

# Walker Field Airport Authority

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## Minutes of the Regular Board Meeting

October 18, 2005

**BOARD COMMISSIONERS PRESENT:** Craig Springer Tom LaCroix  
Robert McCormick Roger Little  
John Stevens

**AIRPORT STAFF PRESENT:** Ed Storer Charlie Novinskie  
Gary Mancuso

**ALSO PRESENT:** Lloyd Quesenberry and Earl Rhodes of Younge & Hockensmith, Bob Kretschman of The Daily Sentinel, and P. J. McGovern of P & L Properties

### I. CALL TO ORDER

The meeting was called to order at 5:23 p.m.

### II. APPROVAL OF AGENDA

Commissioner LACroix moved to approve the agenda. Vice Chairman McCormick seconded. Voice vote: all ayes. Motion carried.

### III. PUBLIC COMMENTS AND COMMUNICATIONS

P.J. McGovern of P & L Properties provided an update on progress of the existing FBO remodel project where West Star is located and projected that improvements should be completed by the end of December.

Mr. McGovern also shared an overview of improvements and expansion plans to the 5.97-acre leasehold at Walker Field to include a new 40,000 square-foot aircraft hangar and 38,000 square feet of office space to be built east of the current National Weather Service Building. He added that new paved parking areas will be built for West Star employees and customers and that an aircraft apron will be extended to reach the hangar. He continued that the project would create a campus environment for West Star and that he believes the expansion and new improvements will make it a first-class FBO that will attract more business at Walker Field. Mr. McGovern stated that plans for the project could be submitted to Grand Junction Planning Department by the end of October with construction beginning in January 2006. He continued that they plan to have the new facility completed by fall of 2006.

#### IV. CONSENT AGENDA

##### A. Minutes: September 20, 2005 Regular Board Meeting

Chairman Springer pointed out two areas on page 6 of the September 20, 2005 Regular Board Meeting Minutes concerning his question to Larry Kempton of Kempton Air Services and Mr. Kempton's response. He requested that transcription of the minutes be researched to determine the exact comments that were made. He added also that a typographical error appeared on page 7.

Chairman Springer asked that the minutes be corrected and presented for reconsideration of approval at the November Regular Board Meeting.

##### Minutes: October 4, 2005 Special Board Meeting

Commissioner Little moved to approve the Minutes of the October 4, 2005 Special Board Meeting. Commissioner Stevens seconded. Voice vote: all ayes. Motion carried.

#### V. ACTION ITEMS

##### A. Acknowledgement of Receipt of August, 2005 Financial Statements/Accounts Receivable Report

Vice Chairman McCormick moved to acknowledge receipt of August, 2005 Financial Statements/Accounts Receivable Report. Commissioner Stevens seconded. Voice vote: all ayes. Motion carried.

##### B. Commercial Development of 32 Acres Along H Road Request for Proposals

The Airport Authority posted a notice on June 1, 2005 inviting proposals for the development of 32 acres of commercial property along H Road. The Request for Proposals (RFP) was advertised extensively, and nine proposal packets were requested.

One proposal was received from Mile High America First, LLC by the deadline, however, the proposal does not comply with the RFP as advertised, and the Proposer did not submit the required security deposit.

Since the proposal did not comply with the RFP requirements, Staff recommended that the Board reject the proposal from Mile High America First, LLC, and Staff further recommended that:

- The RFP continue to be advertised for an open-ended period of time for all or part of the 32 acres.
- Each proposal be evaluated and negotiated when received.

- The Airport Authority reserve the right to enter into an agreement with a Proposer at any time, but continue to accept back-up proposals.
- Staff will continue conversations with Mile High America First, LLC regarding their proposal.

Staff provided additional background information concerning the proposal received from Mile High America First, LLC indicating that their proposal was more of a partnership with the Airport for a sharing of profit and loss for the project. Staff added that their proposal's profit projections after expenses based on 90% occupancy at \$12.00 per square foot rent would only be about \$300,000 a year to then be split between the partnership and the Airport.

Discussion followed concerning continued discussions with Mile High America First, LLC; the four-month time factor, and how it may have affected the remaining eight Proposers; a new time period for the RFP with a review of proposals by the Board within a specific time period; additional clarity of the RFP to existing and prospective Proposers; and a possibility that the RFP offer the entire 32 acres or a combination thereof.

