plans, Staff recommended that the Board extend his time to complete improvements to September 30, 2005 and take no further action at this time regarding the Ground Lease Agreement default. Staff also recommended that the Board authorize the Airport Manager to sign a First Amendment to Kempton Air Service's Ground Lease Agreement, extending the time to complete improvements to September 30, 2005, subject to all of the provisions of the Ground Lease Agreement. At that time, the Board can review Mr. Kempton's progress on the construction and make a determination to either further extend the time for completion of improvements or exercise the Board's right to terminate the Ground Lease Agreement.

Acting Chairman McCormick stated that it was his understanding from Staff that Mr. Kempton could have planning department clearance by the end of July and with that in mind he would recommend that the lease be extended until August 5th, as opposed to September 30th, based on deliverance of planning clearance to the Airport Authority's office by 5:00 on August 5th. He added that at that point Mr. Kempton could put his construction schedule together in order to provide the Board with a timeline at the August Board meeting.

Manager Nystrom added that if the Board chose to go along with Acting Chairman McCormick's recommendation to receive planning clearance, the Board may want to impose a date for a building permit to be in place, as well as a date for the foundation to be in. She continued that all three issues could most likely be imposed within the September 30th time frame.

Commissioner Simons stated that he was uncertain about the permitting process and didn't feel comfortable dictating something to Mr. Kempton that he doesn't have control of. Acting Chairman McCormick suggested that a motion could also include that the construction timeline be subject to extenuating circumstances created by the planning department.

Chairman Simons made a motion that the Board accept Acting Chairman McCormick's recommendation that the Airport Authority extend the lease to August 5th and at such time Mr. Kempton is to present the Authority with planning clearance by 5:00, barring any extenuating circumstances from the planning department. Upon receipt of planning clearance, the Board will at the August workshop and ensuing August Board meeting develop and approve a construction timeline, which would then become the extension to the lease. Commissioner Little seconded the motion. Voice vote: all ayes. Motion carried.

C. **Bid Award and Ground Lease Agreement for Taxiway C1-A General Aviation Area Parcel**

At the April 2005 Regular Board Meeting, the Board discussed the possible Ground Lease Agreement award for the Taxiway C1-A vacant parcel between the Plane Storage, LLC and Tom J. Daly leaseholds. The three (3) applicants discussed by the Board for possible approval were: Plane Storage, LLC; Analysis, Inc.; and Granum Village Park, LLC. After discussion, the Board decided to defer the selection until at least the May 2005 Regular Board Meeting, pending further discussion and review.

At the May 17, 2005 Regular Airport Authority Board Meeting, the Board moved to reject all of the applicants for the C1-A parcel and developed a criteria in order to determine the successful applicant. The Lease Selection Criteria Addendum was mailed to all applicants to review and submit to the Authority no later than June 10, 2005.

The Airport Authority received two Lease Selection Criteria Addendums, one from Plane Storage, LLC and one from Granum Village Park, LLC. Based on the Criteria, Plane Storage's score was 14 and Granum Village Park, LLC's score was 13.

Based on the Criteria, Staff recommended that the Board award the lease of the C1-A Parcel to Plane Storage, LLC and authorize the Chairman to sign the standard Ground Lease Agreement with Plane Storage, LLC contingent upon the following:

- Plane Storage, LLC must adhere to all of the Ground Lease Agreement requirements including the construction and operation of the proposed hangar and improvements as set forth in its Lease Selection Criteria Addendum.
- The hangar constructed must be located within the building envelope depicted on Exhibit A (attached).

Manager Nystrom announced that the Authority received notification from Granum Village Park, LLC that they would like to withdraw their application for Taxiway C1-A vacant parcel, and added that there is now only one applicant, that being Plane Storage, LLC.

She also indicated that in her discussions with Mr. Tucker of Plane Storage he informed her that the commercial operating entity would be for a flight instruction school which is an incorporation that he is putting together with another individual who will soon be relocating to Grand Junction. He also stated that the maintenance facility initially included in his application was uncertain at this point in time and if it did not evolve as planned he would utilize the hangar for private aircraft storage.

Manager Nystrom continued that based on affirmation from Mr. Tucker that he does intend to move forward with the commercial operation of a flight instruction

school, Staff would continue to recommend that this award be granted to Plane Storage, LLC.

Discussion ensued concerning Mr. Tucker's possible change in commercial applications, as well as guaranteed aircraft access on both the existing Plane Storage lease and the proposed vacant parcel C1-A.

Commissioner LaCroix made a motion that the Airport enter into a lease agreement with Plane Storage, LLC for vacant parcel C1-A with the understanding that there would be at least one commercial operation in place at all times during the term of the lease; that the existing Plane Storage facility lease 33' for aircraft access and that the new Plane Storage parcel would lease 33' for aircraft access; and that neither tenant would build or in any way limit access and that 66' would be used for ingress and egress of each tenant. Commissioner Lacy seconded the motion.

Jim Harker of Plane Storage indicated that they would be willing to grant a 27' easement on the current property and a 33' easement on the proposed property for aircraft access.

Commissioner Simons stated he had misgivings about trying to micromanage a tenant's operation.

