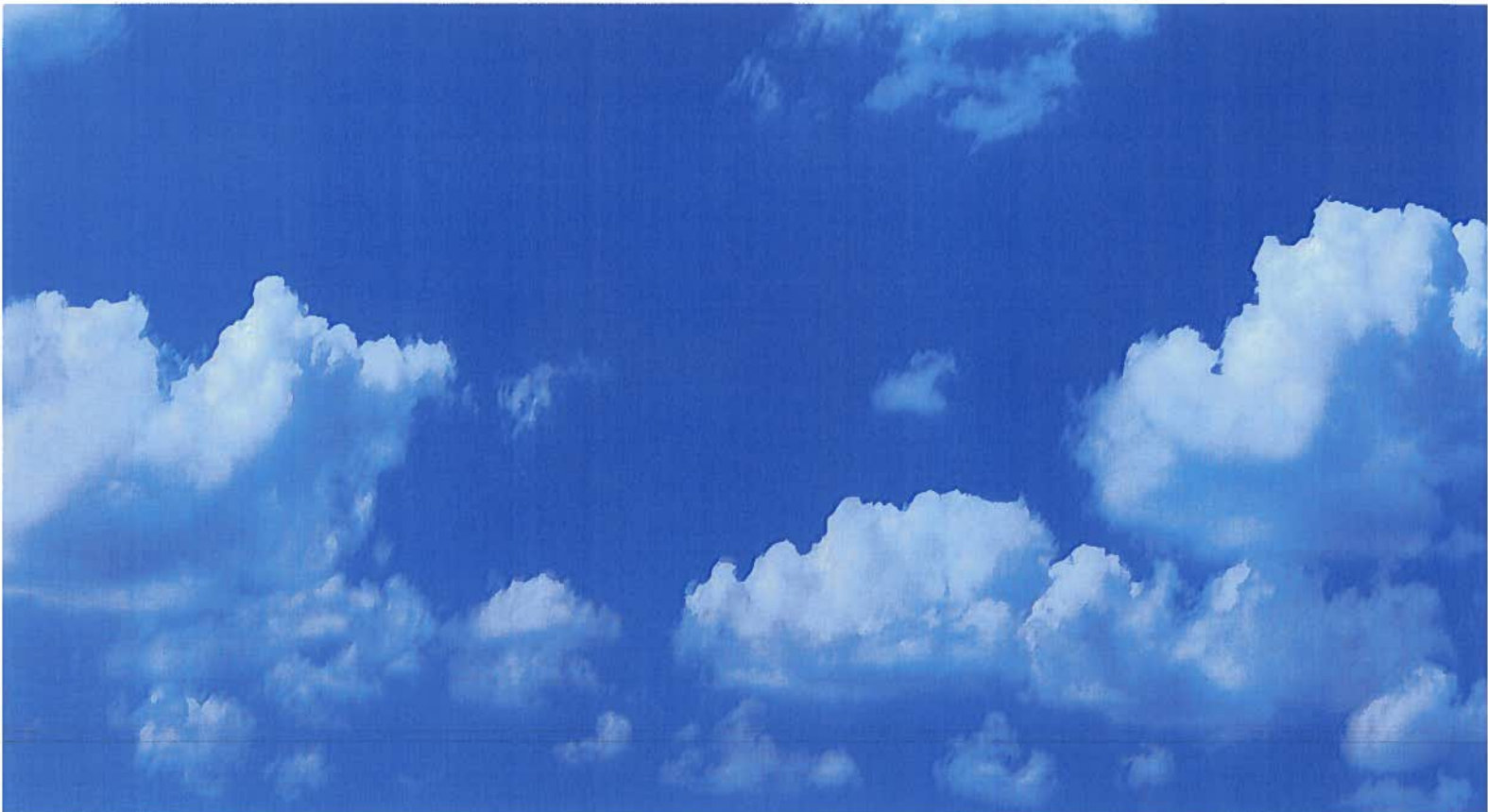




Grand Junction Regional Airport Authority

**Board Meeting
August 20, 2013**



**GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
REGULAR BOARD MEETING AGENDA**



DATE: AUGUST 20, 2013 AT 5:15PM
LOCATION: CITY OF GRAND JUNCTION, CITY HALL
250 NORTH 5TH STREET, GRAND JUNCTION, CO 81501
HEARING ROOM

BOARD MEETING AGENDA

I. Call to Order

II. Approval of Agenda

III. Conflict Disclosures

IV. Commissioner Comments

V. Citizens Comments

The Grand Junction Regional Airport Authority welcomes respectful public comments at its meetings. The Citizens Comment section is open to all individuals that would like to comment. If you wish to speak under the Citizens Comment portion of the agenda, please fill out a comment card prior to the meeting. If you have a written statement for the Board, please have 10 copies available and give them to the Director of Aviation who will distribute them to the Board. The Board Chairman will indicate when you may come forward and comment. Please state your name for the record. Presentations are limited to three minutes and yielding time to others is not permitted.

VI. Consent Agenda

The Consent Agenda is intended to allow the Board to spend its time on the more complex items on the agenda. These items are perceived as non-controversial and can be approved by a single motion. The public or Board Members may ask that an item be removed from the Consent Agenda and be considered individually.

A. Minutes: July 9, 2013 Special Board Meeting	<u>1</u>
B. Minutes: August 6 2013 Special Board Meeting	<u>2</u>
C. Financials: June 2013	<u>3</u>
D. Financials: July 2013	<u>4</u>

VII. Action Items

A. Approve FAA Grant #3-08-0027-51	<u>5</u>
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VIII. Discussion Items

- A. Managers Update - *Director of Aviation: Rex Tippetts*
- B. 2810 Landing View Lane Lease
- C. West Star Facility Expansion Update
- D. Security Solutions Update

IX. Executive Session

- A. Discuss Security Sensitive Information as authorized by Colorado Revised Statute §24-6-402(4) (c).

X. Adjournment



Grand Junction Regional Airport Authority Board
Regular Board Meeting
Meeting Minutes
July 9, 2013

I. Call to Order

Mr. Denny Granum, Board Chairman, called the meeting of the Grand Junction Regional Airport Authority Board to order at 5:15 PM on July 9, 2013 in Grand Junction, Colorado and in the County of Mesa.

Present:

Commissioners Present:

Denny Granum, Chairman
David Hibberd, Vice Chairman
Sam Susuras
Tom Frishe
Rick Wagner
Steve Wood
Paul Nelson

Other:

Jason Virzi, Jviation
Michael Quinn, Jviation
Jim Trott, Jviation
Bill Marvel, GJAUTA
Bill Pitts, Citizen
Shannon Kinslow, TOIL
Jason Hofman, BLM
Rich Keller, Shaw Construction
Steve Acquafresca, Mesa County
Rose Pugleise, Mesa County
Lyle Dechant, Mesa County
David Frankel, Mesa County
Bob Erbisch, Citizen
Michael Hodes, Citizen
Dave Krogman, West Star Aviation

Airport Staff:

Rex Tippetts, Director of Aviation
Amy Jordan, Clerk
Gary Schroen
Kathie Lucas

II. Approval of Agenda

Commissioner Frishe moved to approve the agenda. Commissioner Wagner seconded. Voice vote: All Aye. The agenda was approved as distributed.

III. Conflict Disclosures

Chairman Granum – Hangar Owner
Vice Chairman Hibberd – Hangar Owner
Commissioner Wood – Hangar Owner
Commissioner Frishe – None
Commissioner Wagner – None

Commissioner Susuras – None
Commissioner Nelson – None

IV. Commissioner Comments

None.

V. Citizens Comments

Dave Shepard, Grand Junction Tenants and Users Association

Mr. Shepard told the Board that the Tenant Association has sent the new standard form lease to their Attorney, John Steele, for review. Mr. Shepard said that it is the Associations intent to produce a memo to members with the attorney's findings and if it is, appropriate to advise members to enter into the new lease, or not.

Mr. Shepard said that he understood that a cost study would be completed and that the study should be done fairly. It is his impression that the tenants on C1A are paying a higher rate than the tenants at other areas on the airport.

Mr. Shepard said that the mission/vision statement discusses general aviation, and being the airport of choice. Mr. Shepard continued by saying that the minimum standards in place, only West Star Aviation can meet. Mr. Shepard said that West Star Aviation is the big diamond at the airport, but that it is useful to have some smaller diamonds at the airport too, and that the current minimum standards prevent the smaller diamond from coming to this airport.

