

MINUTES OF REGULAR MEETING  
May 28, 1981

Members Present: Chairman Dale Hollingsworth, Commissioners Maxine Albers, Barney Barnett, Frank Dunn, Rick Enstrom and George White. Guests: Jim Guthrie, Reed Guthrie, Larry Kempton representing Grand Junction Aviation, Inc.; Clyde Davis from Monarch Aviation; David Cann and Keith Serkes from Luebell Helicopters; and Joe Bestgen from Avis

The meeting was called to order at 7:10 a.m. by Chairman Hollingsworth. The Minutes from the April 23, 1981 meeting were approved unanimously as mailed, on a motion by Commissioner Albers, second by Commissioner White.

City Councilman Frank Dunn was officially welcomed as a member of the Airport Authority replacing retiring councilman Bill O'Dwyer.

A proposed change in the By-Laws from a two year to a one year term for the Chairman and Chairman pro tem was unanimously agreed to by the Board, with time for this change in officials to be an Airport Board meeting in January of each year (following reorganization of the County Commissioners).

Manager Bowers presented a draft letter for the Chairman's signature to be sent Hank Brown soliciting his help in gaining release of the airport land from Section 16 for Board approval. A suggested letter from Rep. Brown to DOT Secretary Lewis was included.

A master lease agreement prepared by Mr. Bowers and previously distributed to the Board was considered for Board approval. This lease had been submitted to Attorney Ashby for review and was found acceptable. Manager Bowers commented that this is a composite lease composed from leases of other airports around the country, as well as leases we have in the office. After a brief discussion, Commissioner Enstrom made a motion that this Agenda item be tabled until the June 10 meeting. Commissioner Albers seconded the motion that passed unanimously.

Luebell Helicopters has agreed to lease the entire vacant United Airlines space in the terminal building, with ability to sublease to additional commuter or certificated operators. Also considered as a former United Airlines space was the vacant holding tank building, which is to be leased to Colorado Air Freight Express for an air freight operation. Contracts for both Luebell and Colorado Air Freight Express, based on the proposed airport master lease, will be considered after the master lease review on June 10.

The Board digressed to a discussion of rental rates in the new terminal building, especially for the holding (security room) areas. Conservatism was stressed with emphasis on maintaining a high level of air service.

The Department of Wildlife lease on  $\frac{1}{2}$  acre for a 10 year term for their hangar facility was presented. This lease includes a clause that this facility may be relocated at airport expense (Monarch is interested in leasing this property). The Department of Wildlife has agreed to a \$2,066/year lease payment. The Board discussed the terms of the lease and it was unanimously decided that Mr. Bowers write a letter to the D.O.W. explaining that the term be changed to an initial two year term then a year to year lease. The letter also needs to pledge continued cooperation between the agencies with no intent to create a hardship for the D.O.W.

Grand Junction Aviation, Inc. requested Board approval on an initial 8 acre site for an FBO development. This is a venture between the Guthries, the Wymans and Larry Kempton. The location chosen was due to the terrain and development costs of alternate locations. They are requesting first right of refusal on an additional 12 acre parcel closer to the runway, with this option to be exercised within a 5 year period (in 4 acre minimum increments) or the option is lost. All access roads, utilities, development costs, etc. are to be paid by the developer. The Board gave informal approval for Manager Bowers to proceed with negotiations. The developers will return to the Board on June 10th with a layout and artist concept.

Reed Guthrie noted they are pursuing revenue bonds and that it would be early July before the IRB (Industrial Revenue Board) meets again. Mesa United Bank has expressed an interest in purchasing the bonds.

The annexation question was reviewed on the basis of the information on hand. Chairman Hollingsworth mentioned the lack of law enforcement and the problems with the utility change over. The pros and cons of annexation were not clearly defined and further information was needed. This is to be obtained from the City Treasurer, as well as from solicitation of comments from directly affected parties, i.e. tenants, utility companies, law enforcement, etc. The Board tabled the question of annexation until more complete information is available.

Accounts Payable were approved on a motion by Commissioner Albers, second by Commissioner White and passed unanimously. The Board requested that unusual expenses be explained on a monthly basis, with a quarterly summary given to the Board relative to specific accounts.

Accounts Receivable were discussed and the Board requested a year to date summary be presented once a month.

Commissioner Barnett asked that a first half 1981 budget review be prepared so the financial position can be assessed. Manager Bowers said this would be prepared.

The new terminal should be put out to bid the first or second week in June, if all construction documents are complete, particularly those of the structural engineers in Denver. There will be a 30 day bid period.

Restaurant negotiations are continuing with a June 3, 7:30 a.m. meeting with Mr. Pond (and company) and Mssrs. Hollingsworth, White and Bowers at the Chamber of Commerce office for a presentation by Mr. Pond on his proposed restaurant layout. No action has been taken on the April 23 restaurant presentation/proposal by Hospitality Flight Services, nor will presentations be made by Sky Chefs or Ogden Foods until after consideration of Mr. Pond's presentation (and Board direction).

The meeting was adjourned at 9:05 a.m.