

WALKER FIELD AIRPORT AUTHORITY
REGULAR MEETING
October 26, 1978

Members Present: Chairman Larry Brown, Members Howard Roland, Larry Kozisek, Maxine Albers, Errol Snider, Robert Holmes, Airport Manager Jim Spelman, Assistant Airport Manager Paul Bowers, Clerk T. M. Ford

The Minutes of the meetings of August 24, 1978 and September 28, 1978, were reviewed and the following corrections were made: September 28 minutes, page one Bob Bensen to read Bill Bensen; August 24 Minutes, page 1, paragraph 2 Larry Brown to vote no; page 3, paragraph one typo corrected, page 4, paragraph 2 and 4 typos corrected, page 5 spelling of Grkovic and Hersmark corrected and typo in last paragraph. With the above corrections, it was moved by Errol Snider and seconded by Mr. Kozisek and passed unanimously to approve the Minutes.

Mr. Drew DeGrassi appeared to deliver the annual audit report for 1977. He said that it was a very clean year, and that the audit went well, although he said the opinion letter dealt with two uncertainties . . . the receivable from the FAA in the amount of \$107,739 is uncertain but will be resolved by the law suit and the second uncertainty arose from the value of airport properties which were set at estimated cost. Mr. DeGrassi pointed out that working capital increased during the year, and the debt service was timely. Mr. Kozisek moved for acceptance of the audit. Mrs. Albers seconded the motion which passed. The Accounts Payable were approved for payment in the amount of \$114,129.93. This action came on a motion by Mr. Roland, second by Mr. Kozisek and a unanimous vote.

Mr. Spelman outlined the new use and lease agreement for the airlines, which calls for landing fee rate of 39¢ per pound. He

said the agreement had been sent all airlines as well as Trans Western Airlines of Utah, and would be sent to Sun Valley Key. Mr. James Hunt of Trans Western questioned rates for counter space and office space, since his firm is subleasing from Bonanza. He also expressed concern that his sub lease would continue. Mr. Brown suggested Mr. Hunt meet with Airport Manager Spelman and work out details. The Board discussed some minor aspects of the lease, after which Mr. Snider moved for approval, and the authorization for the Chairman to sign the leases. Mr. Kozisek seconded the motion which passed.

The next agenda discussion item dealt with an Amendatory Agreement for Monarch Aviation that takes in three new lease areas. Mr. Spelman explained a matrix had been made a part of the Amendatory Lease (on page 8), so that the charges paid by Monarch for each tract could be readily identified. Mr. Brown asked if the Airport was getting adequate rent for the tracts. Mr. Spelman explained the new tract rental fee is based on what the airport would have to borrow to pay for the bonds on the property, by 165%. Mr. Brown said he was concerned the rental figure might not be high enough. Mr. Snider moved for approval of the Amendment for Monarch, and authorizing the Chairman to sign it. Mr. Kozisek seconded the motion which passed.

Mr. Spelman next presented a non exclusive agreement for Mountain States Leasing for an off-field car rental operation, calling for the airport to receive 10% of the gross income. Mr. Roland moved for approval of the lease. Mr. Kozisek seconded the motion which passed.

Mr. Spelman then presented a new utility easement necessary

due to the relocation of gas lines for the new apron. He said a Resolution is needed to approve the new easement. Mrs. Albers moved for adoption of the Resolution and that the Chairman and Clerk be authorized to execute it. Mr. Holmes seconded the motion. A roll call vote was taken and all members voted in favor of the motion.

Mr. Spelman next presented the final Warranty Deed for the Curriers Parcel "E", which Mr. Spelman said the FAA prerequisite released on Parcel B had finally been worked out by Mr. Ashby as Airport Attorney. Mr. Brown said praise is due Mr. Ashby as well as Mr. Spelman for finally getting the land trade worked out and suggested a letter be written to the Curriers for the patience they have shown over the years. Mr. Snider moved for approval to give the deed and authorize the Chairman and Clerk to execute on behalf of the Authority. Mr. Holmes seconded the motion. A roll call vote was held on the motion with all members voting yes.

Mr. Spelman next presented a possible amended lease with APCOA as had been requested several meetings ago, which permitted an increase in rate charges to persons parking in the lot as well as an increase in income for the Authority. The new lease would extend the present lease by two years, until September 30, 1981. Mr. Spelman said there were still some differences between what he proposed and what APCOA wanted. Mr. Tom Fisk of APCOA said his proposal would increase income to the Authority from \$29,000 to about \$35,000. Mr. Fisk, in answer to Board Member questions also said the rate increase to parking customers would be about 12%.

Mr. Holmes said he felt it would be unwise to lock in the

airport for a two year period with changes such as a new terminal on the way. Mr. Brown wondered if the new lease would provide rights for APCOA to have the parking when the new terminal is built and Mr. Spelman said no, it did not. Mr. Brown wondered if the Board wanted to discuss the possibility of free parking sometime down the road. Mr. Snider said he felt it might be a good time to try free parking when the new parking lot is completed later this fall. Mrs. Albers said she was not sure it would be wise at this time to go to free parking. There was discussion about the pros and cons of having new parking. Mr. Holmes said he felt this would be an ideal time to try free parking. Mrs. Albers said she was afraid the trauma that existed when the paid parking lot was put in would be repeated, only worse, if the free parking was tried for awhile, and then the Authority had to go back to paid parking. Mr. Spelman pointed out the parking fees would help establish a revenue base, needed for funding for the new terminal. Mr. Roland wondered if the Airport could not handle the paid lot itself. Mr. Spelman said it could, but perhaps at somewhat higher cost. Following the discussion Mr. Brown suggested the Authority might want to reject the proposed new lease extension agreement with APCOA, and wait until the present lease runs out. Mr. Snider moved to reject it for the time being and Mr. Holmes seconded the motion which passed.

Mr. Spelman told the Authority he was working on a plan to lease one acre tracts south and slightly east of the present terminal facility to car rental agencies for their service areas. He said he wanted to continue with the tenants on the project. Several Board Members said they felt it would be better to wait

until they make a planned tour of other airports as well as the completion of the Isbill plan. Following a discussion, Mr. Snider moved that this matter be put off for 90 days, and that Mr. Isbill be asked to try and have the plans done in 60 days. Mr. Holmes seconded the motion which passed. Mr. Brown said a one day site visitation to other airports will be set up for Authority Members within the next couple of months.

Mr. Spelman reported that Budget Rent A Car has been sold to Castle Peak Transportation, Inc., subject to the assignment approval from the Authority. Mr. Roland moved this be given approval. Mr. Kozisek seconded the motion which passed.

Mr. Spelman also reported that new carpet will be purchased for the restaurant area at a cost of \$2,400, and he said he has reviewed letters from the City and County on the possible annexation of the Airport. He said he had one reservation, that the Airport might not be paying its fair share for City services as do other city residents if the airport is annexed.

The Authority adjourned at 9:45 p.m.