

AIRPORT BOARD MINUTES - SEPTEMBER 14, 1970

Present: Aubert, Anderson, Naff, Madlow, Members; Gus Byrom, Airport Manager; Secretary Ford; Halverson, Hertz; Bill Reno, National; Gordon Hopkins, Avis; Dick Pond.

Gus said Mr. Ashby had prepared lease addendum for National Car Rental, on property south and east of terminal, at same rate as lease for Hertz. See attached lease.

Anderson asked if there was provision in lease to cancel if there becomes a need for additional parking. Byrom said the present lease only had provisions to cancel with 60 days notice prior to January 1.

Anderson moved to ratify lease, if lease is cancellable in case need arises for more parking, and provided, then, the Airport would pay National for its expenses, amortized over period lease is in operation. Naff seconded the motion. All present voted yes.

Gus introduced Dale Hahn and Larry Wilcoxin, representatives of Budget-Rent-A-Car. The Company is requesting space in the terminal for Budget. Hahn said they would pay a minimum of \$400.00 per month, or 10%, whichever is greater, and would pay for additional office space. Hahn said the airport would have realized \$10,000.00 to \$14,000.00 the past year in revenue had Budget been located there, instead of at the Holiday Inn. Hahn said other Car Rental would not suffer business loss.

Dan Halverson, of Hertz, asked Hahn if he would guarantee the \$10,000.00 to \$14,000.00? Hahn said he did not feel he should have to.

Naff asked Hahn if he planned to have a used car lot at airport. Hahn said he would expect same deal as other Car Rental Agencies. Naff suggested the airport arrange to receive a percent of used car sales by car rentals at airport.

Byrom said plans for renovation would include space for additional car rentals, rest rooms, office space for National Car Rental, and baggage turn

in, and pick up areas for peak periods.

Both Dan Halverson of Hertz, and Gordon Hopkins of Avis objected to having Budget-Rent-A-Car at airport.

Byrom said he recommended the Board okay Budgets request. The Board discussed at length the possibility of putting in minimum charges to the Car Rental Agencies.

Anderson said he is concerned whether there would be additional space available for turn-in rental cars, and would have to vote no.

Naff suggested the Board wait until other information is available.

Wadlow suggested Budgets presence at Airport might work a hardship on all other car rentals.

Anderson moved the request be deferred for further information. Wadlow seconded the motion, and it was adopted unanimously.

The Board discussed the next meeting time, and decided to meet at Airport for lunch, and meeting on Monday, September 21, 1970.

Board adjourned at 9:10 P.M.

T. M. Ford, Secretary

LEASE ADDENDUM

THIS ADDENDUM to the certain Lease, dated February 19, 1965, in which the CITY OF GRAND JUNCTION, and the COUNTY OF MESA, COLORADO, are Lessor and WILLIAM F. RENO, a licensee of NATIONAL CAR RENTAL SYSTEM, INC. is Lessee, entered into this _____ day of September, 1970, between said parties;

WITNESSETH:

1. That by this Addendum, there is hereby leased by Lessor to Lessee the real property as the same is described in Exhibit 1 attached hereto and made a part hereof by reference.

2. The lease of said land shall be for a term of three years from the date hereof; provided, however, that this Addendum shall be subject to cancellation after sixty days' notice. In the event of cancellation during this primary term, the Lessor will reimburse the Lessee for the unamortized portion of any expense incurred for improvements on the property, which improvements may include fencing, graveling, or paving but shall not include any building of a permanent type which may not be removed.

3. Rental of \$50.00 per month shall be paid monthly, in advance, for said property beginning at the time of the execution of this Addendum.

4. Said property may be used for the storage, servicing and sale of the rental cars of the Lessee ; provided that no used car signs, no lights other than those necessary to light the area, and no penants or similar devices shall be permitted on the location to give the area a used car lot appearance.

5. Where the same are applicable, all of the terms of the basic Lease shall apply herein as though a stated part hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals this _____ day of September, 1970.

CITY OF GRAND JUNCTION, COLORADO
COUNTY OF MESA, COLORADO

By _____
Airport Manager

NATIONAL CAR RENTAL SYSTEM, INC.

ATTEST:

Secretary