



Griffin Spalding Airport

" Your Aviation Gateway "

1035 South Hill Street
Griffin, GA 30224

www.gsairport.com

Telephone (770) 227-2928
Fax (770) 229-2346

Minutes of Airport Authority Meeting 12 November, 2012 6:00PM

Attendees:

Brett Lavender (VC)
Mr. Ron Alexander
Mr. Carl Pruett

Cmr. Joanne Todd
Mr. Keith Smith

Cmr. Raymond Ray
Mr. Larry Johnson

Also in Attendance:

Mr. Kenny Smith (City Manager)
Mr. Taurus Freeman (Director, Planning & Development)
Mr. Robert Mohl (Airport Director)

I. Call to Order:

At 6:00PM with a quorum present the Vice Chairman, Mr. Lavender, called the meeting to order.

II. Adopt Minutes:

The Vice Chairman made a request to entertain a motion to accept the minutes from the Airport Authority Meeting held on 08 October 2012. Mr. Keith Smith motioned to accept the minutes Mr. Carl Pruett seconded. The motion was approved with one abstention (Mr. Lavender as he was not in attendance at the 08 Oct. 12 meeting). (5-0-1).

III. Audience Comments: Mr. Steven Justice, Director of the Georgia Center of Innovation for Aerospace was introduced by the AD. The AD stated that they had met at the Georgia Airport's Association Conference and that he invited Mr. Justice to attend. With the Boards permission Mr. Justice made a small presentation regarding; his Center, their goals, and issues that will be facing the aviation industry and its affect on Georgia in the near future.

Mr. Pruett introduced Matt Brass from Congressman Lynn Westmorland's office. Mr. Brass stated that these aviation programs are important to the state, that Congressman Westmorland supports these programs and that we may rely on the office to act as a go between with the FAA if need be. Mr. Brass reiterated that garnering community support is vital and these things seem to work best when the community is united.

IV. Old Business: AD introduced Mr. Taurus Freeman, (Director of the City's Planning & Development Department), and replacement for Frederick Gardiner when he left. AD stated that Mr. Freeman is instrumental in developing the Marketing Brief for the new airport that will be presented to the Authority at the next meeting. In addition, at Cmr. Morrow's request, AD assembled several talking points and consolidated them into a two page bullet statement format that is provided at each seat on the dais (see attached).

V. New Business: Mrs. Todd motioned to instruct the Airport Authority Chairman to write a letter to the Development Authority, the Spalding County School Board and other like organizations, requesting these entities provide to the Authority a letter of support for the construction of the New Griffin-Spalding Airport. Mr. Pruett seconded and the motion was approved unanimously. (7-0)

VI. Report of Committees:

a. Budget & Finance (see minutes attached)

Mr. Alexander stated that a Budget Committee meeting was held on 30 October, 2012, at which the AD presented the first draft of the FY 14 budget. The AD went over each line item with the committee, presented justification and answered any questions that were presented. AD stated that the draft will be published to the Authority as a whole as well as to the Finance Director's for both Spalding County and the City of Griffin within the next few weeks.

b. Legal & Insurance – no report at this time

c. Personnel – no report at this time

d. Property & Assets – no report at this time

VII. Airport Director's Report: AD provided the monthly status reports regarding current airport trends in activity & operations / budget revenues & expenditures and fuel sales for the month ending 30 October 2012. (see attached). Cmr. Morrow requested AD to publish to the Authority several important meeting dates that he encourages many of the Board members to attend to show our support. (see attached). Mr. Keith Smith asked AD regarding old lease agreements where do we stand with other area airports in comparison to their lease rates, charges & fees. AD stated that he emailed several other area airport directors (meeting with others at the GAA Conference) asking them what they charged for similar agreements, land leases, rents and charges. AD reported that most area airports with the exception of the larger general aviation airports (i.e. PDK) charged about the same rate for most agreements and services.

