

MINUTES
Regular Board Meeting
October 18, 1984

MEMBERS PRESENT: Chairman Bill Love; Directors Maxine Albers, M.A. Cornelison, Frank Dunn, Ron Gibbs and Janine Rider. Also Present: Manager Mike Boggs, Airport Administrator Jeff Wendland, and Clerk Mary Kay Rath.

GUESTS: Attorney Tony Prinster of Nelson, Hoskin, Groves & Prinster; Greg Isbill of Isbill Associates, John Ballagh of Bray and Company, Maurice Harmon and Harry Griff, Attorneys, Art Moss of the Chamber of Commerce, Tad Hoyt of the Mesa County Lodging Association, LouAnne Hughes of the Mesa County Lodging Association, Norm Cook of the Holiday Inn, Jean M. Rhodes of the League of Women Voters Observer Corps, and Walker Field Airport employee Jerry Myers.

Meeting Called to Order

Chairman Love called the Board meeting to order at 8:03 a.m. on October 18, 1984 and noted that a quorum of the Board was present.

Approval of 9/20/84 Minutes

Chairman Love called for any corrections of the September 20, 1984 Minutes. There being no corrections, Director Rider made a motion to approve the Minutes as printed; seconded by Director Dunn. Unanimously passed.

OLD BUSINESS

Air Travel Center

Manager Boggs updated the Board and public on the status of Air Travel Center. He then called on Attorney Tony Prinster to explain what has been happening recently in this matter. The lawsuit was ready to be filed; in the meantime, Air Travel Center asked to be allowed additional time to make the September payment. The June payment has been made. The negotiations with the Air Travel Center attorney have been as follows: The September payment must be received prior to November 30, 1984 with accrued interest. The 45-day letter will not be issued; however, if the payment is not received prior to November 30, 1984, the lawsuit will be filed (no more extensions). The interest accrued is approximately \$5,000 at this time. Discussion and questions followed. Attorney Prinster has prepared the letter to Air Travel Center setting forth the above negotiations, and will be mailed to ATC immediately. Chairman Love then asked the Public for their comments.

Mr. Norm Cook, General Manager of Holiday Inn and a

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representative of the Hotel/Motel Association, addressed the Board. He presented the Board with his opinion and some compiled figures indicating the local economy could not support another hotel. He asked for the Board's consideration in not allowing ATC to building their hotel. Discussion and questions followed. Chairman Love pointed out that it is not the Authority Board's responsibility or position to make the decision to build or not to build. The Authority is only the landlord of that property; and as landlord its responsibility is to see that the rent is paid and the terms of the contract are lived up to. Tad Hoyt from the Mesa County Lodging Association supported Mr. Cook's statements and questioned the Board further.

Restaurant

Administrator Wendland updated the Board on the restaurant proposals from West Side Deli and Air Host. All possible efforts were made to bring in West Side Deli, but with no success. The staff is now negotiating with Air Host, and Mr. Wendland briefed the Board on the present negotiations. Discussion and questions followed. The Board stated it was important to review Grandmet's contract to have them pay any difference between the new operator's lease payments and the payments presently received from Grandment.

4/22 Project Update

Manager Boggs brought the Board up-to-date in this matter, and informed them the anticipated completion date is early November.

NEW BUSINESS

Public Meeting and Approval of Master Plan

Chairman Love updated the Board in this matter. Manager Boggs then introduced Greg Isbill to review the Master Plan. Mr. Isbill summarized what has been happening over the past two-year study. Discussion and questions followed.

John Ballagh of Bray and Company then addressed the Board as to some discrepancies he had noticed in the Master Plan. Discussion followed.

Chairman Love then called for a motion. Director Albers

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made a motion to adopt and approve the Master Plan as submitted; seconded by Director Dunn. Unanimously passed.

Department of Wildlife Lease

The Board postponed this subject to the next Board meeting.

Petition for Annexation of Land Acquired From County

Administrator Wendland explained that of the 6 parcels deeded to the Airport, there was still one that needed to be annexed. Director Rider made a motion to that effect; seconded by Director Gibbs. Unanimously passed.

Confederate Air Force Announcement

Manager Boggs informed the Board that the local branch of the Confederate Air Force requested permission to put on a WWII display of Tora, Tora, Tora on June 22-23, 1985. The general opinion of the Board was favorable, and the Board gave its authorization to proceed with this matter.

COMMITTEE REPORTS

Action Committee

Chairman Love stated this Committee was still waiting for the Haney report. He then asked for the Board's opinion to terminate the Committee and turn the matter over to the staff. Discussion was held, and it was decided that the Action Committee work had been completed and the Committee should be terminated. The staff will now proceed where the Committee left off. The Committee was commended for its work, and Manager Boggs made a suggestion that the Authority write a letter to Fred Sperber to commend his efforts in this matter.

Art Committee

Director Rider reported that the Committee is awaiting a meeting to be scheduled to discuss the results of the Air Show, and a report will be made to the Board at that time.

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Finance/Audit Committee

Director Cornelison reported to the Board on the Finance Meeting held on September 17, 1984. The finances of Walker Field are in good condition, the reports are being presented in good detail and are of great assistance to the Committee. He then reviewed the reports with the Board and public. Director Cornelison then raised some questions to the Board regarding Air Travel Center's project and the projected income and possible problems involved in this matter. Discussion followed.

Insurance Committee

No Report.

Planning Committee

After some discussion, it was decided by the Board to turn this project over to the staff to complete. The Strategic Plan has been set aside until the Budget is completed.

A Budget Workshop was scheduled for Thursday, November 8, 1984 at 8:00 a.m.

OTHER MATTERS

Briefing Center

Chairman Love asked for a status update on the Briefing Center.

Rental Space Next to Admin. Office

The Board asked for an update on the rental of the office space next to the Admin. offices.

Land Acquisition

The F.A.A. will support the BLM/FAA land trade.

There were no public comments.

Meeting Adjourned

Director Rider made a motion to adjourn the Board meeting at 9:35 a.m.; seconded by Director Albers. Unanimously passed.

ADOPTED AND PASSED this 15th day of November, 1984.

ATTEST:

Jacque Peoples for MKR
Mary Kay Rath, Clerk

W.H. Love
W.H. Love, Chairman