Manager Nystrom suggested that a minimum of one-third of the hangar be strictly used for commercial operations throughout the term of the lease.

Manager Nystrom continued that the motion could also include right of access on that parcel as well as an amendment to the existing Plane Storage lease for a right of access that would collectively be a minimum of 60 feet.

Acting Chairman McCormick added that the vote would be for the amendment to the motion, which states that a third of the parcel would be utilized for commercial operations.

Roll call: Commissioner Lacy, aye; Commissioner Palmer, aye, Vice Chairman McCormick, aye, Commissioner LaCroix, no; Commissioner Little, no; Commissioner Simons, no.

Acting Chairman McCormick asked to read the motion as amended. Manager Nystrom read the motion as amended:

The bid award be granted to Plane Storage, LLC that would include a right of access on this parcel as well as an amendment to the existing Plane Storage, LLC lease agreement that would collectively create a right of access of a minimum of 60 feet, and that a minimum of one-third of the hangar on the new Plane Storage, LLC lease be strictly used for commercial operations as outlined in the Minimum Standards throughout the term of the lease.

Roll call: Commissioner Lacy, aye; Commissioner Palmer, aye; Vice Chairman McCormick, no; Commissioner LaCroix, aye; Commissioner Little, no; Commissioner Simons, no. Motion did not carry.

Acting Chairman McCormick temporarily relinquished the Chair to Commissioner Little in order to present a motion to the Board.

Vice Chairman McCormick moved that the Airport Authority lease the parcel to Plane Storage, LLC with the access on the parcel as well as an amendment to the existing Plane Storage, LLC lease agreement that would collectively create a right of access of a minimum of 60 feet. Commissioner Simons seconded.

Commissioner Palmer questioned if the commercial clause was not included in the motion. Commissioner Simons responded that it is not part of the motion.

Vice Chairman stated that he didn't include the commercial even though the applications were weighted on this qualification.

Roll call: Commissioner Lacy, aye; Commissioner Palmer, no; Vice Chairman McCormick, aye; Commissioner LaCroix, no, Commissioner Little, aye; Commissioner Simons, no. Motion did not carry.

Commissioner Little turned the meeting over to Acting Chairman McCormick.

Commissioner Simons stated that he believed the Authority and Board needed to clarify what exactly is planned for this parcel and to make certain that it is clear to everyone who has (had) and interest in it.

Commissioner Palmer stated that there had been a lot of interest in the parcel as a hangar area and agreed that the Board was at a stalemate on the issue. He suggested that another option would be to take the original ten applicants, place them in a lottery and choose one.

Acting Chairman McCormick added that could be an option but questioned the interest of the original applicants. Commissioner Palmer proposed that the Authority contact the original bidders to determine if there is still any interest in the vacant parcel as a non-commercial hangar space.

Further discussion ensued until it was decided to move on with the agenda and place the issue on the July workshop agenda and the Regular July Board Meeting.

D. Request by P & L Properties, LLC for Second Addendum to Ground Lease Agreement for Sale of T-Hangars and Aircraft Tie-Downs

P & L Properties, LLC currently leases approximately 1.5 million square feet of ground that is subleased to West Star Aviation, Inc. for the operation of a Fixed Base Operation (FBO). The Ground Lease Agreement with P & L Properties became effective December 31, 2004 after Buescher Family Limited Partnership sold its interest in West Star Aviation, Inc. and terminated its Ground Lease Agreement with the Airport Authority. P & L Properties later amended its Agreement to increase its leased Premises by approximately 6.75 acres in order to accommodate West Star Aviation expansion plans.

Currently, P & L Properties is in the process of selling its t-hangars and some aircraft tie-downs to Aero-GJT, LLC and now requests that its Ground Lease Agreement be amended to reflect the Premises reduction of approximately 167,325 square feet.

Staff recommended that the Board approve and authorize the Chairman to sign the P & L Properties, LLC Second Addendum to Ground Lease Agreement contingent upon:

- Final sale of the t-hangars and tie-downs by P & L Properties, LLC to Aero-GJT, LLC
- Final survey of the subject property acceptable to the Airport Authority
- Aero-GJT, LLC executing a Ground Lease Agreement with the Airport Authority which includes public access through the subject property to Taxiway 'A' from the leasehold property to the south (currently leased by West Star Aviation), the Civil Air Patrol leasehold, and the Colorado Division of Wildlife leasehold
- Second Addendum document review and approval by Airport Authority Attorney and signed by P & L Properties, LLC.

Commissioner Simons moved to approve and authorize the Chairman to sign the P & L Properties, LLC Second Addendum to Ground Lease Agreement based on the contingencies outlined by Staff. Commissioner Palmer seconded. Voice vote: all ayes. Motion carried.

E. Request by Aero-GJT, LLC to Lease the T-Hangars and Ramp Area

P & L Properties is in the process of selling its t-hangars and ramp areas to Aero-GJT, LLC and has requested that its Ground Lease Agreement be amended to reflect the Premises reduction of approximately 167,325 square feet. Aero-GJT, LLC now requests to lease the released 167,325 square feet.

