

AIRPORT AUTHORITY MINUTES - AUGUST 12, 1974

Those Present: Chairman Harry Colescott, Members Stanley Anderson,
Lawrence Aubert, Edwin S. Lamm
Airport Manager Jim Spelman, Clerk T. M. Ford

The Minutes of the last meeting were approved unanimously on a motion by Mr. Anderson, seconded by Mr. Aubert.

The following Resolution was adopted on a motion by Mr. Anderson, and seconded by Mr. Lamm, with a unanimous vote.

In Memory of Jack T. Wadlow. The Airport Board of Commissioners of Walker Field, Colorado, deeply mourn the passing of their fellow member, Jack T. Wadlow. He always found the time to contribute substantially to this Commission together with his many, many other community activities. His loss is irreplaceable. However, his memory will serve to help the work of this Commission for many years to come.

Manager Spelman reported the new bookkeeping system is being set up, and that his secretary Mary Ann Goodnight is working on it. He reported July bills as \$10,696.52, with revenue of \$23,347.17. He said the Airport was about \$4,000.00 better off this month than last.

Member Colescott asked if the Airport was catching up financially, and Spelman answered that he felt the catch up actually occurred a couple of years ago. Mr. Spelman also reported in answer to a question that he is working on a budget for 1975, and member Anderson suggested the budget be ready for the second meeting in September.

Mr. Spelman questioned whether revenue sharing funds need to continue from the City and County.

Mr. Anderson moved the bill of \$10,696.52 be paid, along with

which there were no federal funds available. These items may be added after the first of the year. The remaining security items have not yet been made eligible for federal participation. Of these items I will suggest purchasing out of our own funds a photo ID system which I understand will be \$1,200 - \$1,500 and approximately 150 feet of blast protection fencing which might be about \$1,500. These items I believe will be very useful making the rest of the system work. The other items such as television surveillance equipment I would propose we can afford to wait on.

Concerning the preliminary budget I will be working to put the material together to have it ready by the second meeting in September. Timing may depend somewhat on the availability of some City personnel for analysis of such items as payroll. In conjunction with developing the terminal remodeling our Architects have come up with a very interesting terminal capital improvement project which working in with airline negotiations this fall might become a major item of the 1975 Terminal Cost Center budget. This I would like to present with the preliminary budget at the second meeting in September. Concerning airfield capital improvements we are primarily working towards ramp expansion in 1975. But the extent of our capability here may not be apparent until after the first of the year. In all respects I am proceeding with the guiding principle of being as self-sufficient as possible.

As reported to you at the last meeting, the Aeroplane Restaurant's new attorneys have expressed the desire to make a presentation to you at the August 26th meeting and have now indicated they want to be scheduled for September 9th. As I have previously indicated, that due to the lines they are pursuing, this can't serve but to embarrass everybody. Therefore I will attempt to meet with them in the meantime to try and resolve at least the major difference of the rental rate. In this regard I am relying on the fact that it was resolved and settled by "majority vote" at the April 8th meeting to be 7% of the gross with us paying the customer parking. However, they may still wish to ask for an affirmation of this at the September 9th meeting.

At the last meeting I indicated that Jerry would write us a memorandum concerning negotiations in the Hall condemnation matter. It is attached and as indicated we will continue to explore settlement possibility as the Board may desire.

The Master Plan is another item we are working on to get ready by the second meeting in September. However, I am informed by the planner that she has not yet considered the cost feasibility matter and I am holding firm on the proposition that the final plan contain a system which would permit at least five year development with as nearly as possible our own resources. She is supposed to be in in a couple weeks and hopefully we can get this resolved in time to get it to you by the second meeting.

We together with the FAA are dividing up the third floor of the tower and we are setting up in permanent offices on the west side. These offices should be presentable in about a week and we hope you will all drop up for a visit and see them.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

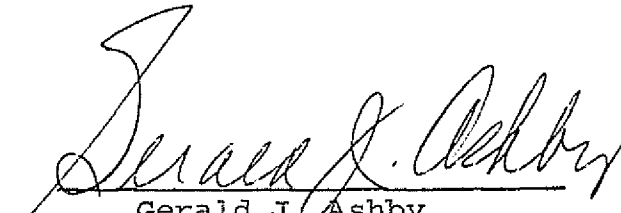
August 19, 1974To: ~~(From)~~ Airport Authority Board from: ~~(To)~~ Gerald J. Ashby, Attorney

As you are well aware, we are still having our difficulties in our attempt to acquire the Hall property. I have had recent contact with Mr. William Ris of Denver who is the attorney representing Mr. Hall. He brought up a matter which I thought had long since died. It seems that Mr. Hall is thinking in terms of his original venture at the airport.

As you may remember, I negotiated with Mr. Hall for some period of time trying to work out some arrangement whereby we would buy all of his thirty acres and then lease it back to him on some basis so that he could conduct his freeport arrangement. The stumbling block at that time was the term of years of the lease necessary for Hall to work out his financing. I think at that time he was talking about a fifty year arrangement.

I have spoken to Mr. Spelman about this matter and he seemed to feel that perhaps it was again worth exploring in view of the fact that the proposed master plan does not otherwise involve this particular tract. If we could conclude with Mr. Hall on this basis, we would then be shed of our problem, revenue would be produced for the airport and tax revenue would be produced for the County. I think that it is obvious that we are going to have to think of lease terms which are considerably longer than we have considered, although I am not sure that this is all bad.

If you wish Mr. Spelman and me to explore this further, we will do so.


Gerald J. Ashby
Attorney