Mr. Shepard said that the Association would like Minimum Standards, specifically placed on an agenda for a work session.

Michael Hodes, Airport Tenant/Business Owner

Mr. Hodes said that he would like to thank the Board for their statements a month ago, supporting Mr. McClelland and Grand Valley Aircraft Services, and the desire to have a local mechanic. Mr. Hodes said that statements do not go far, and that real action needs to take place.

Mr. Hodes asked the Board to take up two specific proposals:

1. Institute an emergency measure, where the Board would waive minimum standards requirements for a short term. In particular, waive the space requirement for mechanics.
2. Instruct staff to come up with a plan to attract mechanic services to the airport, and have a period for coming up with that plan.

Bob Erbisch, Citizen

Mr. Erbisch said that the "old" board was very resistant in listening to "us." Mr. Erbisch said that the airport should represent the needs and business requirements of both the County and the City.

Mr. Erbisch said that there are no services at the airport now, and that things need to change.

General Discussion:

Commissioner Wagner said that Mr. Hodes had some good suggestions; however, coming up with a plan to attract business to the Airport, and doing it in a non-

discriminatory fashion can be difficult. In particular, recruiting business, without in some way subsidizing that business.

Mr. Shepard said that if, for the last two years, the Airport would have just left “us” alone, everything would be fine. Mr. Shepard said that the minimum standards, in terms of square footage requirements, are so onerous that no one can make it at the Airport.

Mr. Hodes said that a workshop would be a good start in moving forward, and that historically, the Airport Authority has not acted like a Board in providing direction, but instead responding to requests from management.

VI. Consent Agenda

A. Minutes: June 2013 Board Meeting

Discussion: NONE.

Commissioner Wood moved to approve the consent agenda. Commissioner Frishe seconded. Voice vote: All Ayes. The consent agenda was approved as distributed.

VII. Action Items

A. Terminal Building – Phase I Bid Award

Director of Aviation, Rex Tippetts explained that at the June 18, 2013 meeting, the Board received a presentation, by Fentress Architects, outlining this project as it moved from concept through design.

As discussed, this project culminated during the Master Plan Update, Terminal Area Plan in 2009, when an intensive terminal facility analysis was completed. At that point, the Board chose to move forward with the replacement of the terminal facility.

Mr. Tippetts explained that this project is the first phase, which is the construction of an administration building. A fire bay and a community room will also reside in this building.

Mr. Tippetts said that in April 2013, bids were solicited, and four proposals were received through that process. The bidders were as follows:

1. Shaw Construction, \$6,610,267
2. FCI Construction, \$6,824,214
3. GH Phipps, \$7,017,800
4. H.W. Houston, \$7,777,000

Mr. Tippetts said that after careful bid evaluation, Shaw Construction was named as the apparent low bidder.

Since the project bids came in over the project budget, the architect and engineers worked to identify changes to the project specifications, to allow for savings, but not change the project scope or function of the building. A cost savings of \$553,258 was discovered, allowing the project cost to be lowered to \$6,091,809.

Mr. Tippetts reviewed the total revenue available for the project, which includes \$4,100,000 in federal grants, with matching grants from State and local totaling \$1,800,000 in state grants, and \$300,000 local.

Mr. Tippetts said that at this point, to move forward with this project, a bid must be awarded to the low bidder, Shaw Construction. Additionally, to keep the Airport's share to a minimum, it is recommended that a change order for \$553,258 be approved.

Discussion:

Chairman Granum said that this item was discussed at length at last month's Board meeting, but wanted to open the floor, if a Commissioner had additional comments or questions.

No further discussion.

Commissioner Susuras moved to allow the Director of Aviation to enter into a contract with Shaw Construction for Phase I of the Terminal Building, for \$6,645,067.00 and approve a change order in the amount of \$553,258.00, pending Federal Aviation Administration approval. Commissioner Frishe seconded. Voice vote: All Aye.

B. Non-Federal Reimbursable Agreement AJW-FN-WSA-13-S092. An Agreement between the Department of Transportation and the Grand Junction Regional Airport for the relocation of Remote Transmitter/Receiver (RTR) Building

Director of Aviation, Rex Tippetts explained to the Board that the current RTR Building is located to the north side of the Runway 11/29 slightly east of Taxiway A7. The building was built in 1961 and is currently located in an area that is affected by the first phase of dirt work for the relocation of runway 11/29, and therefore must be moved.

Mr. Tippetts explained that the building houses the transmitters and antenna components for communication between the Air Traffic Control Tower, aircraft and ground vehicles. Tippetts also mentioned that the FAA owns the navigational aids and components at the airport, which includes the RTR, and maintains these facilities, as necessary, at their own expense.

Tippetts did note that when a modification is necessary due to an airport project, the FAA will complete the work, but the airport is responsible for the cost. This arrangement is acknowledged through a reimbursable agreement.

Tippetts said that this reimbursable agreement, between the Airport and the FAA, is for 30% engineering design for the relocation of the RTR. The agreement outlines the FAA's specific tasks and the Airports specific tasks. Allowing both parties to execute tasks, helps to keep costs contained, provides an element of timeliness that supports the environmental review to relocate Runway 11/29 and allows for better site and access conditions, infrastructure and future planning.

Tippetts noted that preliminary investigation, by the FAA and the Department of Public and Environmental Health, of the RTR building and components, uncovered that some of the wiring is bedded in uranium mill tailings. This issue will be resolved during this project.

Tippetts also explained that the FAA looked at five potential sites for the RTR building relocation, and analyzed all potential site location and conducted radio communication tests to discover what site allowed the best radio communication and reduced communication dead spots on the airfield.

This reimbursable agreement is for 30% design for the FAA's outlined activities. These activities include design for:

1. RTR (antenna) towers and shelter foundation
2. Infrastructure from RTR towers to shelter
3. RTR equipment shelter
 - Electronic Equipment
 - Electrical Wiring
 - Environmental Control Systems
4. Facility perimeter preparation

Tippetts said that these costs are estimated at \$95,811.10 and that the Airport will receive an Airport Improvement Project (AIP) grant from the FAA that incorporates both the FAA costs and Airport's costs.

Discussion:

Commissioner Wood asked how the reimbursable agreement monies are collected and then dispersed. It appears that we (the Airport) receive a grant from one branch of the FAA, and then hand it over to another branch of the FAA, is that correct.

Director of Aviation, Tippetts explained that the Airport would place monies into an account, which the FAA branch that is responsible for the RTR design, would then draw down as necessary. The Airport would then receive a reimbursable grant for that amount.

Chairman Granum asked Tippetts to give a little bit of history on this project and why it is necessary.

Tippetts explained that this project is a piece of the relocation of the primary runway, runway 11/29. Tippetts noted that this project culminated years ago, during the Master Plan Update, adding that additional analysis had been conducted in 2009, looking at alternatives. Tippetts explained that the runway would be shifting approximately 650 feet north of its current location, which requires supporting infrastructure to be shifted, including this RTR building.

Commissioner Wagner moved to approve Non-Federal Reimbursable Agreement AJW-FN-WSA-13-S092, An Agreement between the Department of Transportation and the Grand Junction Regional Airport for the relocation of Remote Transmitter/Receiver (RTR) Building. Commissioner Frishe seconded. Voice vote: All Aye.

VIII. Discussion Items

A. Managers Update

Director of Aviation, Rex Tippetts, updated the Board on the following items:

1. Airport Operations Area (AOA) Badge Renewal – Tippetts noted that AOA badges will be expiring at the end of July, and that nearly half of all badge holders have not come in to renew their badge.
2. Proposed 2810 Landing View Lane Lease – Tippetts reminded the Board that Attorney Mike Morgan had sent all the Commissioners a draft copy of the lease, and that Mr. Morgan would like comments from the Board as soon as possible.
3. July 16th Meeting – Tippetts said that staff did not have much content for the July 16th and would like direction on what to do for that meeting.

Discussion:

Commissioner Wagner said that it would be useful to have a workshop to discuss the Minimum Standards, and any other topics necessary.

The rest of the Board concurred.

A workshop will be scheduled for July 16th.

