

MINUTES OF REGULAR MEETING

February 11, 1982

Members Present: Chairman Rick Enstrom, Commissioners H. R. Barnett, Louis Brach, Betsy Clark, Frank Dunn and George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms, and Airport Attorney Randy Pearce.

Guests Present: Andy James and Loren Funk from Penner Construction Co.; Joe Bestgen from Avis; Aerodrome representative Brian Vedder and Attorney Steve Hodges.

The meeting was called to order by Chairman Enstrom at 7:05 a.m. Minutes of the January 23 meeting were unanimously approved as mailed on a motion by Commissioner Dunn and seconded by Louis Brach.

Mr. Andy James, project manager for Penner Construction Company, presented the hotel site plan. The first floor of the hotel has the following service areas: banquet/ballroom for 400; four meeting rooms to accommodate 20-200; gourmet restaurant seating 100; lounge with live entertainment seating 150; second smaller lounge off dining room; retail shop area; and attached athletic club. Decor will be western/southwestern. Two hundred forty rooms are contained within the nine story twin towers joined with center core of elevators. Estimated 1983 room costs will be \$50 to \$60 up.

Energy conservation and safety are priority items. There is a complete sprinkler system throughout the hotel and stairwells and a helipad will be located on the hotel site. Heating and air conditioning are through an air to water heat pump system. The envelope of the tower will be four foot high bronze strip windows from the core around the tower to a brick section that runs the height of the tower. The walls below the windows will be constructed of an advanced type of stucco which has highly developed insulation properties. Further energy conservation will be controlled through the limited use of heating and air conditioning to unoccupied rooms.

The hotel franchise is the Ramada Renaissance. This is a quality development costing approximately \$16 million. Permanent signage will be two large red "Rs" done in script. Future development is planned for an additional 240 rooms; office and convention center located to the west of the current site. The initial site will use approximately five of the leased eight acres and construction is scheduled to begin in mid-March with a twelve month construction schedule anticipated.

After the presentation and brief discussion the hotel site plan was approved as presented on a motion by Commissioner Dunn, seconded by Commissioner White. Mr. James said the artist's rendering would be available next week.

Mr. Bowers said the Planning/Development Department has indicated the Planned Airport District (PAD) zone developed through the County Planning process last year for the 1,344 acres of airport property became invalid when the property was annexed to the City as the City does not have a PAD zone. The airport is now going through the City process to again zone the airport PAD, but the hotel site is being zoned PZ (Public Zone) which is not suitable for the rest of the airport. This zoning effort is now in progress.

The bid from Rexnord for the terminal bag claim devices accepted at the last meeting was done so subject to Attorney review of the contract documents. Attorney Pearce reviewed the documents and found them in order. Commissioner Brach made a motion that the Chairman be authorized to sign the contracts. Commissioner Dunn seconded the motion which passed unanimously.

A condominium T-hangar proposal of Brian Vedder and Stan Anderson, dba Aerodrome, was discussed, particularly rental rate and term. Initially discussed in November 1981, the Board had set a rental rate of \$400/acre/month for first three years, \$800/acre/month next three years, with inflationary adjustment thereafter, for a site east of Monarch. After discussion with Monarch to see if Monarch wanted the site for expansion (it declined), review of alternate sites on field, and finally consideration of a proposed contract, the package was rejected by Aerodrome's bank due primarily to high initial rental rate costs. A revised proposal of \$300/acre/month first three years, \$400/acre/month next three years, with inflationary adjustments thereafter on a 30 year term lease was discussed with Bowers and Pearce, Vedder and Hodges and brought for Board consideration. The initial 20 T-hanger unit proposal is for an initial 2½ acre site, with five year option on additional 7½ acres. Commissioner Clark asked if parties previously interested in airport land had been contacted with this new pricing rate. Bowers answered that this rate has not been approved and that the other condo T-hangar proposals received had been offered the same package as Vedder/Anderson and that this proposal now under consideration is a result of a counter offer from Vedder. After

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other brief discussion Commissioner Brach made a motion that the Board approve the plan at the reduced rental rate and the Manager and Attorney Pearce proceed with the negotiations, Commissioner White seconded the motion which passed, with Commissioner Clark voting no.

Mr. Pearce gave a brief report on his meeting with John Pabst regarding the old terminal building, its ramp, and parking area. Mr. Pabst was interested and would like to have a short term lease on the building so it could be removed in five years and a new facility built. He would like to have Authority participation in this project. Pearce said the Board could go to bid which would establish a fair market value if the negotiations with Pabst should break down. Mr. Barnett said we should get a proposal from Pabst and also should set up bid specifications with alternates for the ramp and parking areas.

Attorney Pearce reminded the Board that if the area was not bid as an FBO type of operation then Monarch could automatically be eliminated from the process. Commissioner Barnett again suggested that the bid and specifications be drawn up and a copy be sent to Mr. Pabst. Commissioner Brach said that Mr. Bowers should put some numbers together and have a meeting with the Air Park Committee and the results of this meeting be presented to the Authority at the next meeting.

Mr. Bowers said the specifications for bidding the game room and other concession space were being prepared. The game room would be for 50% of the gross and the minimum would be based on a square foot rental with a five year lease term. The 50% figure was questioned and Mr. Bowers said this was standard, varying from 20% - 70% across the country. He had not talked with local game room operators but those people expressing interest in the concession had not been deterred because of this.

Mr. Bowers said a local communications center proposal is also being considered as a possible concession, but this would in part depend upon selection of that company's independent phone system (three phone system proposals have been received to date and are now being evaluated by a State Communication Division telephone consultant).

Commissioner White recommended that Mr. Pearce and Mr. Bowers pursue the game room and communications center and possibly a real estate office. Mr. Bowers asked that the uses for these spaces not be limited until after the Board reviewed the various proposals. Mr. White said rental of the concession spaces needed to proceed quickly to enable additional airport financing when needed.

Mr. Barnett said there had been a meeting of the six member Arts Committee. The committee is investigating the possibility of some federal or state money available for art. They also were considering all aspects including exhibits, murals, etc. and hoped to receive proposals from local or Colorado artists. Corporations that have money set aside for this type of community projects would also be contacted.

The Chairman pro tem position was opened for nomination. Commissioner Dunn nominated Commissioner Brach (White second). Commissioner Brach declined on the basis he would not be on the Board next year. Commissioner Dunn nominated Mr. Barnett and Commissioner Clark seconded the motion which passed unanimously.

Mr. Bowers said the State Department of Local Affairs was doing an Airports System Plan under a \$60,000 FAA grant. Study consultant is Landrum and Brown from Cincinnati. They would be holding five public meetings throughout the state and one would be held in Grand Junction on February 24th at 2:00 p.m. at the Valley Federal Plaza. Bowers noted this appears to be an effort of the State to get a handle on aviation matters in the State and establish a vehicle to handle federal "block grants" when they come. Commissioner Clark said it is important for the airport to stay on top of this matter.

Commissioner Barnett asked the status of ADAP funding for the airport. Mr. Bowers said a one year extension of the existing program sometime in August is anticipated, but little particular congressional interest seems to exist to push for this. With a new ADAP bill, funds to rehabilitate Runway 4/22, build a taxiway for 4/22, patch the taxiway to 11/29 and build additional ramp for the new terminal building would be anticipated.

Commissioner Clark asked about the status of the Airport overlay zone and Chairman Enstrom said there would be another public hearing the second week in March before the County would take any action.

Commissioner Clark asked that the presence of Councilman Gary Lucero at the meeting be noted in the Minutes. Commissioner Brach moved for adjournment at 8:20 a.m. which was seconded and unanimously approved.