Vice Chairman McCormick moved that:

- The Board recognize that Mile High America First, LLC has a noncompliant proposal.
- The RFP continue to be advertised for an open-ended period of time.
- Each proposal be evaluated and negotiated when received.
- The Airport Authority reserve the right to enter into an agreement with a Proposer at any time, but continue to accept back-up proposals.
- Proposals should include all 32 acres by one or a combination of developers.
- That the Board reviews the situation in six months (April 30, 2006).

Commissioner LaCroix seconded. Voice vote: all ayes. Motion carried.

## **I. DISCUSSION ITEMS**

### **A. Report of Meetings**

Commissioner LaCroix reported that the meeting scheduled with Diane Schwenke of the Grand Junction Chamber of Commerce, Debbie Kovalik of the Visitors Convention Bureau, and Commissioner Palmer regarding continuity of discussion items to be presented at the Commercial Air Service Coalition Meeting in December at Orlando, Florida had been rescheduled.

Vice Chairman McCormick stated that he did not believe Ms. Schwenke nor Ms. Kovalik could adequately represent Walker Field and stated he did not think a Board member should attend, but if Commissioner Palmer wished to attend as a City representative, that would be his decision. He commented that if the Airport decided to send a representative he thought Charlie Novinskie should attend the meeting.

Vice Chairman McCormick stated that after spending time learning more about the meeting he had serious question as to whether or not there was a reason for the Airport or community representatives to spend that kind of money to attend a meeting that might not apply at all.

Commissioner LaCroix responded that it was his belief Ms. Schwenke and Ms. Kovalik would be attending the meeting as representatives of the city, that input from Walker Field would be needed, and if Commissioner Palmer could attend on the courtesy of the city he felt that would benefit the Airport.

Chairman Springer stated that he didn't recall authorizing Commissioner Palmer to represent the Board at any meeting. He added he believed that Commissioner Palmer stated the city had offered to send him if the Board wanted him to attend.

Acting Airport Manager Storer commented that this type of meeting probably would not be the kind of meeting that Walker Field would attend based on the forum that it was perceived to be.

Charlie Novinskie added that he would be attending a NBAA (National Business Aviation Association) meeting just prior to the Coalition meeting and explained that the NBAA is probably the largest airport organization in the country. He commented that the Airport would be participating with CDOT and the Aeronautics Division along with ten other airports that are comparable to the size of Walker Field. He stated that this type of meeting would more likely be one that the Airport would be attending rather than the Coalition meeting in Florida.

Chairman Springer stated he did not believe the Board needed to take formal action on this issue but directed Acting Airport Manager Storer to have Mr. Novinskie work with Commissioners LaCroix and Palmer to develop a dialogue between all interested parties concerning attendance and the Coalition meeting.

## **VII. AIRPORT MANAGER'S REPORT**

Acting Airport Manager Storer reported on progress of the power regulator relocation. Airport Manager Storer also noted that the Staff is working with the FAA in Seattle to obtain a 175KW generator that would keep the airfield lit during a power outage.

**VIII. OTHER ITEMS**

**A. Airport Manager’s Search Committee Progress**

Chairman Springer announced that he would advise Board members who would be accompanying the Airport Manager candidates to dinner via email.

Discussion ensued concerning scheduling of tours and finalization of the procedural process to follow in selecting and announcing the Airport Manager finalist.

**B. November Board Workshop (2006 Budget)**

Chairman Springer announced that the Agenda for the November 1<sup>st</sup>, 2005 Board Workshop would include the 2006 Budget.

**IX. EXECUTIVE SESSION – PENDING LITIGATION**

Commissioner LaCroix moved that the Board go into executive session at 7:20 p.m. to discuss pending litigation. Vice Chairman McCormick seconded. Voice vote: all ayes. This motion to go into Executive Session is based on the authority found in C.R.S. 24-6-402(3.5) and (4).

**X. ADJOURNMENT**

Vice Chairman McCormick moved to enter out of Executive Session at 8:08 p.m. Commissioner Stevens seconded. Voice vote: all ayes.

Vice Chairman McCormick made a motion to adjourn from the Regular Board Meeting at 8:09 p.m. Commissioner Little seconded. Voice vote: all ayes.

APPROVED AND ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

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Chairman Craig Springer

ATTEST:

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Charles S. Novinskie, Deputy Clerk