B. West Star Facility Expansion Update

Director Tippetts explained that this project is at a standstill, until better construction estimates are available.

C. Security Solutions Committee

Commissioner Wood gave a brief history of the Security Solutions Committee, for the benefit of the new Board members. Wood noted that the committee was stood up nearly 18 months ago, to take a fresh look at the security issues at the Airport. Wood said the committee meet frequently, at first to research and understand, and then to work to develop alternative solutions.

Wood said that the committee had conducted a survey of all tenants, which indicated an overwhelming desire for a change from what was in place, regarding security access.

Wood noted that the committee has meet with TSA multiple times. Additionally, the committee had submitted numerous draft amendments, with no success, and little guidance.

Wood said that the committee is working and near complete on a revised amendment, and believes that the solution can be implemented quickly and cost effectively.

Wood mentioned that the first step would be to work with a local vendor on the installation of surveillance equipment. The remaining work is fence and gate construction/relocation.

Wood said that in the past, the Airport proceeded with construction projects, prior to security plan amendment approval, and believes that is what needs to be done.

Commissioner Susuras said that he would like to see some cost estimates for the project, prior to making a decision.

Chairman Granum agreed, and mentioned that he had seen preliminary estimates. Granum asked staff to work on pulling together cost estimates for review and approval.

IX. Adjournment

The Board adjourned at 6:11 PM.

Denny Granum, Board Chairman

ATTEST:

Amy Jordan, Clerk to the Board



Grand Junction Regional Airport Authority Board
Special Board Meeting
Meeting Minutes
August 6, 2013

I. Call to Order

Mr. Denny Granum, Board Chairman, called the special meeting of the Grand Junction Regional Airport Authority Board to order at 5:15 PM on August 6, 2013 in Grand Junction, Colorado and in the County of Mesa.

Present:

Commissioners Present:

Denny Granum, Chairman
David Hibberd, Vice Chairman
Sam Susuras
Tom Frishe
Rick Wagner
Steve Wood
Paul Nelson

Other:

Jason Virzi, Jviation
Michael Quinn, Jviation
Jim Trott, Jviation
Bill Marvel, GJAUTA
Bill Pitts, Citizen
Tymerie Ho, TOIL
Ed Behen, CAP
Rich Keller, Shaw Construction
Justin Pietz, Armstrong
Wayne Clark, GJAUTA
Eddie Clements, Grand Junction Balloon Port

Airport Staff:

Rex Tippetts, Director of Aviation
Amy Jordan, Clerk
Gary Schroen

II. Approval of Agenda

Commissioner Susuras moved to approve the agenda. Commissioner Nelson seconded. Voice vote: All Aye. The agenda was approved as distributed.

III. Conflict Disclosures

Chairman Granum – Hangar Owner
Vice Chairman Hibberd – Hangar Owner
Commissioner Wood – Hangar Owner
Commissioner Frishe – None
Commissioner Wagner – None

Commissioner Susuras – Noted that both action items on the agenda, he is involved in from his position on City Council, and would like to recuse himself from discussion/action on both items.

Commissioner Nelson – None

IV. Commissioner Comments

None.

V. Citizens Comments

None.

VI. Action Items

A. Post-Construction Stormwater Control Operations and Maintenance Agreement

Director of Aviation, Rex Tippetts explained that the 5-2-1 Drainage Authority requires this agreement be executed prior to the issuance of any building permits. This agreement is for the Terminal Phase I (Administration Building) construction.

Tippetts noted that this agreement is the 5-2-1 Drainage Authority's measure to enforce applicable City and County ordinances governing the continued maintenance of storm draining facilities.

Discussion:

Commissioner Wager said that he did not like the idea of signing the document, and mentioned that by signing this agreement, the Airport is giving the City and this Drainage Authority access in perpetuity, for inspection purposes.

Commissioner Wood asked if this agreement has an end, or if it goes on in perpetuity. Tippetts said that it does not have an end.

Commissioner Nelson moved to allow the Director of Aviation to execute the Post-Construction Stormwater Control Operations and Maintenance Agreement. Commissioner Hibberd seconded. Voice vote: All Aye. Commissioner Susuras Abstained.

B. Letter of Support for Horizon Drive BID

Director of Aviation, Rex Tippetts noted that at the July 16 works session, Clark Atkins, with the Horizon Drive BID gave a presentation regarding the Districts plans. Tippetts also mentioned that Mr. Atkins requested a letter from the Airport Authority supporting the Districts development plans.

Discussion:

Chairman Granum said that he was personally in favor of this project, and supports the Districts efforts. Granum believes that any projects funded through grants is money coming into our community, to improve our community, and that is a good thing. Granum also noted that although the Airport is not fiscally involved in this project, supporting it is important, because it is the main corridor to/from the airport.

Commissioner Wood moved to issue a letter of support to the Horizon Drive BID, in support of their development plans, as presented, and to allow the Chairman to sign the letter. Commissioner Frishe seconded. Voice vote: All Aye. Commissioner Susuras Abstained.

VII. Adjourn into Executive Session

Commissioner Hibberd moved to adjourn into executive session to Discuss Security Sensitive Information as authorized by Colorado Revised Statute §24-6-402(4) (c). Commissioner Nelson seconded. Voice vote, All Aye.

Discussion:

Commissioner Wood asked if anything other than cost would be discussed in the executive session.

Director of Aviation, Tippetts said that it would be difficult to discuss costs, without discussing the details of the security amendment.

The Board recessed into executive session at 5:35 PM.

VIII. Adjournment

Commissioner Susuras moved to adjourn the special board meeting, or August 6, 2013. Commissioner Frishe seconded. Voice vote, All Aye.

The Board adjourned the special meeting at 6:20 PM.

Denny Granum, Board Chairman

ATTEST:

Amy Jordan, Clerk to the Board

GRAND JUNCTION REGIONAL
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2013

AIRPORT OPERATIONS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
AIRFIELD	96,116.75	500,157.47	1,092,357.00	592,199.53	45.8
TERMINAL	118,636.15	723,278.66	1,543,422.00	820,143.34	46.9
TRANSPORTATION	184,056.97	996,446.06	1,981,255.00	984,808.94	50.3
SECURITY	25,042.80	139,907.82	312,300.00	172,392.18	44.8
BUILDINGS & LAND	42,784.48	247,285.52	539,755.00	292,469.48	45.8
MISCELLANEOUS	33,018.41	162,685.09	403,315.00	240,629.91	40.3
	<u>499,655.56</u>	<u>2,769,760.62</u>	<u>5,872,404.00</u>	<u>3,102,643.38</u>	<u>47.2</u>
<u>EXPENDITURES</u>					
ADMINISTRATION	80,912.25	464,430.44	922,312.00	457,881.56	50.4
TERMINAL	51,330.69	445,560.41	1,192,052.00	746,491.59	37.4
AIRPORT OPERATIONS	27,026.39	201,756.29	675,377.00	473,620.71	29.9
ARFF	9,582.17	54,896.08	188,931.00	134,034.92	29.1
SECURITY	10,746.23	95,591.80	330,463.00	234,871.20	28.9
GROUNDS & ROADWAYS	37,438.46	161,008.61	430,736.00	269,727.39	37.4
RENTAL CAR FACILITY	27,561.94	139,208.86	373,255.00	234,046.14	37.3
BUILDING & LAND	35,493.43	113,362.63	246,035.00	132,672.37	46.1
INFORMATION TECHNOLOGY	7,173.31	60,478.83	178,970.00	118,491.17	33.8
FLEET	33,403.50	162,119.94	423,391.00	261,271.06	38.3
	<u>320,668.37</u>	<u>1,898,413.89</u>	<u>4,961,522.00</u>	<u>3,063,108.11</u>	<u>38.3</u>
	<u>178,987.19</u>	<u>871,346.73</u>	<u>910,882.00</u>	<u>39,535.27</u>	<u>95.7</u>

