

Rental Car revenues at the Grand Junction Regional Airport are a primary income source. Due to the Rental Car Agencies investment in the Airport, it is vital to maintain the facilities that they use. In March of 2008, the Airport Board passed a resolution, which established an on-airport facility fee to all rental car agencies operating on-site. In turn, the monies generated through this fee, must be earmarked for improvements of facilities affecting the on-site agencies.

Currently the facility fee is \$3.25 per customer per transaction day. The fee generates approximately \$45,000.00 per month.

The project that is of highest priority is the reconstruction of the Rental Car Parking Lot and Service Facilities. Reconstructing the parking lot will allow for additional rental car capacity, better functionality of the parking lot, as well as a better impression to the customer.

The Colorado State Infrastructure Bank (CO SIB) program was developed as part of a federal pilot program. The bank makes loans available to communities in all areas of Colorado, to help fund transportation projects.

The CO SIB acts as a bank to provide capital for funding projects in the short-term.

Other advantages include:

Low rates: Local governments and/or private developers can borrow at or below market rates, which lowers the overall cost of borrowing.

Revolving fund: As loans are re-paid, funds become available for new projects.

Administrative simplicity: Standard project agreements and loan documents reduce processing time and legal fees.

The Grand Junction Regional Airport is requesting a loan amount of \$5,000,000.00. This will fund all phases of the reconstruction of the parking lot area and the design of the service area.

Vice Chairman Stevens moved to adopt the Resolution No. 2009-003.
Commissioner LaCroix seconded. Roll call vote: all ayes. Motion carried.

B. Election of 2009 Officers

The Grand Junction Regional Airport Authority By-Laws requires that the election of officers for a new year be held at the first regular board meeting in January.

The positions for election include, Chairman (Board Member), Vice Chairman (Board Member), Treasurer (Historically, the Airport Manager), Clerk (Airport Staff Member), and Deputy Clerk (Airport Staff Member).

Staff recommends the following individuals to serve in the 2009 Officer position:

Treasurer: Rex A. Tippetts

Clerk: Amy Jordan

Deputy Clerk: Eddie Storer

The Board of Commissioners voiced to elect Vice Chairman Stevens as the 2009 Board Chair and Commissioner Granum as Vice Chair.

Commissioner Little moved to elect John Stevens as Chair, Denny Granum as Vice Chair, Rex A. Tippetts as Treasurer, Amy Jordan as Clerk, and Eddie Storer as Deputy Clerk. Commissioner LaCroix seconded. Voice vote: all ayes. Motion carried.

C. Selection of Environmental Services Consultant

The Airport solicited a Request for Qualifications (RFQ) from responsible, qualified full-service planning and environmental services firms to provide professional environmental and related planning services for the Airport on a range of projects over a five-year timeframe.

The RFQ was issued on October 24, 2008 and submittals were due by December 1, 2008.

The Airport received seven (7) qualifications from the following firms:

Armstrong Consultants, Inc. Grand Junction, Colorado

Barnard Dunkelberg & Company Denver, Colorado

Buys & Associates, Inc. Littleton, Colorado

JG Management Systems Grand Junction, Colorado

Ricondo & Associates Denver, Colorado

Terracon Consulting Engineers and Scientist Wheat Ridge, Colorado

Walsh Environmental Scientists and Engineer, LLC. Boulder, Colorado

After each member completed their individual grading, an average of the three scores was calculated and the firms were placed in order from 1 to 7; 7 being the lowest total points to 1 being the highest total points. The scores ranged from 0 points to 90 points, out of a possible 100 points.

The top ranking firm was invited to interview with the Airport sub-committee on January 5, 2009.

Due to the extensive experience with Airport's and projects similar to that of Grand Junction Regional Airport's; as well as their familiarity with GJT; Barnard Dunkelberg and Company has been recommended as the best qualified firm to provide environmental and related planning service to the Grand Junction Regional Airport.

Commissioner Little moved to select Barnard Dunkelberg and Company to provide Environmental and related planning services to the Grand Junction Regional Airport. Commissioner Simons seconded. Voice vote: all ayes. Motion carried.