Staff recommended that the Board approve and authorize the Chairman to sign a standard Ground Lease Agreement for the 167,325 square feet with Aero-GJT, LLC contingent upon:

- Final sale of the T-Hangars by P & L Properties, LLC to Aero-GJT, LLC
- Aero-GJT, LLC executing a standard Ground Lease Agreement with the Airport Authority
- Aero-GJT, LLC's permitted uses must comply with FAA requirements
- Final survey acceptable to the Airport Authority of the parcels
- Aero-GJT, LLC to provide future aircraft access along the western portion of the leased area if required by the Airport Authority at some future time (as determined in the sole discretion of the Airport Authority) from the parcel located to the south and the taxiways and runways
- Aero-GJT, LLC providing sewer line access across the leased premises to the Division of Wildlife Hangar

- Aero-GJT, LLC to provide adequate vehicle and aircraft access (as determined in the sole discretion of the Airport Authority) to and from the Division of Wildlife Hangar and its assigns, to the taxiways and runways
- The current ground rent of \$0.1056 applied to these parcels including all other terms of the standard Ground Lease Agreement

Commissioner Lacy moved to approve and authorize the Chairman to sign a standard Ground Lease Agreement for the 167,325 square feet with Aero-GJT, LLC in accordance with the contingencies outlined by Staff. Commissioner Little seconded. Voice vote: all ayes. Motion carried.

F. Resolution No. 2005-009; Revised Walker Field, Colorado, Public Airport Authority Development and Architectural Covenants

In order to reflect the present business climate on the Airport, Walker Field Airport Authority's current Development and Architectural Covenants have been reviewed and proposed changes have been incorporated into the document to:

- ✓ Maintain a safe and secure Airport
- ✓ Facilitate and expedite the development process at the Airport
- ✓ Encourage consistent and attractive development

A copy of the proposed Covenants was mailed to all Tenants on June 14, 2005 requesting comments. They were also discussed at the May 17, 2005 Regular Board Meeting and June 7, 2005 Board Workshop.

Staff recommended that the Board approve Resolution No. 2005-009 and authorize the Chairman to sign the Resolution on behalf of the Authority.

Manager Nystrom stated that the Authority would like to add one minor change to the Covenants and referred to page 61 "Building Remodeling and/or Renovations". She requested that the word "building" in the title and text be changed to "leasehold".

Commissioner Palmer moved to approve Resolution No. 2005-009 and authorize the Chairman to sign the Resolution as amended on behalf of the Authority. Commissioner LaCroix seconded. Voice vote: all ayes. Resolution approved.

VI. DISCUSSION ITEMS

A. Amendment to Requirements and Minimum Standards for Commercial Aeronautical Services and Activities for Walker Field Airport, Grand Junction, Colorado—Self-Service Fueling Operations

Included in the Board packets were proposed additions to the Requirements and Minimum Standards for Commercial Aeronautical Services and Activities for Walker Field Airport, Grand Junction, Colorado ("Minimum Standards") pertaining to self-service fueling operations. Staff drafted the proposed additions as a result of the growth of general aviation at Walker Field Airport in recent years, and obtained comparative provisions from other airports.

Manager Nystrom explained that the reason this was placed on the agenda as a discussion item was to have the Board review it again, as well as have an opportunity to provide copies to Airport Tenants. She added that the Authority would like the Board to consider the issue for a vote at the July Board meeting.

Discussion ensued concerning availability of qualified personnel during all hours of Airport operation, location of a self-service fueling operation, above ground or below ground tanks, and the possibility of researching other airports to determine how they regulate and govern self-service fueling operations.

Commissioner Lacy stated it is his belief that the airport needs a self-service aviation fuel operation, and that the availability of self-service pumps would enhance the sale of fuel at the Airport.

Manager Nystrom stated that the Airport has had several inquiries and some site visits with a couple of interested parties.

VII. AIRPORT MANAGER'S REPORT

There were no further comments to add to the Manager's report.

VIII. OTHER ITEMS

A. July Board Workshop

Manager Nystrom stated that discussion items for the July 5th Workshop would include continued discussion on the Taxiway C1-A General Aviation Area Parcel and a presentation on 2004 Revenue and Expense Cost Center Allocations.

B. Board Retreat

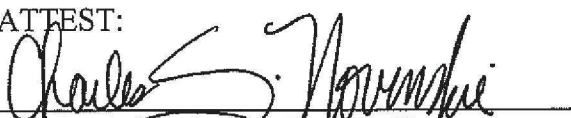
It was announced that the Board Retreat is scheduled for July 16th at 8:00 a.m., and will be held at the Airport Authority Conference Room. Commissioner Simons suggested a possible facilitator for the retreat and agreed to contact him to determine if he would be available.

IX. ADJOURNMENT

Commissioner Palmer moved to adjourn the meeting. Commissioner Little seconded. Voice vote: all ayes. Motion carried. The meeting adjourned at 7:23 p.m.

APPROVED AND ADOPTED THE 4th DAY OF October, 2005.


Robert McCormick, Acting Chairman

ATTEST:

Charles S. Novinskae, Deputy Clerk