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JUNE 30, 2013

ASSETS

1-10100	DUE FROM CAPITAL & REST. FUND	(50,094,657.19)
1-10101	AMERICAN NATIONAL BANK	.00
1-10102	WELLS FARGO- AIRPORT OPS	.00
1-10103	PETTY CASH	7,050.00
1-10104	HL RUNWAY RACE CASH	.00
1-10107	CASH- FNB OF ROCKIES CHECKING	.00
1-10108	CASH- FNB OF ROCKIES LEASE APP	.00
1-10111	CD-BANK OF WEST(FORMERLY COM.	.00
1-10112	CD- HOME LOAN 200033240	102,736.48
1-10113	HOME LOAN OPERATING ACCT 601	261,327.21
1-10114	HL MONEY MARKET - AIRPORT OPS	2,117,467.90
1-10115	HL DEBIT CARD ACCOUNT	1,972.31
1-10116	CD- WESTSTAR BANK 88271	.00
1-10117	CD- WESTSTAR BANK 88676	.00
1-10118	CD- FNB OF ROCKIES	.00
1-10119	HL CASH RESTRICTED CAPITAL PRO	2,311,956.00
1-10136	PREPAID EXPENSES	74,683.87
1-10150	RESTRICTED ASSETS	.00
1-10177	CD-BNK OF THE WEST907000852750	.00
1-10185	A/R CASH CLEARING	.00
1-10221	ACCOUNTS RECEIVABLE	261,663.29
1-10222	ALLOWANCE FOR DOUBTFUL ACCTS	.00
1-10223	TSA LEO RECEIVABLE	.00
1-10224	OTHER RECEIVABLE	4,967.79
1-10226	DUE FROM SUBWAY - INTERFUND	.00
1-10227	REPUBLIC RECEIVABLE (EST.)	.00
1-10228	STATE FUEL TAX RECEIVABLE	11,768.91
1-10229	STATE COMM'L FUEL TAX RECV'L	44,658.36
1-10230	RENTAL CAR RECEIVABLE (EST.)	.00
1-10231	INTEREST RECV'L- NON RESTR	.00
1-10366	TENANT DEPOSITS- CDS	.00
1-10367	TENANT DEPOSITS- SAVINGS	1,696.68
1-10500	LAND	2,416,059.19
1-10505	LAND IMPROVEMENTS	83,862,904.35
1-10510	LAND IMPR-AIRFIELD-PUBLIC	.00
1-10515	AVIATORS' MEMORIAL PARK	.00
1-10520	LAND IMPR-AIRFLD-11/29 LEASE	.00
1-10525	LAND IMPR-AIRFLD-GA LEASES	.00
1-10530	PFC IMPROVEMENTS	.00
1-10535	LAND IMPR-TERMINAL/LANDSIDE	.00
1-10540	LAND IMPR-LANDSIDE/SHARED	.00
1-10545	LAND ACQUIRED	.00
1-10550	LAND IMPR- LANDSIDE	.00
1-10555	BUILDINGS & IMPROVEMENTS	16,789,575.40
1-10560	BLDGS & IMPR-AIRFIELD-PUBLIC	.00
1-10561	BLDGS & IMPR-AIRFIELD-LEASES	.00
1-10563	BLDGS & IMPR-TERMINAL-AERO	.00
1-10564	BLDGS & IMPR-TERM-NON AERO	.00
1-10565	BLDGS & IMPR-TERM-PUBLIC	.00
1-10570	EQUIPMENT	4,228,814.34
1-10571	EQUIPMENT- AIRFIELD	.00
1-10572	PLOW FOR OSHKOSH P-SERIES TRUC	.00
1-10580	EQUIPMENT- TERMINAL	.00
1-10585	EQUIP- LANDSIDE- TERMINAL	.00
1-10590	EQUIPMENT- SHARED	.00
1-10591	CASELLE FUND ACCOUNTING SOFTWA	.00

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JUNE 30, 2013

1-10600	ACCUMULATED DEPRECIATION	.00
1-10601	A/D LAND IMPROVEMENTS	(34,948,057.20)
1-10602	A/D BUILDINGS & IMPROVEMENTS	(7,395,655.03)
1-10603	A/D EQUIPMENT	(2,165,468.69)
1-10604	A/D CAPITALIZED INTEREST	.00
1-10773	2006 SIERRA 4WD CREW CAB	.00
TOTAL ASSETS		17,895,463.97

LIABILITIES AND EQUITY

LIABILITIES

1-20100	ACCOUNTS PAYABLE	176,006.64
1-20101	PROJECTS ACCRUED LIABILITIES	.00
1-20105	ACCRUED LIABILITIES	(16,888.68)
1-20110	AA STARTUP COST PAYABLE \$75K	.00
1-20115	CREDIT UNION PAYABLE	.00
1-20120	PERA ER PAYABLE- 13.7%	3,855.59
1-20125	PERA EE PAYABLE- 8%	2,284.78
1-20130	401(K) PAYABLE	1,881.66
1-20132	DEPENDENT CARE PAYABLE	.00
1-20135	ACCRUED SALARIES	21,253.78
1-20145	ACCRUED PAYROLL TAXES	5,652.97
1-20150	PRE-PAID RENT - SITA	.00
1-20155	WAGE ASSIGNMENT PAYABLE	203.70
1-20160	ACCRUED VAC AND SICK LEAVE	142,764.47
1-20180	FEE IN LIEU OF IMPROVEMENTS	.00
1-20200	DEPOSITS PAYABLE- TENANTS	.00
1-20205	DEPOSITS PAYABLE- CASH	103,745.67
1-20206	DEP. PAYABLE-RENTAL CAR PRKING	1,040.00
1-20207	REMOTE TRANSMITTER DEPOSIT	7,300.00
1-20210	DEPOSITS PAYABLE- CDS	.00
1-20215	DEPOSITS PAYABLE- SAVINGS	1,696.68
1-20220	LEASE APPLICATION DEPOSITS	.00
1-20301	BONDS PAYABLE- CURR PORTION	.00
1-20302	ACCR INT PAYABLE	.00
1-20303	BONDS PAYABLE	.00
1-20304	LESS CURRENT PORTION OF BONDS	.00
1-20305	CO SIB LOAN - CURRENT \$4M	.00
1-20306	CO SIB LOAN - LONG TERM \$4M	.00
1-20400	DEFERRED RENTALS- BLM	30,053.12
TOTAL LIABILITIES		480,850.38

FUND EQUITY

1-30900	UNRESTRICTED NET ASSETS	16,543,266.86
UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	871,346.73
	BALANCE - CURRENT DATE	871,346.73
TOTAL FUND EQUITY		17,414,613.59

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JUNE 30, 2013

TOTAL LIABILITIES AND EQUITY

17,895,463.97

GRAND JUNCTION REGIONAL
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2013

AIRPORT CAPITAL IMPROVEMENT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FAA AIP REVENUE	382,878.73	1,822,848.49	17,374,222.00	15,551,373.51	10.5
	382,878.73	1,822,848.49	17,374,222.00	15,551,373.51	10.5
<u>EXPENDITURES</u>					
FINANCING COST	70,748.47	424,789.66	848,186.00	423,396.34	50.1
PRINCIPAL	.00	192,073.35	1,156,811.00	964,737.65	16.6
OTHER PROJECTS	258,308.62	457,160.36	2,700,000.00	2,242,839.64	16.9
FAA AIP PROJECTS	128,239.86	1,272,985.32	15,074,359.00	13,801,373.68	8.4
	457,296.95	2,347,008.69	19,779,356.00	17,432,347.31	11.9
	(74,418.22)	(524,160.20)	(2,405,134.00)	(1,880,973.80)	(21.8)

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT CAPITAL IMPROVEMENT
JUNE 30, 2013

