

WALKER FIELD AIRPORT AUTHORITY
MINUTES
WORK SESSION
June 21, 1984

Chairman Love made note that there was not a quorum of the Board present, and recessed the Board Meeting to Tuesday, June 26, 1984 at 7:30 a.m.

Chairman Love then opened the meeting for a work session, as follows:

4/22 Project Review

Chairman Love asked Manager Boggs to review the 4/22 project with the Board members present. Mr. Boggs addressed the key points of the project. Questions and discussion followed. The bid deadline on this project is June 26, 1984 at 11:00 a.m. Chairman Love asked that a summary of these bids be sent to all the Board members after the bids have been collected.

Requirements and Minimum Standards For Services and Activities at the Walker Field Airport

Manager Boggs reviewed the proposed draft of the Minimum Standards with the Board members. He explained the purpose and function of this document. Questions and discussion followed. Mr. Boggs asked for the Board's comments on this document. A date for a Public Meeting will be scheduled at the June 26th Board Meeting which will be opened to the public for comment on this document. The Board requested that the staff forward copies of this document to all airport tenants for their review prior to the Public Meeting.

Rental Car Proposals

Manager Boggs gave the Board some background on the rental car agencies' contracts. He then brought them up to date on what has taken place since the signing of the contract. Budget, Hertz, and National have now asked for some relief from their contract. The staff has presented a proposal to the agencies. Mr. Boggs reviewed said proposal with the Board. The relief granted to Budget would include a buy-out and lease-back option on Budget's service car building. Discussion followed. The following recommendations were made by the Board:

- 1) The Board recommended asking for 1% over the loan cost and expenses to the Airport Authority for the buy-out option. (If the loan is at 12%, we should ask Budget for a 13% return.)

MINUTES - WORK SESSION
June 21, 1984

- 2) That Budget be asked to pay the \$4,000.00 estimated attorneys fees for handling the service car building buy-out and lease-back package.
- 3) That specific language be placed in the rental car contracts stating that W.F.A.A. will not be responsible in the future for lending monies to the other agencies at the Budget Rental Car rate. The sole purpose of lending money to Budget is to relieve them, just as all the other rental car agencies are receiving relief from their present contracts.
- 4) In the future, if Budget should want to buy their service car building back, ask them for a market purchase price at that time.

Old Terminal Building Update

Manager Boggs brought the Board up to date on the problems of the old terminal, concerning all the present tenants. Monarch wants to close the building, however they still need the ramp space in front of the old terminal building. The Board discussed alternatives to the problems/solutions at the old terminal. The Board recommended bringing in a professional service to prepare a cost benefit analysis for either building a new facility or remodeling the old one.

Grandmet Update

A new person, Frank Bolton, has replaced Neil Jacobs in the negotiations between W.F.A.A. and Grandmet. Grandmet has informed us they will stay until April 1985. Mr. Boggs discussed the proposed recommendations of Grandmet with the Board. The staff did not find Grandmet's recommendations favorable; Grandmet has agreed to work on other proposals and present them to the staff at a later date. In the meantime, the staff has been in contact with other firms regarding the restaurant services.

Air Travel Center

Air Travel Center recently met with Mr. Boggs and Mr. Wendland regarding modifications in their contract. Mr. Boggs reviewed said requests with the Board, including a request for a rental reduction of 50%. Discussion followed. The Board recommended that because these rents were accrued in the past, the full amount should be required. If Air Travel Center wants to negotiate on rent reduction, it should be for future rents;

MINUTES - WORK SESSION
June 21, 1984

keeping in mind the Bond requirements. Negotiations will continue.

Game Room Concession

Mr. Wendland gave the Board some history on the game room. Because of some problems faced by Automatic Music, the game room concession is being sold to another company. The staff has tentatively agreed to reduce the Minimum by \$300 per month for six months in exchange for the new company bringing the game room up to standard again. W.F.A.A. will still receive 50% of total revenues. The staff is also negotiating relocating the room to a place that is more visible, keeping in mind the preferences of the travelers. The company has suggested using the "fishbowl" space, putting up a semi-transparent curtain in the windows. Discussion followed.

OTHER MATTERS DISCUSSED

Airport Art Committee - Loan for the sculpture.

Frontier - status of their operations.

Rocky Mountain Airways - Recent and on-going collection problems.

Horizon Aviation - status of their situation and possible sell-out to an outside company (Oasis Petroleum).

Present at Work Session:

Chairman Love, Directors Rider and Humphries. Manager Mike Boggs, Airport Administrator Jeff Wendland, and Clerk Mary Kay Rath.

Mary Kay Rath, Clerk