



Grand Junction Regional Airport Authority Board
Meeting Minutes
May 24, 2011

Opening:

Mr. Tom LaCroix, Board Vice Chairman, called the regular meeting of the Grand Junction Regional Airport Authority Board to order at 5:15 PM on May 24, 2011 in Grand Junction, Colorado and in the County of Mesa.

Present:

Commissioners:

Tom LaCroix, Vice Chairman
Denny Granum
John Stevens
Roger Little
Bill Pitts

Other:

Shannon Kinslow, TOIL
Collin Fay, CO Flight Center
PJ McGovern, P&L Properties
Dana Brewer, Monument Aircraft

Airport Staff:

Rex Tippetts, Director of Aviation
Ed Storer
Amy Jordan
Gary Schroen
Kathie Lucas

I. Approval of Agenda

Vice Chairman LaCroix moved to approve the agenda. Commissioner Stevens also moved, Commissioner Granum seconded. Voice vote: All Ayes. The agenda was approved as distributed.

II. Public Comments and Communications

Collin Fay representing Colorado Flight Center and the Commemorative Air Force addressed the Board about his concerns with the Airport Perimeter Fence Project. Collin explained how difficult the addition of two access control gates will be for the general aviation community at the Airport. After some discussion the Board resolved to form a committee selected general aviation tenants at the Airport, along with two Board Members, and one Staff person to discuss alternatives and work on a solution.

III. Consent Agenda

A. Minutes: April 2011 Regular Board Meeting

B. Financials: April 2011

Commissioner Granum moved to approve the consent agenda. Commissioner Stevens seconded. Voice vote: All Ayes. The consent agenda was approved as distributed.

IV. Action Items

A. Draft FAA Grant #03-08-0027-48 Airport Master Plan Study (Terminal Area Plan)

Director Tippetts told the Board that the FAA is offering the Grand Junction Regional Airport a grant to conduct an Airport Master Plan Study (Terminal Area Plan). The grant has been awarded as 03-08-0027-48.

The intent of the Terminal Area Plan is to build upon the recently completed 2009 Airport Master Plan Update. The purpose of this plan is to prepare a detailed facilities layout “concept” for the development within the terminal area at Grand Junction Regional Airport.

The focus of this study is to make recommendations on the appropriate use of all land parcels in the terminal area, and will include programming to determine appropriate sizes for terminal building components, roadway capacities, and terminal curb frontage, aircraft and automobile parking, and other airport facility needs that are quantifiable in consideration of aviation demand forecasts.

The Grand Junction Regional Airport began the Terminal Area Plan Study in November of 2010. As of May 2011, the Study is approximately 65% complete. The Study is expected to be completed in September of 2011 and submitted to the Federal Aviation Administration for review. Barnard Dunkelberg & Company (BDC) is conducting the Terminal Area Plan Study for the Grand Junction Regional Airport Authority. In October of 2009, the Grand Junction Regional Airport Authority retained BDC for Planning and Environmental Services for the Airport. The contract for these services is a five (5) year contract.

Approval of the Grant and Co-sponsorship Agreement is scheduled with the City and County in June 2011.

The grant for the Terminal Area Plan Study is for a total of \$382,958.00.

Commissioner Granum moved to approve the AIP-48 grant and authorize the Chairman to sign all of the original documents on behalf of the Airport

Authority, when received from the FAA. Commissioner Stevens seconded. Voice vote: All Ayes. AIP-48 grant was approved as distributed.

B. Renewal of ground lease for the National Weather Service Upper Air Inflation Building launch facility

The National Weather Service (NWS) currently leases ground space for their Upper Air Inflation Building. The leased area includes the area for the balloon launch facility, plus additional land not used by the NWS.

The Department of Commerce (on behalf of the NWS) desires to continue leasing the ground space from Grand Junction Regional Airport Authority. The proposed lease is back dated to October 1, 2006 to coincide with the prior lease expiration date, and expires September 30, 2021. The lease effective term is approximately 10.5 years.

The Department of Commerce requires a fixed lease rate. The fixed lease rate is the midpoint of approximately a 10.5 year period, starting with the current 2011 ground lease rate and escalated at 2% per year through 2021.

Commissioner Granum moved to the renewal of ground lease for the National Weather Service Upper Air Inflation Building launch facility. Commissioner Little seconded. Voice vote: All Ayes. The National Weather Service Upper Inflation Building ground lease renewal was approved as distributed.

C. Election of Officers

Vice Chairman LaCroix informed the Board that current Chairman Dan Lacy resigned for personal reasons. Vice Chairman LaCroix told the Board that they must now re-elect the Chairman and Vice Chairman positions for the remaining of 2011.

Commissioner Little moved to elect Mr. Tom LaCroix as Chairman for the remaining 2011 term and also for the 2012 term. Commissioner Little also moved to elect Mr. Doug Simons as Vice Chairman for the remaining 2011 term. Commissioner Granum seconded. Voice vote: All Ayes. Chairman Tom LaCroix will serve as Chairman of the Airport Board for the remainder of 2011 and for 2012. Vice Chairman Simons will serve as Vice Chairman for the Airport Board for the remainder of 2011.

V. Discussion Items

A. Terminal Area Plan Study Update

Mark McFarland and Ryan Hayes with Barnard Dunkelberg & Co. briefed the Board on Airports progress of a Terminal Area Plan. Mark discussed

that this plan was approximately 65% complete and that during this phase they are taking a comprehensive look at the terminal building, including an in-depth analysis of the current operating efficiencies and inefficiencies of the present terminal building.

B. Manager's Update

Director Tippetts updated the Board on the Environmental Assessment progress and gave the Board a brief Security Update. Tippetts told the Board that the AOA badges that had been issued a while ago are now up for renewal.

C. Construction Update

Construction Manager Storer updated the Board on the fence project. Storer stated that the project is approximately 25% complete.

VI. Adjournment

The Board adjourned at 7:10 p.m. The next meeting of the Airport Authority Board will be at 5:15 PM on June 14, 2011 in the Grand Junction Regional Airport Terminal Building.

Tom LaCroix, Board Chairman

ATTEST:

Amy Jordan, Clerk to the Board