ASSETS

2-10100	DUE TO OPERATIONS FUND	50,002,040.53	
2-10102	CASH- WELLS FARGO	.00	
2-10104	CASH - WELLS FARGO - CFC ACCT	.00	
2-10113	HOME LOAN - PFC ACCOUNT 604	1,815,733.44	
2-10114	HOME LOAN - CFC ACCOUNT 605	348,324.65	
2-10150	RESTRICTED ASSETS	.00	
2-10151	TERM BLDG BONDS- ACQ FUND	.00	
2-10152	SERIES 2007 CUSTODIAL PRJ 302	.00	
2-10153	SERIES 2007 CUST. RESERVES 301	1,540,537.50	
2-10154	SERIES 2007 ESCROW 400	.00	
2-10155	SERIES '07 CUSTODIAL COST 303	.00	
2-10156	PFC ACCOUNT- WELLS FARGO CHKG	.00	
2-10157	PFC INVEST- WELLS FARGO MM	.00	
2-10158	SERIES 2007 DEBT SERVICE 300	750,932.14	
2-10159	PFC-INTEREST BEARING ACCT.	.00	
2-10172	CASH- BANK OF WEST 495-027112	.00	
2-10185	A/R CASH CLEARING	.00	
2-10221	ACCOUNTS RECEIVABLE	.00	
2-10223	FEDERAL GRANTS RECEIVABLE	394,378.00	
2-10224	STATE GRANTS RECEIVABLE	.00	
2-10225	PFC RECEIVABLE	.00	
2-10500	CAPITALIZED INTEREST	908,513.25	
2-10501	BOND ISSUE COSTS- 2003	.00	
2-10502	BOND ISSUE COSTS-SERIES 2007	.00	
2-10503	CONSTRUCTION IN PROGRESS	.00	
2-10504	AIP CONSTRUCTION IN PROGRESS	1,596,930.03	
2-10505	NON-AIP CONSTRCT IN PROGRESS	373,418.27	
2-10506	DEFERRED LOSS ON DEFEASANCE'03	.00	
2-10604	A/D CAPITALIZED INTEREST	(196,814.37)	
	TOTAL ASSETS		<u><u>57,533,993.44</u></u>

LIABILITIES AND EQUITY

LIABILITIES

2-20100	ACCOUNTS PAYABLE	7,489.82	
2-20101	PROJECTS ACCOUNTS PAYABLE	.00	
2-20165	RETAINAGE PAYABLE	.00	
2-20300	LINE OF CREDIT PAYABLE	.00	
2-20301	AIRPORT REV BOND -CURR PORTION	770,000.00	
2-20302	ACCR INT PAYABLE- 07 REV BOND	61,962.76	
2-20303	ST/CO SIB LOAN - CURR PORTION	386,810.60	
2-20304	ACCR INT PAYABLE - CO SIB LOAN	6,649.08	
2-20401	TERM BLDG BOND (2003) RESERVES	.00	
2-20501	AIRPORT REV.&REFND BND\$19,560K	15,400,000.00	
2-20502	PREMIUM ON REV&REFUNDING BOND	8,202.83	
2-20503	ST OF CO SIB LOAN - LT PORTION	2,347,044.09	
	TOTAL LIABILITIES		18,988,159.18

FUND EQUITY

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT CAPITAL IMPROVEMENT
JUNE 30, 2013

2-30100	PASSENGER FACILITY CHARGES		.00
2-30101	RETAINED EARNINGS RESERVE-PFCS		781,464.54
2-30102	RETAINED EARN RESERVE-PFC INT		151,394.01
2-30400	CAPITAL IMPR RES-PARKING		305,018.00
2-30500	CAPITAL CONTRIBUTIONS		48,843.61
2-30900	UNRESTRICTED NET ASSETS		37,783,274.30
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(524,160.20)	
		<u> </u>	
	BALANCE - CURRENT DATE	(524,160.20)	
		<u> </u>	
	TOTAL FUND EQUITY		<u>38,545,834.26</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>57,533,993.44</u></u>

GRAND JUNCTION REGIONAL
 FUND SUMMARY
 FOR THE 6 MONTHS ENDING JUNE 30, 2013

SUBWAY RESTAURANT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REVENUE	39,305.53	220,227.90	584,790.00	364,562.10	37.7
	39,305.53	220,227.90	584,790.00	364,562.10	37.7
<u>EXPENDITURES</u>					
EXPENDITURES	31,866.68	170,930.09	584,790.00	413,859.91	29.2
	31,866.68	170,930.09	584,790.00	413,859.91	29.2
	7,438.85	49,297.81	.00	(49,297.81)	.0

GRAND JUNCTION REGIONAL
BALANCE SHEET
SUBWAY RESTAURANT
JUNE 30, 2013

ASSETS

3-10100	DUE TO OPERATIONS FUND	92,616.66	
3-10101	CASH-WF CKG-SUBWAY OPS	.00	
3-10102	CASH-WF-SUBWAY DEPOSITORY	.00	
3-10103	SUBWAY CASH IN DRAWERS	1,400.00	
3-10104	MEAL VOUCHER RECEIVABLE	30.66	
3-10113	HOME LOAN-SUBWAY OPERATING 602	17,855.28	
3-10114	HOME LOAN SUBWAY DEPOSITORY 603	18,596.83	
3-10221	RECEIVABLE FROM CREDIT CARD CO	2,954.04	
3-10226	DUE TO AIRPORT - INTERFUND	.00	
3-10232	OTHER RECEIVABLE	.00	
		<hr/>	
	TOTAL ASSETS		133,453.47
			<hr/> <hr/>

LIABILITIES AND EQUITY

LIABILITIES

3-20100	ACCOUNTS PAYABLE-SUBWAY	6,261.71	
3-20106	STATE & COUNTY SALE TAX LIAB	1,944.58	
3-20107	CITY OF GJ SALES TAX LIABILITY	.00	
3-20108	SALE OF SUBWAY CARD (LIABILITY)	(80.00)	
		<hr/>	
	TOTAL LIABILITIES		8,126.29

FUND EQUITY

3-30900	UNRESTRICTED NET ASSETS	76,029.37	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	49,297.81	
		<hr/>	
	BALANCE - CURRENT DATE	49,297.81	
		<hr/>	
	TOTAL FUND EQUITY		125,327.18
			<hr/>
	TOTAL LIABILITIES AND EQUITY		133,453.47
			<hr/> <hr/>

GRAND JUNCTION REGIONAL
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2013

AIRPORT OPERATIONS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
AIRFIELD	70,164.48	570,321.95	1,092,357.00	522,035.05	52.2
TERMINAL	118,153.60	841,432.26	1,543,422.00	701,989.74	54.5
TRANSPORTATION	164,190.90	1,160,636.96	1,981,255.00	820,618.04	58.6
SECURITY	34,065.87	173,973.69	312,300.00	138,326.31	55.7
BUILDINGS & LAND	39,330.99	286,616.51	539,755.00	253,138.49	53.1
MISCELLANEOUS	32,575.29	195,260.38	403,315.00	208,054.62	48.4
	<u>458,481.13</u>	<u>3,228,241.75</u>	<u>5,872,404.00</u>	<u>2,644,162.25</u>	<u>55.0</u>
<u>EXPENDITURES</u>					
ADMINISTRATION	64,418.44	528,848.88	922,312.00	393,463.12	57.3
TERMINAL	67,426.02	512,986.43	1,192,052.00	679,065.57	43.0
AIRPORT OPERATIONS	28,637.58	230,393.87	675,377.00	444,983.13	34.1
ARFF	6,712.33	61,608.41	188,931.00	127,322.59	32.6
SECURITY	12,659.02	108,250.82	330,463.00	222,212.18	32.8
GROUNDS & ROADWAYS	42,886.05	203,894.66	430,736.00	226,841.34	47.3
RENTAL CAR FACILITY	29,291.67	168,500.53	373,255.00	204,754.47	45.1
BUILDING & LAND	11,749.10	125,111.73	246,035.00	120,923.27	50.9
INFORMATION TECHNOLOGY	6,749.43	67,228.26	178,970.00	111,741.74	37.6
FLEET	22,621.28	184,741.22	423,391.00	238,649.78	43.6
	<u>293,150.92</u>	<u>2,191,564.81</u>	<u>4,961,522.00</u>	<u>2,769,957.19</u>	<u>44.2</u>
	<u>165,330.21</u>	<u>1,036,676.94</u>	<u>910,882.00</u>	<u>(125,794.94)</u>	<u>113.8</u>