D. Adoption of Resolution No. 2009-001: Resolution Concerning Execution of Documents Pertaining to Bank Accounts

Each year, the Board adopts a new Banking resolution. The resolution is sent to all financial institutions with which the Authority conducts business. The resolution is follows:

1. Operating Expenses - Checks less than \$25,000 for invoices pertaining to regular business of the Authority – One staff signature.
2. Operating Expenses - Checks equal to or greater than \$25,000 for invoices pertaining to regular business of the Authority – One staff signature and one board member signature.
3. Board approved 2009 budgeted debt service payments (currently bonds for Walker Field Drive Improvement) – One staff signature.
4. Board approved 2009 budgeted payments to vendors constructing Walker Field Drive Improvements – One staff signature.

Vice Chairman Granum moved to adopt resolution no. 2009-001.
Commissioner Little seconded. Roll call vote: all ayes. Motion carried.

E. Adoption of Resolution No. 2009-002: Resolution of the Board of Commissioners Regarding Authority to Execute Standardized Agreements for the Grand Junction Regional Airport Authority

The “Standardized Agreements” include the following:

- Ground Leases
- Building Use and Lease Agreement
- Sublease Agreement
- Easement Deed and Agreement
- Independent Contractor Agreement
- Loan of Property Agreement
- Community Exhibit an Display Agreement
- Off-Airport Rental Car Agreement
- Licensing Agreement
- Termination Agreement
- Landlord’s Consent to Lease Assignment
- Airline Lease

Resolution 2009-002 renews the authority granted previously to the Director of Aviation to execute Standardized Agreements including certain amendments thereto, assignments thereof, and terminations thereof (unless such documents contain additional provisions that have not been previously approved by the Board) on behalf of the Authority. The Director of Aviation will continue to

apprise the Board of any such Standardized Agreement signed during the previous month. This resolution will expire on January 31, 2010 unless renewed by the Board.

Commissioner Simons moved to adopt resolution no. 2009-002. Commissioner LaCroix seconded. Roll call vote: all ayes. Motion carried.

F. Betsy Kirschbaum: Request for an additional fuel tank at the existing Aero Fuel Facility

On December 8, 2008, Airport Staff received a letter from Airport Tenant Betsy Kirschbaum, requesting the addition of a Jet-A Self Service Fueling facility.

Airport Staff believes that the revision of the Airport's Minimum Standards should be completed, reviewed, and adopted prior to the approval of any additional self-serve fueling facilities.

Airport Staff also believes that there are additional decisions that need to be made regarding current and future self-service fueling operations, including but not limited to:

1. Number of self-service fueling operations allowed on the Airport
2. Minimum Monthly Flowage Guarantee's
3. Safety Requirements
4. Space Requirements
5. Access Requirements

Airport Staff recommends the Board table any action until policy can be set regarding commercial self-service fueling operations.

Commissioner Little moved to table Kirschbaum's request for the addition of a Jet-A Self Service Fueling Facility until further notice. Commissioner LaCroix seconded. Voice vote: all ayes. Motion carried.

VI. DISCUSSION ITEMS

A. Manager's Update

Manager Tippetts discussed the 2008 enplanement totals, as well as the increase in parking lot revenues for 2008.

Manager Tippetts updated the Board on the Advantage Rental Car Bankruptcy and the current on-airport space that has been vacated. He notified the Board that the Airport was waiting for the bankruptcy court to release the leases and they have now been released and the Airport can proceed with reawarding the agreement. After lengthy discussion, the Board decided to award the on-airport rental car site to the next highest bidder, which was Enterprise Rental Car.

Commissioner Little moved to award the on-airport rental car agreement to Enterprise Rental Car. Commissioner Granum seconded. Voice Vote: all ayes. Motion carried.

C. Construction Update

Assistant Manager Storer reported that the Rental Car Parking Lot Construction project was going out to bid tomorrow, Wednesday, January 14th.

VII. Recess into Executive Session

Commissioner Simons moved to recess the regular Board Meeting into Executive Session to discuss litigation. Commissioner LaCroix seconded. Voice vote: all ayes. Motion carried.

The meeting recessed into Executive Session at 5:56 pm.

VII. Executive Session

A. Litigation

Discussion of litigation.

Commissioner LaCroix moved to adjourn the meeting. Commissioner Simons seconded. Voice vote: all ayes. Motion carried. The meeting adjourned at 6:07 pm.

Chairman John Stevens

ATTEST:

Amy Jordan, Clerk