

AIRPORT AUTHORITY MINUTES
October 27, 1977

Members Present: Chairman pro tem Larry Brown; Members Howard Roland, Larry Kozisek, Maxine Albers, Robert Holmes, Airport Manager Jim Spelman, Clerk T. M. Ford.

The Minutes of the Spetember 22, 1977 meeting were approved on a motion by Mr. Holmes, second by Mr. Roland, with one correction. On page four, last paragraph, second sentence . . . the motion of Mr. Kozisek to instruct the manager to develop space through the rent a cars for a pedestrian passage-way, was seconded by Mr. Snider and not Mr. Brown.

Mr. Tom Fisk of APCOA parking made a presentation to the Board in regard to his proposal to invest some \$20,000 to renovate the parking lot, which would include the relocation of the car rental parking, additional space for additional stalls close to the terminal better signing, passenger loading, in exchange for a five year extension of the present lease. The guarantee would also be increased with the new payment schedule as follows: \$17,500 the 1st and 2nd year of the five year term, \$20,000 the 3rd and 4th year, and \$25,000 the last year of the said new term. He also proposed new parking rates to be presently effective as follows: the first 10 minutes free, 10 minutes to 2 hours 35¢, 20¢ for each additional hour, with a daily maximum of \$1.75 and a weekly maximum of \$8.50.

The Authority discussed the proposal briefly, after which Mr. Roland moved that the Authority take the matter under advisement. Mr. Kozisek seconded the motion which passed. Chairman Brown said he hoped Mr. Spelman would provide Authority

members with his thinking on the matter.

Mr. Greg Hoskin, Attorney, and Mr. Dick Smith, owner of the Bynum Gift Shop appeared to discuss a new lease. Mr. Hoskin told the Authority members he and Mr. Spelman had reached agreement with the exception of several areas. The first, he said was on the term of the lease, that they wanted five years, Mr. Spelman wanted two years. The second area was that Bynums would like to have consideration for space when the new terminal is built. The final point was in regards to possible expansion of the restrooms, which might result in the gift shop moving part of its space across the lobby. Mr. Hoskin said the smaller and split space would not be economically feasible. The Authority discussed the three points. The consensus was they favored the two year term and did not want to tied to giving anyone preferential consideration for the new terminal.

A clause in the lease pertaining to the banning of unsuitable reading material with the Authority buying the material if it so deems it to be undesirable was discussed. Mr. Kozisek moved the clause be approved as written and this motion died for lack of a second. It was then moved by Mr. Holmes to cut the last sentence in the clause, so the airport would not have to purchase the reading material if it is found unsuitable. Mr. Kozisek seconded the motion, and the vote on the motion was 2-2, with Mr. Kozisek and Mr. Brown voting yes, Mr. Roland and Holmes voting no, and Mrs. Albers abstained. The motion therefore did not pass. There was also discussion on another clause of the

lease which called for the authority to purchase stock that cannot be returned to suppliers, in the event a transfer to the third party concessionaire is made. No official action, however, was taken on this clause.

The Lease was deferred with two matters still unresolved, and the Authority decided they would make an on-site inspection of the area, including the restrooms which need remodeling badly, particularly the flooring. On November 4, at 8:00 a.m., the Authority also decided on a special budget meeting, to be held on Tuesday, November 22 at 7:30 p.m.

Mr. Drew DeGrassi, of the auditing firm of Toft and DeGrassi, presented the 1976 audit. He said the audit figures for the cost of property were estimates at this time, that the audit revealed no statute violation, that the bond escrow has been complied with, and general accepted accounting principles being followed. He said the Authority is in a sound financial position, but did recommend the car rental agencies be audited. Mr. Kozisek moved for acceptance of the audit, with a copy to be sent to the state auditor. Mr. Roland seconded this motion which passed.

Mr. Spelman reviewed the Accounts Payable for the past month and several of the individual items were questioned by Authority members, with Mr. Spelman explaining reasons for the expenditures. Mr. Kozisek moved for payment of the bills. Mrs. Albers seconded the motion which passed.

Mr. Spelman reported on a number of matter to the Authority. He said enplanements probably will not surpass the past year due to the early lack of snow, and less snow bird passengers . . . he

he urged Authority members to give him ideas for the proposed 1978 budget . . . he said airline negotiations next year could improve the debt service position of the Airport up to one-half million dollars, if successful, and that he is looking for a substantial increase in airline fees . . . he said 8 candidates for Assistant Airport Manager were interviewed by the selection committee and a candidate chosen, although references remained to be checked before offering the candidate the position which pays \$15,625.00 per year. Mr. Spelman also distributed the 50 page Brief for the law suit against the F.A.A.

Mr. Spelman said plans are underway to replace several areas of bad carpet in the terminal, and that some other renovation items are planned including the painting of the restaurant, a new asphalt overlay on the ramp by the entrance doors and some areas of the taxiway, and he proposed a new front doorway entrance at a cost of \$2,565. The Authority decided to look at this latter item on their visit November 4th.

Mr. Spelman showed a drawing that showed where a possible visitor observation area could be constructed on the top of the new Fire Bay. He also discussed the possible replacement of the present kitchen with a light-weight concrete floor, but he said a set price would be difficult to arrive at since there were no plans for area and the contractor could run into some unforeseen difficulties. Mr. Kozisek said he was concerned that the Airport continue to make sizeable expenditures on the terminal and that it would be wise to set up a timetable for a date on a new terminal. Mr. Brown agreed and suggested the Authority determine the amount of money to be spent on the old terminal. Mrs. Albers

suggested the Authority seek oil shale lease funds to assist in building a new terminal. Mr. Spelman said the latest ADAP bill allowed 60% federal funds for the public area in terminals. It was decided a timetable on a new terminal would be discussed at budget time.

Mr. Dennis Lowry, Chairman of the Chamber Airport Committee, gave Authority members copies of a questionnaire the committee will give to airport visitors, as part of an energy impact survey. He said drop boxes are needed in the terminal for the questionnaires to be deposited when filled out. Mr. Kozisek moved the Airport allow the boxes to be installed. Mrs. Albers seconded the motion which passed.

Mr. Spelman reported the passenger walkway from the parking lot is now complete, that the new security fence has been installed, a new vehicle ID plan will be formulated soon, that updated police services will soon be available, and that the Airport now complies with the Master Security Plan.

Mr. Spelman presented the Treasurer's Report for the month past. He said the cash flow has increased, and that \$35,000 has been paid on the old 01-ADAP project from 1971, and that about \$6,000 will have to be written off. Mr. Brown wondered what Kempton Aviation was doing at the airport. Mr. Spelman said Kempton had a sublease from the Halls. Mr. Holmes suggested the Accounts Receivable Report be lowered from 4 months to 60 days and Mr. Spelman indicated he would do so.

The Authority adjourned at 10:27 p.m.