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JULY 31, 2013

ASSETS

1-10100	DUE FROM CAPITAL & REST. FUND	(49,766,231.42)
1-10101	AMERICAN NATIONAL BANK	.00
1-10102	WELLS FARGO- AIRPORT OPS	.00
1-10103	PETTY CASH	7,050.00
1-10104	HL RUNWAY RACE CASH	.00
1-10107	CASH- FNB OF ROCKIES CHECKING	.00
1-10108	CASH- FNB OF ROCKIES LEASE APP	.00
1-10111	CD-BANK OF WEST(FORMERLY COM.	.00
1-10112	CD- HOME LOAN 200033240	102,736.48
1-10113	HOME LOAN OPERATING ACCT 601	306,159.38
1-10114	HL MONEY MARKET - AIRPORT OPS	1,794,168.28
1-10115	HL DEBIT CARD ACCOUNT	1,897.07
1-10116	CD- WESTSTAR BANK 88271	.00
1-10117	CD- WESTSTAR BANK 88676	.00
1-10118	CD- FNB OF ROCKIES	.00
1-10119	HL CASH RESTRICTED CAPITAL PRO	2,312,545.08
1-10136	PREPAID EXPENSES	66,779.17
1-10150	RESTRICTED ASSETS	.00
1-10177	CD-BNK OF THE WEST907000852750	.00
1-10185	A/R CASH CLEARING	.00
1-10221	ACCOUNTS RECEIVABLE	292,924.21
1-10222	ALLOWANCE FOR DOUBTFUL ACCTS	.00
1-10223	TSA LEO RECEIVABLE	.00
1-10224	OTHER RECEIVABLE	4,967.79
1-10226	DUE FROM SUBWAY - INTERFUND	.00
1-10227	REPUBLIC RECEIVABLE (EST.)	.00
1-10228	STATE FUEL TAX RECEIVABLE	11,768.91
1-10229	STATE COMM'L FUEL TAX RECV'L	44,658.36
1-10230	RENTAL CAR RECEIVABLE (EST.)	.00
1-10231	INTEREST RECV'L- NON RESTR	.00
1-10366	TENANT DEPOSITS- CDS	.00
1-10367	TENANT DEPOSITS- SAVINGS	1,696.68
1-10500	LAND	2,416,059.19
1-10505	LAND IMPROVEMENTS	83,862,904.35
1-10510	LAND IMPR-AIRFIELD-PUBLIC	.00
1-10515	AVIATORS' MEMORIAL PARK	.00
1-10520	LAND IMPR-AIRFLD-11/29 LEASE	.00
1-10525	LAND IMPR-AIRFLD-GA LEASES	.00
1-10530	PFC IMPROVEMENTS	.00
1-10535	LAND IMPR-TERMINAL/LANDSIDE	.00
1-10540	LAND IMPR-LANDSIDE/SHARED	.00
1-10545	LAND ACQUIRED	.00
1-10550	LAND IMPR- LANDSIDE	.00
1-10555	BUILDINGS & IMPROVEMENTS	16,789,575.40
1-10560	BLDGS & IMPR-AIRFIELD-PUBLIC	.00
1-10561	BLDGS & IMPR-AIRFIELD-LEASES	.00
1-10563	BLDGS & IMPR-TERMINAL-AERO	.00
1-10564	BLDGS & IMPR-TERM-NON AERO	.00
1-10565	BLDGS & IMPR-TERM-PUBLIC	.00
1-10570	EQUIPMENT	4,228,814.34
1-10571	EQUIPMENT- AIRFIELD	.00
1-10572	PLOW FOR OSHKOSH P-SERIES TRUC	.00
1-10580	EQUIPMENT- TERMINAL	.00
1-10585	EQUIP- LANDSIDE- TERMINAL	.00
1-10590	EQUIPMENT- SHARED	.00
1-10591	CASELLE FUND ACCOUNTING SOFTWA	.00

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JULY 31, 2013

1-10600	ACCUMULATED DEPRECIATION	.00	
1-10601	A/D LAND IMPROVEMENTS	(34,948,057.20)	
1-10602	A/D BUILDINGS & IMPROVEMENTS	(7,395,655.03)	
1-10603	A/D EQUIPMENT	(2,165,468.69)	
1-10604	A/D CAPITALIZED INTEREST	.00	
1-10773	2006 SIERRA 4WD CREW CAB	.00	
TOTAL ASSETS			17,969,292.35

LIABILITIES AND EQUITY

LIABILITIES

1-20100	ACCOUNTS PAYABLE	84,015.61	
1-20101	PROJECTS ACCRUED LIABILITIES	.00	
1-20105	ACCRUED LIABILITIES	(19,924.30)	
1-20110	AA STARTUP COST PAYABLE \$75K	.00	
1-20115	CREDIT UNION PAYABLE	.00	
1-20120	PERA ER PAYABLE- 13.7%	3,855.59	
1-20125	PERA EE PAYABLE- 8%	2,284.78	
1-20130	401(K) PAYABLE	1,881.66	
1-20132	DEPENDENT CARE PAYABLE	.00	
1-20135	ACCRUED SALARIES	21,253.78	
1-20145	ACCRUED PAYROLL TAXES	4,938.07	
1-20150	PRE-PAID RENT - SITA	.00	
1-20155	WAGE ASSIGNMENT PAYABLE	203.70	
1-20160	ACCRUED VAC AND SICK LEAVE	142,764.47	
1-20180	FEE IN LIEU OF IMPROVEMENTS	.00	
1-20200	DEPOSITS PAYABLE- TENANTS	.00	
1-20205	DEPOSITS PAYABLE- CASH	107,985.39	
1-20206	DEP. PAYABLE-RENTAL CAR PRKING	1,040.00	
1-20207	REMOTE TRANSMITTER DEPOSIT	7,300.00	
1-20210	DEPOSITS PAYABLE- CDS	.00	
1-20215	DEPOSITS PAYABLE- SAVINGS	1,696.68	
1-20220	LEASE APPLICATION DEPOSITS	.00	
1-20301	BONDS PAYABLE- CURR PORTION	.00	
1-20302	ACCR INT PAYABLE	.00	
1-20303	BONDS PAYABLE	.00	
1-20304	LESS CURRENT PORTION OF BONDS	.00	
1-20305	CO SIB LOAN - CURRENT \$4M	.00	
1-20306	CO SIB LOAN - LONG TERM \$4M	.00	
1-20400	DEFERRED RENTALS- BLM	30,053.12	
TOTAL LIABILITIES			389,348.55

FUND EQUITY

1-30900	UNRESTRICTED NET ASSETS	16,543,266.86	
UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,036,676.94	
	BALANCE - CURRENT DATE	1,036,676.94	
TOTAL FUND EQUITY			17,579,943.80

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT OPERATIONS FUND
JULY 31, 2013

TOTAL LIABILITIES AND EQUITY

17,969,292.35

GRAND JUNCTION REGIONAL
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2013

AIRPORT CAPITAL IMPROVEMENT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FAA AIP REVENUE	168,075.92	1,990,924.41	17,374,222.00	15,383,297.59	11.5
	<u>168,075.92</u>	<u>1,990,924.41</u>	<u>17,374,222.00</u>	<u>15,383,297.59</u>	<u>11.5</u>
<u>EXPENDITURES</u>					
FINANCING COST	70,263.65	495,053.31	848,186.00	353,132.69	58.4
PRINCIPAL	96,901.78	288,975.13	1,156,811.00	867,835.87	25.0
OTHER PROJECTS	58,183.39	515,343.75	2,700,000.00	2,184,656.25	19.1
FAA AIP PROJECTS	105,703.10	1,378,688.42	15,074,359.00	13,695,670.58	9.2
	<u>331,051.92</u>	<u>2,678,060.61</u>	<u>19,779,356.00</u>	<u>17,101,295.39</u>	<u>13.5</u>
	<u>(162,976.00)</u>	<u>(687,136.20)</u>	<u>(2,405,134.00)</u>	<u>(1,717,997.80)</u>	<u>(28.6)</u>

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT CAPITAL IMPROVEMENT
JULY 31, 2013

