

**GERALD R. FORD INTERNATIONAL AIRPORT AUTHORITY  
FINANCE AND LEGISLATIVE COMMITTEE MINUTES  
Gerald R. Ford International Airport – International Room  
5500 44th Street SE, Grand Rapids, MI, 49512  
Wednesday, October 26, 2022  
7:30 a.m.**

Board Present: Birgit Klohs, Emily Brieve, Peter Beukema, Dan Koorndyk, Mike Verhulst, Doug Small, Roger Morgan – 7

Staff Present: Tory Richardson, Alex Peric, Lisa Carr, Casey Ries, Matt Zeilstra, Dan Villalobos, Margie Witbeck

Others Present: Larry Booker (SP+), Mary Kay Shaver (Varnum)

10-1 Review and approval of meeting minutes

Motion by Mrs. Brieve, supported by Mr. Koorndyk, the approval of the Finance and Legislative Committee meeting minutes of September 28, 2022. Motion carried.

10-2 Public Comment

No public comment

10-3 **Resolution 22-32:** First Amendment to Airport Lease and Asset Transfer Agreement

Mr. Richardson said the Authority is requesting the ability to partner with third-party developers to develop several sites around the airport that would ultimately contain several different end-users. However, in order for developers to earn a return on their investment in making these sites shovel-ready, they would need the ability to have up to 10 years as a development period without that time counting against their ability to have 40-year leases. He is working with GFIAA general counsel and Kent County's counsel to clarify language in the Airport lease and Asset Transfer Agreement to allow for a development agreement as well as 40-year lease agreements. Mrs. Shaver said this would give the Authority more flexibility for future developers. The final version of the First Amendment to Airport Lease and Asset Transfer Agreement will be brought to the full airport board in November.

Motion by Mr. Beukema, supported by Mrs. Brieve, the approval of the First Amendment to Airport Lease and Asset Transfer Agreement between Kent County and the Gerald R. Ford International Airport Authority. Motion carried.

10-4 **Resolution 22-33:** 2023 Annual Operating Budget

Mr. Zeilstra reviewed the 2023 annual operating budget. He said the revenues are programmed at approximately \$65.7 million and expenses at approximately \$41 million. The Airplane Landed Weight is projected to be \$2 billion, Enplanements are projected to be \$1.8 million. Mr. Zeilstra reviewed the budget regarding salaries and benefits, supplies, and contract services.

Motion by Mr. Beukema, supported by Mrs. Brieve, the approval of the 2023 Operating Budget. Motion carried.

10-5 **Resolution 22-34:** Adoption of 2023 Rates and Charges Resolution and Airport Operating and Terminal Building Occupancy Permit

Mr. Zeilstra said there are no major changes. The rates and charges were introduced to the airlines and they approved them. The parking cost may increase

up to \$3.00 depending on the demand at the time. He added that the East Lot will close after Spring Break 2023.

Motion by Mr. Beukema, supported by Mrs. Brieve, to adopt the 2023 Rates & Charges Resolution and approve the 2023 Airport Operating and Terminal Building Occupancy Permit, and give approval and authorization of the President and CEO to increase parking rates up to \$3 per day for each offering. Motion carried.

10-6 **Resolution 22-35: 2023 Capital Budget**

Mr. Ries said the 2023 project equipment needs and costs have been updated in the 2023 capital budget as well as projected inflation and construction cost escalation. He reviewed the current priorities and significant projects.

Motion by Mr. Beukema, supported by Mrs. Brieve, the approval of the 2023 Capital Budget, and authorization to apply for and accept state and federal grant funds supporting our Capital Improvement Plan with authorization for the President & CEO to sign all associated documents, including applications, offers, acceptances, and to act in connection with the applications and to provide such additional information as may be required. Motion carried.

10-7 **Resolution 22-36: 2024 – 2028 Capital Improvement Plan (CIP)**

Mr. Ries reviewed the CIP and said an updated plan is required to be submitted to the FAA and MDOT on an annual basis. The current CIP anticipates the completion of ELEVATE components.

Motion by Mrs. Brieve, supported by Mr. Beukema, the approval of the 2024-2028 Capital Improvement Plan. Motion carried.

10-8 Financial Update

Mr. Zeilstra provided a financial update.

10-9 Other

No other business was discussed.

Meeting adjourned at 8:20 a.m.

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