

MINUTES OF REGULAR MEETING
April 8, 1981

Members Present: Chairman Maxine Albers, Commissioners Barney Barnett, Louis Brach, Dale Hollingsworth, Bill O'Dwyer, George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms. Guests: Attorney Bill Nelson representing the Airport Authority; Ken Hamon and Dennis Wagner, Dalby, Wendland & Co.; Bill Boll representing Penner Franz/DMJM; Pat Stucker from Realty World; Dick Pond, Aero-plane Restaurant; Joe Bestgen, Avis Rent-a-Car; and Jo Esquibel, Mountain Bell

The meeting was called to order at 7:06 A.M. by Chairman Albers. Attorney Nelson said the joint signature cards for the Granum group \$50,000 deposit should be delivered this afternoon. At the direction of the Board, Attorney Nelson also is proceeding with negotiations with Bonanza Realty and Bill Boll/Penner Franz/DMJM. Nelson also is pursuing with the FAA the question of subordination of land. All of these negotiations should come to a conclusion next week. Chairman Albers said a special meeting would be called if necessary.

The Minutes of the March 26, 1981 meeting were approved on a motion by Commissioner Bill O'Dwyer, second by Commissioner Hollingsworth with a change from "letter of inquiry" to "letter of protest" regarding United's discontinuation of service; the motion passed unanimously.

Mr. Ken Hamon presented the 1980 Audit and accompanying management letter to the Board for their approval. This is the first time the Authority has received a clean opinion. Mr. Hamon also was pleased with the increase in revenues while holding down expenditures, which improved the overall financial status of the airport. The management letter basically suggested further upgrading of general in house accounting and general ledger. These suggested changes have been discussed with management and the changes are in progress. Mr. Bowers needs to send a letter on the audit and management letter to the State Auditor.

Mr. Bill Boll representing Penner/Franz/DMJM again expressed their continuing interest in the hotel development and thanked the Board for their consideration of their latest proposal submission. Mr. White asked Mr. Boll to clarify his recent proposal received from Penner/Franz regarding rental and percentage terms. Mr. Boll said he would check on this and get back to the Board.

Mr. Bowers had appeared before the County Planning Commission regarding several airport items. The entire 1,344 acres of airport property is being rezoned to a Planned Airport District; also accepted was the Outline Development Plan of the airport and preliminary plan for the hotel and terminal site. There were two opponents to the hotel development; one was a request to restrict the site of the hotel meeting facilities from the Grand Junction Downtown Association; the other was a question from Mr. Currier regarding a runoff from the airport property. Mr. Bowers said Isbill Associates had addressed this problem with Currier's firm, Western Engineering. The County Planning Commission recommended approval to the County Commissioners of the requested rezone, ODP and preliminary plats.

The Board approved payments to Mountain Bell for \$34,566.00; Grand Valley Rural Power Lines, \$35,693.00; and Kirkland Trenching and Excavation, \$69,153.52 on a motion by Commissioner White and second by Commissioner Brach. Before the motion passed unanimously, the Board asked Mr. Bowers to write letters to both Grand Valley Rural Power Lines and Public Service Co. to be sure the Grand Valley Rural Power Line system is compatible with the Public Service Co. system to facilitate ease in service transfer if and when the airport is annexed to the City.

Late in February the Airport solicited proposals from various restaurant operators for the new terminal restaurant concession. This was discussed with and agreed to by Mr. Pond and his Attorney, David Palo. Subsequently, Attorney Palo sent a letter of objection to the Board and this letter was forwarded to Airport Attorney Ashby. Attorney Ashby responded that the proposals would place a value on the concession to enable better negotiation with Pond, and provided Pond has first right of refusal on the restaurant concession, the Airport Authority has met the terms of the contract. A subsequent letter from the law firm of Holme Roberts & Owen was sent on behalf of Pond and Attorney Ashby's response was the same. There are three restaurant operators currently prepared to make proposals to the Board this month. Mr. Bowers continued that these restaurateurs have been provided with the history of the current restaurant operations, the discontinuance of United and the affect on the catering portion of the business, and the current operators first right of refusal to the new terminal restaurant concession. After much discussion, Mr. Pond was given the choice of submitting a proposal and immediately starting negotiations or waiting until after the other proposals are submitted and exercising first right of refusal at that point. Mr. Pond said he would give his decision to the Board on Sunday.

Mr. Bowers suggested that as time was important, a time be set to hear proposals. Commissioner Barnett suggested a subcommittee be formed to report back to the Board; Commissioners Hollingsworth and White were appointed to the Committee and the morning of April 23 following the Board meeting was set aside for hearing the proposals. Nothing is to be done on this until Mr. Pond responds on Monday April 13.

Mr. Bowers reported that Currier's CH4 Commercial Park had been recommended for approval by the planning commission and was going to the City Council; the deed had been delivered to Mr. Currier on the "H" Road rerouting but no answer had been received; the CAB had approved United Airlines request for discontinuance of service.

The Minority Business Enterprises subcommittee had met with representatives from the Western Colorado Minority Association of Contractors, the Associated General Contractors and Western Colorado Contractors Association on Monday, April 6. An "Airport Authority Policy Statement Regarding Minority Business Enterprise Contractors Participation in 1981 - 1982 Terminal Construction" had been drafted following that meeting for presentation to and adoption by the Board. Commissioner Hollingsworth made a motion that the Board accept the Policy Statement and it become a part of the official Minutes of this meeting. Commissioner White seconded the motion which passed unanimously. The Committee was commended for time spent and the successful and timely resolution of the matter.

A preliminary verbal request by Pete Honnen Equipment to hold a heavy equipment show at the airport on May 30 was discussed. It would be sponsored by John Deere and have an anticipated attendance of 200 - 250 people, by invitation only. Commissioner Barnett asked that they carry a Certificate of Insurance and that any demonstration earthwork be done under the direction of Isbill Associates. The Board informally agreed to the concept, with Bowers to work out details.

The Grand Hotel complex proposed at Horizon Drive and I-70 was briefly discussed. Commissioner Hollingsworth suggested the Authority comment on all developments within the airport area of influence.

The question of annexation had been mentioned and Commissioner Brach said that Assistant City Manager Ron Rusky is preparing a report showing the advantages and disadvantages to airport annexation. Commissioner Hollingsworth asked that the annexation question be placed on the April 23 meeting agenda.

Mr. Bowers asked for and was informally granted permission to attend the American Association of Airport Executives (AAAE) Reno conference from May 10-14. Mr. Bowers noted these meetings are open to Board members and suggested Board member attendance, particularly at the annual National Airports Conference in Norman, Oklahoma held in late September. He noted these meetings provide an excellent opportunity to exchange ideas and information with other airport operators.

The election of the Airport Authority Chairman was designated to be held at the April 23 meeting and should be an agenda item.

Commissioner White commended Mr. Bowers and the airport staff for the excellent 1980 fiscal management.

Commissioner O'Dwyer thanked the Board for all the cooperation and help afforded him during his term as Airport Commissioner. Commissioner Hollingsworth asked that the Minutes reflect the contribution of time and money made by Mr. O'Dwyer during his tenure on the Authority Board and that his dedication and efforts are apparent in the fantastic progress made by the Authority in the last two years.

In a response to questions about the availability of an artist's concept drawing of the new terminal building, Mr. Bowers said the exterior finish and color had not been selected. Chairman Albers was appointed to fill Mr. O'Dwyer's position on the terminal design committee.

The meeting adjourned at 8:45 A.M.