ASSETS

2-10100	DUE TO OPERATIONS FUND	49,689,806.32	
2-10102	CASH- WELLS FARGO	.00	
2-10104	CASH - WELLS FARGO - CFC ACCT	.00	
2-10113	HOME LOAN - PFC ACCOUNT 604	1,815,203.54	
2-10114	HOME LOAN - CFC ACCOUNT 605	275,450.57	
2-10150	RESTRICTED ASSETS	.00	
2-10151	TERM BLDG BONDS- ACQ FUND	.00	
2-10152	SERIES 2007 CUSTODIAL PRJ 302	.00	
2-10153	SERIES 2007 CUST. RESERVES 301	1,540,537.50	
2-10154	SERIES 2007 ESCROW 400	.00	
2-10155	SERIES '07 CUSTODIAL COST 303	.00	
2-10156	PFC ACCOUNT- WELLS FARGO CHKG	.00	
2-10157	PFC INVEST- WELLS FARGO MM	.00	
2-10158	SERIES 2007 DEBT SERVICE 300	1,007,751.11	
2-10159	PFC-INTEREST BEARING ACCT.	.00	
2-10172	CASH- BANK OF WEST 495-027112	.00	
2-10185	A/R CASH CLEARING	.00	
2-10221	ACCOUNTS RECEIVABLE	.00	
2-10223	FEDERAL GRANTS RECEIVABLE	403,775.00	
2-10224	STATE GRANTS RECEIVABLE	.00	
2-10225	PFC RECEIVABLE	.00	
2-10500	CAPITALIZED INTEREST	908,513.25	
2-10501	BOND ISSUE COSTS- 2003	.00	
2-10502	BOND ISSUE COSTS-SERIES 2007	.00	
2-10503	CONSTRUCTION IN PROGRESS	.00	
2-10504	AIP CONSTRUCTION IN PROGRESS	1,596,930.03	
2-10505	NON-AIP CONSTRCT IN PROGRESS	373,418.27	
2-10506	DEFERRED LOSS ON DEFEASANCE'03	.00	
2-10604	A/D CAPITALIZED INTEREST	(196,814.37)	
	TOTAL ASSETS		<u>57,414,571.22</u>

LIABILITIES AND EQUITY

LIABILITIES

2-20100	ACCOUNTS PAYABLE	.00	
2-20101	PROJECTS ACCOUNTS PAYABLE	.00	
2-20165	RETAINAGE PAYABLE	.00	
2-20300	LINE OF CREDIT PAYABLE	.00	
2-20301	AIRPORT REV BOND -CURR PORTION	770,000.00	
2-20302	ACCR INT PAYABLE- 07 REV BOND	126,062.14	
2-20303	ST/CO SIB LOAN - CURR PORTION	386,810.60	
2-20304	ACCR INT PAYABLE - CO SIB LOAN	(6,406.70)	
2-20401	TERM BLDG BOND (2003) RESERVES	.00	
2-20501	AIRPORT REV.&REFND BND\$19,560K	15,400,000.00	
2-20502	PREMIUM ON REV&REFUNDING BOND	8,202.83	
2-20503	ST OF CO SIB LOAN - LT PORTION	2,347,044.09	
	TOTAL LIABILITIES		19,031,712.96

FUND EQUITY

GRAND JUNCTION REGIONAL
BALANCE SHEET
AIRPORT CAPITAL IMPROVEMENT
JULY 31, 2013

2-30100	PASSENGER FACILITY CHARGES		.00
2-30101	RETAINED EARNINGS RESERVE-PFCS		781,464.54
2-30102	RETAINED EARN RESERVE-PFC INT		151,394.01
2-30400	CAPITAL IMPR RES-PARKING		305,018.00
2-30500	CAPITAL CONTRIBUTIONS		48,843.61
2-30900	UNRESTRICTED NET ASSETS		37,783,274.30
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(687,136.20)	
	BALANCE - CURRENT DATE	(687,136.20)	
	TOTAL FUND EQUITY		<u>38,382,858.26</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>57,414,571.22</u></u>

GRAND JUNCTION REGIONAL
 FUND SUMMARY
 FOR THE 7 MONTHS ENDING JULY 31, 2013

SUBWAY RESTAURANT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REVENUE	45,496.33	265,724.23	584,790.00	319,065.77	45.4
	45,496.33	265,724.23	584,790.00	319,065.77	45.4
<u>EXPENDITURES</u>					
EXPENDITURES	33,497.22	204,427.31	584,790.00	380,362.69	35.0
	33,497.22	204,427.31	584,790.00	380,362.69	35.0
	11,999.11	61,296.92	.00	(61,296.92)	.0

GRAND JUNCTION REGIONAL
BALANCE SHEET
SUBWAY RESTAURANT
JULY 31, 2013

ASSETS

3-10100	DUE TO OPERATIONS FUND	76,425.10	
3-10101	CASH-WF CKG-SUBWAY OPS	.00	
3-10102	CASH-WF-SUBWAY DEPOSITORY	.00	
3-10103	SUBWAY CASH IN DRAWERS	1,400.00	
3-10104	MEAL VOUCHER RECEIVABLE	30.66	
3-10113	HOME LOAN-SUBWAY OPERATNG 602	29,442.56	
3-10114	HOME LOAN SUBWAY DEPOSTORY 603	38,742.16	
3-10221	RECEIVABLE FROM CREDIT CARD CO	1,643.15	
3-10226	DUE TO AIRPORT - INTERFUND	.00	
3-10232	OTHER RECEIVABLE	.00	
	TOTAL ASSETS		147,683.63

LIABILITIES AND EQUITY

LIABILITIES

3-20100	ACCOUNTS PAYABLE-SUBWAY	10,348.69	
3-20106	STATE & COUNTY SALE TAX LIAB	153.65	
3-20107	CITY OF GJ SALES TAX LIABILITY	.00	
3-20108	SALE OF SUBWAY CARD (LIABILTY)	(145.00)	
	TOTAL LIABILITIES		10,357.34

FUND EQUITY

3-30900	UNRESTRICTED NET ASSETS	76,029.37	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	61,296.92	
	BALANCE - CURRENT DATE	61,296.92	
	TOTAL FUND EQUITY		137,326.29
	TOTAL LIABILITIES AND EQUITY		147,683.63



AGENDA ITEM

FAA Grant #03-08-0027-51
Construct Terminal Building (Phase I, Including ARFF Bay)

EXECUTIVE SUMMARY

BACKGROUND

The current Passenger Terminal Facility was opened in 1982. The 2011 Terminal Area Plan Study assessed the current Passenger Terminal Facility on the following objectives:

- The building's existing mechanical, electrical, plumbing, fire safety and structural elements.
- Current code compliance.
- The relative "health" of the building various systems.
- Likely future capital expenditures related to these systems for the next 5, 10, and 20 years.

This report identified an estimated construction and engineering cost of over \$1.2 million to correct code and standards compliance items and another \$4.3 million in general upgrade or repairs of the existing facility to allow for continued operation of the existing terminal facility.

The study concluded that due to the extensive operational cost of maintenance and structural deficiencies in the current facility, it would be more cost effective and efficient to replace the current passenger building with a new facility.

PROJECT SUMMARY

Phase I of the Terminal Building Expansion is the design and construction of an Administration Building. This will allow administrative functions to be relocated and operate normally during the rebuild of the main passenger terminal building. The building will include:

- Approximately 22,000 square feet (Including a Fire Bay, Community Room, and Offices)

The total federal grant amount for project number 3-08-0027-51, Construct Terminal Building (Phase I, Including ARFF Bay), is \$3,688,829.00.

Approval of the Co-sponsorship Agreement between the Authority, City and County will be scheduled in September.

STAFF CONTACT

Rex A. Tippetts, A.A.E.

GRANT AGREEMENT

Federal Aviation
Administration

Part I - Offer

Date of Offer: August XX, 2013
Airport: Grand Junction Regional
Project Number: 3-08-0027-51
Contract Number: DOT-FA13NM-10XX
DUNS Number: 15-613-5394

To: County of Mesa and City of Grand Junction, Colorado, and the Grand Junction Regional Airport Authority (herein called the "Sponsor")

From: The United States of America (acting through the Federal Aviation Administration, herein called the "FAA")

Whereas, the Sponsor has submitted to the FAA a Project Application dated January 18, 2013 for a grant of Federal funds for a project at or associated with Grand Junction Regional Airport, which Project Application, as approved by the FAA, is hereby incorporated herein and made a part hereof; and

Whereas, the FAA has approved a project for the Airport (herein called the "Project") consisting of the following:

“Construct Terminal Building (Phase I, Including ARFF Bay)”,

all as more particularly described in the Project Application.

NOW THEREFORE, pursuant to and for the purpose of carrying out the provisions of Title 49, United States Code, as amended, herein called "the Act", and in consideration of (a) the Sponsor's adoption and ratification of the representations and assurances contained in said Project Application and its acceptance of this offer as hereinafter provided, and (b) the benefits to accrue to the United States and the public from the accomplishment of the Project and compliance with the assurances and conditions as herein provided, **THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES** to pay, as the United States share of the allowable costs incurred in accomplishing the Project, 90.00 per centum thereof.

