

MINUTES
Special Board Meeting
December 13, 1984

MEMBERS PRESENT: Chairman Bill Love; Directors Ron Gibbs, Janine Rider, Henry Faussone, Al Cornelison and Frank Dunn. Also Present: Manager Mike Boggs, Airport Administrator Jeff Wendland, and Tracy Peeples.

GUESTS: Mr. Neil H. Allen of the Public Service Company, Mr. James M. Robb, Attorney for the Public Service Company, Mr. Larry L. Hesseran, of the Mesa County Economic Development Center, Airport Attorney Harry Griff and Mr. John W. Ragland, of Air Host, Inc., Mr. Joe Prinster, City Market.

Meeting Called to Order

Chairman Love called the Special Board meeting to order at 8:05 a.m. on December 13, 1984 and noted that a quorum of the Board was present.

Contracts to be Reviewed for Board Approval

Chairman Love stated that the purpose of the meeting was to approve the Lease Agreement and the accompanying documents for Air Host.

Chairman Love then moved to the Briefing Center Airport Terminal Lease and Agreement - Mesa County Economic Development Council and Agreement During Construction - Public Service Company of Colorado. Chairman Love recommended the Board take additional time to review the contracts before final Board approval. Chairman Love addressed Mr. Neil Allen and said that the Board would listen to any comments. Discussion followed. Mr. Allen called on Joe Prinster to introduce the Board to the Economic Development Council and the history behind the Western Slope Briefing Center. Discussion followed. Director Gibbs concurred with Chairman Love and felt the Board ^{should} take additional time before approving the documents. Chairman Love suggested that Manager Boggs briefly review the documents with the Board before moving on to the Restaurant Lease.

Manager Boggs then went into the highlights of the Briefing Center Airport Terminal Lease and the Agreement During Construction. The initial terms of the Lease Agreement are a 3-year term with a 120 day cancellation provision. Following the 3-year term, they will operate on a month to month basis again with a 120 day Notice of Cancellation. Discussion of the lease followed.

Manager Boggs then reviewed with the Board the highlights of the Agreement During Construction. He stated to the Board that the contract allows Penner Construction a 60-day period to do the necessary improvements to the third floor area. Discussion followed.

MINUTES
12/13/84

Chairman Love then moved discussion to the Restaurant Documents. Chairman Love felt that since everyone was familiar with the Airport Restaurant Lease Agreement that this would be the first item of discussion. Chairman Love asked if there were any changes made to the document since the Board last reviewed the Lease. Administrator Wendland informed the Board that the changes made were minor wording changes. Discussion of the changes followed.

Topic of discussion was then turned to the Letter of Agreement regarding Air Host/Grandmet Management Agreement. Chairman Love felt that the best way to approach the rest of the documents was to have Manager Boggs read the documents out loud to the Board and any questions that came up would be answered accordingly.

Manager Boggs called on Attorney Griff to outline to the Board the Letter of Agreement. Attorney Griff explained to the Board that the Lease with Grandmet will remain in effect until the transfer of the Liquor License to Air Host. Air Host will manage the restaurant under the terms of the Grandmet Lease for the period of time it takes to accomplish the transfer. Air Host will enter into a contract with the Airport Authority when the liquor license has been transferred. The 6% of Gross Sales will go into effect the day Air Host takes over the restaurant. Discussion of the document followed. Mr. Ragland informed the Board that after the operation was in full force; Air Host estimates a gross sales of \$450,000.00.

Questions of the Letter of Agreement followed. Discussion of the risk to the Airport Authority during the period of time it takes to transfer the liquor license were approached. Attorney Griff felt that the risk, if any, would be very minimal.

The next item of discussion was the Lease Termination Agreement. Attorney Griff read out loud the document to the Board and stated that this agreement is basically a parallel to the Letter of Agreement regarding Air Host/Grandmet Management Agreement.

Chairman Love then addressed the Board to move on to the Airport Restaurant Lease Guaranty Agreement. Discussion of the Agreement followed. Chairman Love called for any questions and there being none, Chairman Love asked for approval of the documents. Director Gibbs made a motion that the Authority approve the Letter of Agreement regarding Air Host/Grandmet Management Agreement, the Lease Termination Agreement - Grandmet, the Airport Restaurant Lease Agreement - Air Host of Grand Junction, Inc. and the Airport Restaurant Lease Guaranty Agreement as presented to the Board and subject to approval of the other parties and subject to the reapproval of the Board if any changes were made. Director Rider seconded the motion. The

MINUTES
12/13/84

motion unanimously passed.

4/22 Grant Agreement

Manager Boggs asked the Board for a signature of the Grant Amendment for the 4/22 Project in the amount of \$670,000. Manager Boggs also addressed the Board that Runway 4/22 would be operational very soon and asked the Board to be thinking about whether or not there would be opening ceremonies. Director Dunn made a motion to approve the final Grant Amendment on 4/22; seconded by Director Faussone. Unanimously passed.

OTHER MATTERS

ILS System

Chairman Love asked Manager Boggs whether or not the ILS System was operational. Manager Boggs informed the Board that the ILS system was shut down due to a problem with the antennae system. The ILS System was down until about 2:00 p.m., when at that time the problem was solved. Discussion of the ILS System followed.

Board of Directors Resolution

Chairman Love asked for an update on the status of the Council's decision on approving the resolution. Director Dunn said that the matter would be approved at the next Council's meeting. It will be brought up for Board approval at next week's Regular Board Meeting.

Air Travel Center

Manager Boggs informed the Board that no payment had been received. However, Manager Boggs had been informed that another means of financing was being secured. The staff at this time is not taking any legal action against Air Travel Center because of delinquent payment.

Nominating Committee

Director Dunn will have a report next week.

Compensation Committee

Chairman Love informed the Board members of the Compensation Committee's report. Chairman Love recommended that the Board approve the annual salaries of \$42,000 for Manager Boggs, and \$32,000 for Administrator Wendland. Director Rider made a motion to approve the annual salaries as suggested by the Compensation Committee. Director Cornelison seconded the motion; unanimously passed.

Rental Car Update

Director Cornelison asked for an update on the Rental Car situation. Manager Boggs informed the Board that a Court

MINUTES
12/13/84

hearing has been set for March 7th and 8th. Discussion followed.

Meeting Adjourned

There being no further business to come before the Board, Director Faussone made a motion to adjourn the meeting at 11:10 a.m.; Director Gibbs seconded. Unanimously passed.

ADOPTED AND PASSED this _____ day of January, 1985.

ATTEST:

Clerk

Chairman