

MINUTES  
Regular Board Meeting  
April 19, 1984

Members Present: Chairman Bill Love; Directors M.A. Cornelison, Frank Dunn, Dave Humphries and Janine Rider. Absent: Director George White. Also Present: Airport Manager Mike Boggs, Airport Administrator Jeff Wendland, and Clerk Mary Kay Rath.

Guests: Betsy Clark of Austin & Associates, Kenneth Cox and Shirley Howard of National Car Rental, Art Moss of the Chamber of Commerce, Russ Schuckman of KQIL, Joe Bestgen of Avis Rent A Car, Carl Hefner as Chairman of the 1984 Air Show, and Airport Employees Jerry Myers and Ted Balbier.

Meeting Called to Order

Chairman Love called the meeting to order at 8:15 a.m. on April 19, 1984.

(Approval of the March Minutes was delayed, as Director Cornelison was not present at the beginning of the meeting.)

OLD BUSINESS

Air Travel Center

Manager Boggs informed the Board that he, Administrator Jeff Wendland, and Attorney Groves had met with the Air Travel Center people during the past week, and had received a check for past due rent, making them current. Regarding late charges and attorneys' fees, it was agreed upon by all involved for the Airport to accept \$10,000 as payment in full to date. Manager Boggs asked the Board for authorization to accept the check for \$10,000 and to authorize an extension of the construction date to September 30, 1984. (Board then had to wait to make a motion until Director Cornelison arrived.)

Rental Car Status Report

Manager Boggs informed the Board that he had a meeting scheduled for the following week to resolve the remaining issues. Nothing else to report at this time.

Grandmet Report

Manager Boggs stated that he had met numerous times with the Grandmet people since the last Board meeting regarding their efforts to continue working on their overhead situation. At this

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time, they are not proposing to discontinue restaurant service, but are trying to modify their operation. They have asked the Authority to reduce their rent; Manager Boggs suggested not reducing the rent at this time. Discussion followed.

### NEW BUSINESS

#### Centennial Air Show

Manager Boggs introduced Carl Hefner to outline what the Air Show Committee was planning thus far for the Air Show scheduled for August 25 & 26. Mr. Hefner informed the Board of the arrangements to date. Discussion and questions of Mr. Hefner followed.

(At this time, Director Cornelison arrived, and Chairman Love went back to the Agenda items that had been skipped.)

#### Approval of Minutes

Director Rider made a motion to approve the Minutes of March 15, 1984 as written. Director Humphries seconded the motion; unanimously passed.

#### Recognition of Betsy Clark

Chairman Love recognized Ms. Betsy Clark, a past Board member; and on behalf of the Airport Board and the Authority, expressed his gratitude and appreciation for her efforts while serving on the Board.

### RETURNED TO OLD BUSINESS

#### Air Travel Center

Chairman Love asked for a motion to approve the acceptance of the letter asking for an extension of the construction date of the hotel to September 30, 1984, contingent upon receiving the letter and \$10,000 for legal fees and late charges. Director Dunn made said motion, seconded by Director Rider. Unanimously passed.

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### Airline Lease Agreement

Chairman Love stated that SkyWest Airlines had returned to us a signed Lease Agreement. The other airlines have assured us we will have signed Lease Agreements returned to us soon. Manager Boggs asked for approval of the SkyWest contract and authorization for Chairman Love to sign the remaining contracts upon their receipt from the airlines. Director Rider made a motion to authorize Chairman Love to sign the airline contracts, subject to final review by the staff. Director Dunn seconded said motion; unanimously passed.

### Kreider Contract

Manager Boggs explained that this contract is for services performed by Dr. Kreider under Phase III of the DOE work required on the terminal building project. Manager Boggs explained the terms of the contract, and stated that detailed billings will be received from Dr. Kreider. Discussion followed. Director Dunn made a motion to approve Dr. Kreider's contract for the completion of the Phase III of the DOE work. Director Humphries seconded said motion; unanimously passed.

## RETURNED TO NEW BUSINESS

### Runway 4/22 Project

Chairman Love stated that there was no change in the Isbill Engineers contract as discussed at the past meeting. Director Humphries made a motion to execute the contract received from Isbill Engineers for the 4/22 project. Director Rider seconded said motion; unanimously passed.

### Board Member Vacancy

Open discussion was held regarding appointing someone outside the City of Grand Junction and the difficulties involved. The Committee had already narrowed the candidates to five. It was decided to begin interviewing the five on Friday, April 27, 1984. Candidates will be notified of the same by the staff.

(It was then decided by Chairman Love to go to "Other Matters" on the Agenda.)

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OTHER MATTERS

Lease Agreement-Mesa Properties

Administrator Wendland pointed out that everyone had received a summary of a proposed terminal building lease. Chairman Love pointed out his opposition to the first right of refusal clause in the contract. Discussion followed. Director Rider made a motion to authorize Chairman Love and Manager Boggs to sign a lease agreement with Mesa Properties, subject to negotiations of the staff, Chairman Love, and Manager Boggs; taking into consideration the Board's negative feelings regarding the "first right of refusal" for other areas in the terminal, and to include the CPI escalation clause. The Board will be advised as to the final negotiated terms of the contract prior to the signing. Director Humphries seconded said motion; unanimously passed.

COMMITTEE REPORTS

Action Committee

The Lambert report had been received and all investigative work completed. An insurance claim has been filed for the broken pipe, giving the insurance company a certain amount of time to respond. Authority will then make further decisions in this matter. Discussion followed.

Art Committee

Discussion was held regarding the Art Committee having a concession at the Air Show. More details will be passed on at a later date.

Finance Committee

Director Humphries explained they had met the past Monday, and had gone over the finances for the month of March. All areas looked good at this point. Discussion was held regarding the assessment requested by the City in the amount of \$80,000.

Insurance Committee

The Insurance specifications are out and bid proposals have been picked up by area insurance companies. Deadline to respond: May 3, 1984.

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Planning Committee

Everyone is busy working on their homework. Will meet April 27th to consolidate all the work.

Airport Board Selection Committee

No further report.

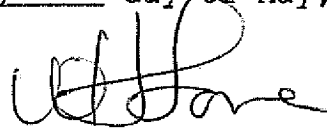
OTHER MATTERS

Director Rider raised questions regarding the phone answering machine now being used by the Airport staff. Manager Boggs explained the reasons why it is needed, and the time of day it will be used. Discussion followed. Although the Board didn't really approve of the phone answering machine, they agreed to let the staff use it on a temporary basis.

Meeting Adjourned

There being no further business to come before the Board, the meeting was adjourned at approximately 10:30 a.m.

ADOPTED AND PASSED this 17 day of May, 1984.



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Bill Love, Chairman

ATTEST:

Mary Kay Rath  
Mary Kay Rath, Clerk