This Offer is made on and **SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

Conditions

1. The maximum obligation of the United States payable under this offer shall be \$3,688,829. For the purpose of any future grant amendments, which may increase the foregoing maximum obligation of the United States under the provisions of Section 47108(b) of the Act, the following amounts are being specified for this purpose:
 - \$0 for planning
 - \$3,688,829 for airport development and noise program implementation
2. The allowable costs of the project shall not include any costs determined by the FAA to be ineligible for consideration as to allowability under the Act.
3. Payment of the United States share of the allowable project costs will be made pursuant to and in accordance with the provisions of such regulations and procedures as the Secretary shall prescribe. Final determination of the United States share will be based upon the final audit of the total amount of allowable project costs and settlement will be made for any upward or downward adjustments to the Federal share of costs.
4. The sponsor shall carry out and complete the Project without undue delay and in accordance with the terms hereof, and such regulations and procedures as the Secretary shall prescribe, and agrees to comply with the assurances which were made part of the project application.
5. The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the sponsor.
6. This offer shall expire and the United States shall not be obligated to pay any part of the costs of the project unless this offer has been accepted by the sponsor on or before September 19, 2013 or such subsequent date as may be prescribed in writing by the FAA.
7. The Sponsor shall take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner in any project upon which Federal funds have been expended. For the purposes of this grant agreement, the term "Federal funds" means funds however used or disbursed by the Sponsor that were originally paid pursuant to this or any other Federal grant agreement. It shall obtain the approval of the Secretary as to any determination of the amount of the Federal share of such funds. It shall return the recovered Federal share, including funds recovered by settlement, order or judgment, to the Secretary. It shall furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share shall be approved in advance by the Secretary.

8. The United States shall not be responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this grant agreement.

Special Conditions

9. The sponsor will carry out the project in accordance with policies, standards, and specifications approved by the Secretary including but not limited to the advisory circulars listed in the "Current FAA Advisory Circulars Required For Use In AIP Funded and PFC Approved Projects," dated April 16, 2013, and included in this grant, and in accordance with applicable state policies, standards, and specifications approved by the Secretary.
10. It is mutually understood and agreed that if, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the Sponsor by \$25,000.00 or five percent (5%), whichever is greater, the maximum obligation of the United States can be unilaterally reduced by letter from the FAA advising of the budget change. Conversely, if there is an overrun in the total actual eligible and allowable project costs, FAA may increase the maximum grant obligation of the United States to cover the amount of the overrun not to exceed the statutory percent limitation and will advise the Sponsor by letter of the increase. It is further understood and agreed that if, during the life of the project, the FAA determines that a change in the grant description is advantageous and in the best interests of the United States, the change in grant description will be unilaterally amended by letter from the FAA. Upon issuance of the aforementioned letter, either the grant obligation of the United States is adjusted to the amount specified or the grant description is amended to the description specified.
11. Unless otherwise approved by the FAA, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured products produced outside the United States to be used for any project for airport development or noise compatibility for which funds are provided under this grant. The Sponsor will include in every contract a provision implementing this special condition.
12. In accordance with Section 47108(b) of the Act as amended, the maximum obligation of the United States, as stated in Condition No. 1 of this Grant Offer:
- may not be increased for a planning project;
 - may be increased by not more than 15 percent for development projects;
 - may be increased by not more than 15 percent for land projects.
13. Approval of the project included in this agreement is conditioned on the Sponsor's compliance with applicable air and water quality standards in accomplishing project construction. Failure to comply with this requirement may result in suspension, cancellation, or termination of Federal assistance under this agreement.
14. The Sponsor understands and agrees that in accordance with 49 USC 47111, and the Airport District Office's concurrence, that no payments totaling more than 97.5 percent of United States Government's share of the project's estimated allowable cost may be made before the project is determined to be satisfactorily completed. Satisfactorily complete means the following: (1) The project results in a complete, usable unit of work as defined in the grant agreement; and (2) The sponsor submits necessary documents showing that the project is substantially complete per the contract requirements, or has a plan (that FAA agrees with) that addresses all elements contained on the punch list.
15. **TRAFFICKING IN PERSONS:**
- Provisions applicable to a recipient that is a private entity.**
 - You as the recipient, your employees, subrecipients under this award, and subrecipients' employees may not—

- i. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
 - ii. Procure a commercial sex act during the period of time that the award is in effect; or
 - iii. Use forced labor in the performance of the award or subawards under the award.
2. We as the Federal awarding agency may unilaterally terminate this award, without penalty, if you or a subrecipient that is a private entity –

- i. Is determined to have violated a prohibition in paragraph a.1 of this award term; or
 - ii. Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph a.1 of this award term through conduct that is either—

A. Associated with performance under this award; or

B. Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 49 CFR Part 29.

b. Provision applicable to a recipient other than a private entity. We as the Federal awarding agency may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity--

1. Is determined to have violated an applicable prohibition in paragraph a.1 of this award term; or
2. Has an employee who is determined by the agency official authorized to terminate the award to have violated an applicable prohibition in paragraph a.1 of this award term through conduct that is either--
 - i. Associated with performance under this award; or
 - ii. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by our agency at 49 CFR Part 29.

c. Provisions applicable to any recipient.

1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a.1 of this award term.
2. Our right to terminate unilaterally that is described in paragraph a.2 or b of this section:
 - i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and
 - ii. Is in addition to all other remedies for noncompliance that are available to us under this award.
3. You must include the requirements of paragraph a.1 of this award term in any subaward you make to a private entity.

d. Definitions. For purposes of this award term:

1. “Employee” means either:
 - i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this award; or
 - ii. Another person engaged in the performance of the project or program under this award and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
2. “Forced labor” means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
3. “Private entity”:
 - i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25.
 - ii. Includes:
 - A. A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR 175.25(b).

B. A for-profit organization.

4. "Severe forms of trafficking in persons," "commercial sex act," and "coercion" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

16. The Sponsor shall provide for a Single Audit in accordance with Office of Management and Budget Circular A-133. The Sponsor shall submit the Single Audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/fac/collect/ddeindex.html>. The Sponsor shall also provide one copy of the completed A-133 Audit to the Denver Airports District Office.
17. The Sponsor agrees to submit a Federal Financial Report (FAA Form SF-425) for all open grants to the Airports District Office within 90 days following the end of each Federal fiscal year and with each Final Project Closeout Report.

The Sponsor further agrees to submit an Outlay Report and Request for Reimbursement (FAA Form SF-271 for construction projects) or Request for Advance of Reimbursement (FAA Form SF-270 for non-construction projects) to the Airports District Office within 90 days following the end of each Federal fiscal year and with each Final Project Closeout Report.

18. For purposes of computing the United States' share of the allowable project costs of the project, the allowable cost of the Terminal building (including ARFF Bay) included in the project shall not exceed 69.5 percent of the actual cost of the entire building.

The Sponsor's acceptance of this Offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, as provided by the Act, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the Project and compliance with the assurances and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**

Manager Denver Airports District Office

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct. Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C Section 1001 (False Statements) and could subject you to fines, imprisonment or both.

Executed this _____ day of _____, 2013.

COUNTY OF MESA, COLORADO

(SEAL)

Sponsor's Designated Official Representative

Attest:

Title: _____

Title: _____

Certificate of Sponsor's Attorney

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ this _____ day of _____, 2013.

Signature of Sponsor's Attorney

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct. Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C Section 1001 (False Statements) and could subject you to fines, imprisonment or both.

Executed this _____ day of _____, 2013.

CITY OF GRAND JUNCTION, COLORADO

(SEAL)

Sponsor's Designated Official Representative

Attest: _____ Title: _____

Title: _____

Certificate of Sponsor's Attorney

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ this _____ day of _____, 2013.

Signature of Sponsor's Attorney

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Project Application.

I declare under penalty of perjury that the foregoing is true and correct. Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C Section 1001 (False Statements) and could subject you to fines, imprisonment or both.

Executed this _____ day of _____, 2013.

**GRAND JUNCTION REGIONAL AIRPORT
AUTHORITY**

(SEAL)

Sponsor's Designated Official Representative

Attest: _____ Title: _____

Title: _____

Certificate of Sponsor's Attorney

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Colorado. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the Act. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ this _____ day of _____, 2013.

Signature of Sponsor's Attorney