

MINUTES OF REGULAR MEETING
June 25, 1981

Members Present: Chairman Dale Hollingsworth, Commissioners Maxine Albers, Rick Enstrom and George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms. Guests Joe Bestgen from Avis and Aeroplane Restaurant Owner, Dick Pond

The meeting was called to order by Chairman Hollingsworth and the Minutes of the June 10, 1981 meeting were unanimously approved, as mailed, on a motion by Commissioner Enstrom and second by Commissioner Albers.

Manager Bowers briefly reported on the following leases:

Bendix agrees to exercise first one year option on its current lease at \$50/acre/month with an increase in option year two if exercised. It does not wish to move the facility due to uncertain long term plans. The Board informally agreed to these terms and asked Mr. Bowers to write a letter, aside from the negotiations, thanking Bendix for their continued cooperation and good neighbor policy.

Colorado Air Freight Express has moved into and is renting, at \$255/month, the vacant ski season check-in facility previously used by United, however the contract was not complete (planned for completion July 8).

Luebell Helicopters has occupied the vacated United Airlines space since June 1, with rent at \$1,116/month commencing as of the date of occupancy, term for one year, with month to month hold over thereafter. This lease was complete but had not been reviewed by Attorney Ashby. Commissioner Albers made a motion that the Authority approve the Luebell lease as presented, subject to approval by Attorney Ashby. Commissioner White seconded the motion which unanimously passed.

Department of Wildlife Lease has been submitted to them for review and contains a reversionary clause which had not been included in preliminary contract negotiations. The Board informally approved deletion of this clause should it cause any problem.

NOAA (U.S. Weather Service) lease is being negotiated for a five year term with rental rates of \$8/sq. ft. the first year, \$9/sq. ft. the second year, and \$10/sq. ft. the third year, with negotiation thereafter.

F.A.A. Tower lease is for three years and they have asked the \$8, \$9, \$10 rate differential be averaged to \$9 for all three years. This increased the tower rental from the approximate \$15,000/year rate to approximately \$41,800.

The third FBO lease, WGM Investments, dba Grand Junction Aviation will be ready for the July 8 meeting.

Rent-a-Car Service areas are now well defined in 2 acre sites. The initial \$435/acre/month rate has been purported as too high by representatives from Hertz, Budget and National. It was informally agreed that Airpark Committee members Brach, Barnett and White and Mr. Bowers will be meeting to develop a revised position relative to rental car service area rate and terms and report back to the Board on July 8 with a recommendation.

Mountain Bell has made a proposal for supplying a phone system in the new terminal building wherein it determined that the airport needs between 140 - 200 lines (not including Monarch Aviation). After a brief discussion, Chairman Hollingsworth summarized the Board's position as a single airport phone system should be implemented if it can be done in a cost effective manner.

The Accounts Payable report was reviewed and unanimously accepted on a motion by Commissioner White and seconded by Commissioner Enstrom; Accounts Payable and all delinquent accounts reviewed. Commissioner White asked that fuel flow revenues be checked to see if the rate changes produced the revenues expected. It was noted that this might best be accomplished by auditing Horizon and Monarch Aviation' sometime this year.

The Enplaned Passenger Report showed traffic up for the 1981 month of May over previous years. It was noted this was the first monthly increase over the same previous year monthly period.

A five month financial summary of revenues listed by payees, and expenditures listed by vendor, requested by the Board at the May 28 meeting, was presented. Capital reimbursals and expenditures were separated from the operating and maintenance figures to allow a direct comparison, year to date, of revenues (\$332,720.31) to expenditures (\$137,646.52) or a difference through 5/30/81 of \$195,073.79. Overall, including capitals, there was an \$86,289.15 deficit due to capital expenditures (which was covered by a \$100,000 deposit June 1, 1981 from an Oil Shale Trust Fund investment account). The Board said the report was

very informative and they were pleased with the results. It was asked that these reports be continued using a lump sum year to date figure and current month activity with an updated summary each month.

Mr. Bowers said that the current ADAP bill is now languishing in Congress with little emphasis being placed on early passage. Also that ADAP as presented in the Senate Bill does not include off airport access roads as eligible for ADAP funds. He noted further that the proposed ADAP legislation would use Airport and Airway Trust Fund monies, in part, for FAA operations and maintenance. Each Board member present agreed to write Senators Armstrong and Hart and Representative Brown, urging the legislators to work toward early passage of an ADAP program and restrict any use of the Trust Fund to only airport development and construction activities. Mr. Bowers also noted the FAA Denver Regional Office will be moving to Seattle in a FAA reorganization which will have only five offices in the U.S. located in Seattle, Dallas, Kansas City, Boston and Atlanta. This will create a need for increased travel on the part of our airport engineers as well as staff.

Commissioner Enstrom made a motion that the By-laws be changed to have the Chairman of the Authority be elected at the first meeting of the new year, following County Commissioner reorganization, and that this be for one year. Commissioner Albers seconded the motion which passed unanimously.

Mr. Bowers noted the new terminal will go to bid no later than July 15, with a 30 day bid period and bid opening to follow. There will be a 20 day period allotted after the opening for contract review and award with construction to start as soon thereafter as practicable.

The meeting adjourned at 8:25 a.m.