

AIRPORT AUTHORITY MINUTES FEBRUARY 24, 1975

Those present: Chairman Harry Colescott; Members Stanley Anderson, Larry Kozisek, Howard Roland, Maxine Albers. Airport Manager Jim Spelman, Clerk T. M. Ford

The Minutes of the February 10th, 1975 Board Meeting were approved as mailed, on a motion by Mr. Kozisek, and seconded by Mr. Roland.

Mr. Spelman gave members copies of the January cash and investment statement and a listing of Airport expenditures through the City in January. He proposed two bills be paid, one to the City for January operations in the amount of \$20,450.32, and for the Bond Reserve Fund in the amount of \$833.33. Mr. Kozisek moved the bills be paid. Mr. Roland seconded the motion which passed. Mr. Spelman reported the airline negotiations continue on landing fee rates, with another meeting set for February 27th. He also reported the Master Plan is moving along and that Greg Isbill would be here in March for another presentation of the plans findings.

Mr. Spelman gave a report on his attendance at a Land Use Meeting where the "Critical Zone Areas" around the Airport were discussed. He said the FAA would resist abandoning the secondary runway, even though there had been some discussion this might be done at the Land Use Meeting. He said the consensus of the group was that the "Critical Areas" should be defined. Mr. Anderson moved that the Authority ask the County Commissioners to adopt zoning in these "Critical Areas" so that the Airport would not be faced with the purchase of expensive real estate in these areas at a later date. Mrs. Albers

said she felt the matter should be done locally, or the State will do it for the County. Mr. Anderson stated the zoning should not be done precipitously, but that there are uses for the land in question, rather than residential. Mrs. Albers seconded the motion by Mr. Anderson, which passed.

A report on the Hall Land Aquisition from Attroney Gerald Ashby was read by Clerk Ted Ford (copy is attached). Mr. Spelman, after reading of the letter, told Authority Members the Land Aquisition should be settled as quickly as possible because no further ADAP development projects were possible until the matter was settled.

Mr. Spelman outlined several alternate plans for ramp expansion. He said the ultimate needed expansion and overlay of present ramp area would cost an estimated \$746,000.00, but the Authority could afford about \$300,000.00. One hurdle to the expansion would be the present Monarch Lease, according to Spelman. He said everyone agrees the ramp expansion is the number one priority project for the Airport. Spelman said he proposed to work with Greg Isbill, draw up a design contract, and work with Monarch with the Lease situation. Mr. Anderson moved that Spelman be allowed to pursue this course with the ramp expansion, Mr. Kozisek seconded the motion which passed.

Mr. Spelman outlined his understanding of plans by Monarch Aviation for a new structure and their request for a long term lease. Mr. Spelman said this would present a problem to the Airport if the present terminal location is needed for expansion in the future. Mr. Spelman also reported to the Authority that the fence construction is underway, and he asked the Authority

to approve a minor amendment to the latest ADAP Contract on the fencing and fire trucks. Mr. Kozisek moved acceptance of this change. Mr. Anderson seconded the motion which passed. Mr. Spelman also reported he is considering moving the Weather Bureau to the top of the Fire Station and that the Weather Bureau would agree to this, and that he has asked Architect John Porter for some construction figure. He said he would like to approach some financial institution who might finance the construction on a Lease-Purchase Basis. The Board informally agreed to allow Spelman to proceed with this plan. Mr. Spelman also reported that United Airlines wants terminal space for passenger service crews in 1975, and that he would meet with the Architect in 10 days on this matter.

Mr. Spelman reported on a long standing alleged bill of \$2,000.00 owed by Budget Rental Car. He said the money was owed by the former owner, Mr. Wilcoxon, who claims he paid the bill. The present owner, Mr. Pearman, has just recently sold the car rental agency to a Mr. Lyons, and Mr. Spelman said the best way to handle the matter would be to file suit against all three persons. Following a discussion, Mr. Spelman indicated he would write an assignment to Mr. Lyons, and give Mr. Wilcoxon two weeks to prove that he actually paid the bill.

The Authority adjourned at 4:34 P. M.

MEMORANDUM

Reply Requested

Yes No

Date

2/24/75To: ~~(xxxx)~~ Airport Authority Bd. From: ~~(xxx)~~ Gerald J. Ashby

Mr. Colescott has requested that I report to the Board at each meeting of the Board the then current status of the Hall case. I have again advised Mr. Riss, the attorney representing the Hall interests, that it is imperative that we get on with the conclusion of this matter so that we may enter into future FAA agreements, so he now knows that it is imperative that we conclude this matter. I also checked with the appraisers and they are still working on their appraisals, but hope to have them concluded in the very near future. This is a difficult area of appraisal, and we got our most recent appraisals quickly because of the fact that there had been previous appraisals from which our appraiser could work.

The news media has been more than fair with us in regard to the publication of any statements made which involved negotiations with the Hall interests and I trust that they will continue in this regard as to the material which follows. I know that Mr. Spelman indicated to you at your last meeting that I had suggested the possibility of offering the Hall interests \$3,000.00 per acre. I am certain that he also indicated that this was not a figure drawn out of thin air, but perhaps it was not entirely clear that I have an appraisal from our appraiser at this figure as a current value. This would mean that such a figure could be substantiated with the FAA as they have permitted me to use current figures in order to effect settlement. I know that I have indicated to you and to Mr. Spelman that I felt that any reasonable commission would not give Mr. Hall any considerable increase over what he paid for the land. This, of course, presumes a reasonable commission, and we know that Mr. Hall is now prepared to testify, and can testify, that in his opinion the land is worth \$25,000.00 an acre, an increase of \$15,000.00 an acre over the last time he told us of his demands. Obviously, this represents an area of exposure which is extreme, but if the Commission decides to cop out and compromise between the two extremes, it would do so at a figure which might be rather frightening. It is for this reason that I always suggest to the Board that a compromise about which neither side is very happy is superior to an exposure which the Board could not easily afford at this time; this even in view of the fact that we do not think that what Mr. Hall is asking or would be getting would be fair. I do not look on this as a reluctance to go into Court, but rather as an attempt to represent the Board in its best interests.

GJA:jc