VIII. Authority Board Member Comments: Mr. Keith Smith asked how can we increase the rates on our ground leases, would it be possible in the transition from City & County control to Authority control could we break the current leases and issue a new one? AD replied that that would be a question legal question best answered by the legal department. Mr. Lavender asked if there were any adjustments to current leases? AD stated that there are included in the standard ground lease agreements an automatic increase based upon a formula using the 1967 CPI index rate for all tenants every three years and that the increase amounted to two or three cents per increase.

Mr. Alexander asked (regarding the question to increase current lease rates) what would we offer to the tenants currently under existing lease agreements, as an incentive to pay more money, realizing that they still would have a restrictive runway and no other benefit, what would be the justification? Mr. Keith Smith commented that a citizen in Spalding County has the same tasting water and the same electricity and they have had increases. AD agreed but indicated that we have signed lease agreements specifying how increases occur, but they are based on an old formula that does not keep up with the cost. Mr. Keith Smith stated he understood. Mr. Alexander said that "the other side of that is the property taxes have increased as well". AD stated, that is correct and at other airports tax revenues generated by airports are counted as airport revenues. Mr. Keith Smith stated that the airport authority will have to demonstrate self sustainability & profitability when we negotiate with banks and others in order to secure funding for projects and land improvements. Mr. Pruett commented that this would be something that would indicate our need to secure legal counsel as we take control of the airport. AD stated that a line item is included in the FY14 budget request for legal counsel services.

Mrs. Todd asked if the FAA had a say so in how much an airport charges. AD stated that they do not dictate the amount, however, there is a discriminatory pricing clause in the Grants Assurances and that the FAA will review your pricing structure and determine if it is being applied fairly. AD stated that we do not have a structure for different categories, all we have is a "one-size-fits-all lease agreement". AD further commented that the plan for lease agreements at the new airport would include a more simplified structure for increases, pre-planned periodic lease reviews and terms for re-negotiation, a segregation and differentiation between; private aircraft storage, commercial businesses and corporate areas, and a reversion clause, all of which are standard industry practices.

Mr. Lavender commented on his attendance and experiences at the Georgia Airport's Association Conference. He indicated that he had the opportunity to ask questions to our legislative leaders and that he benefitted greatly from the seminars and the discussions they initiated. He further stated that it was an overwhelming educational experience and that he suggests that any board member that has a chance should attend.

Mr. Pruett informed the board that he had an opportunity to discuss our issues with a local bank official regarding the land acquisition for the new airport and that they were eager and willing to sit down and discuss options. He also commented and provided information regarding the resurgence of the Butts County new airport concept (see attached).

Mr. Keith Smith asked Cmr. Ray what will happen at the County Commission Meeting scheduled for the 3rd of December regarding the County Planning and Zoning Board. Cmr. Ray stated that the County Commission will hear and consider whether to approve or disapprove the recommendation of the County Planning and Zoning board regarding the proposed change to the Future Land Use Map. There was some discussion on the impact of changing the classification of the zoning and what that would mean and how that would affect the plan for the new airport. Cmr. Ray reiterated Cmr. Morrow's position that anyone wanting to have their voices heard in support of or against the proposed changes should attend the December 3rd meeting. Mrs. Todd asked if anyone was at the meeting in favor of making the changes? AD stated that there was thirty or forty people attending and no one at the meeting that voiced support of the change or the new airport proposal. Mr. Pruett asked in an effort to garner community support, he gave the example of the Paulding County Airport being a combined effort of the local governments and industrial development authority, should we attend the Development Authority meeting or invite them to ours to strengthen our ties and unify our effort. Mrs. Todd stated that the Industrial Development Authority supports the project. Mr. Keith Smith asked if we could get a letter of support from them and the school board? Mrs. Todd stated that we should direct the Airport Authority to write a letter to these organizations requesting a letter of support. Cmr. Ray, redirecting the discussion back to the Planning and Zoning issue, read the formal advertisement and action description from the published meeting agenda regarding the 03 December 2012 County Commission meeting to act upon the recommendation of the County Planning and Zoning Board. Mr. Keith Smith asked if the Commission votes to deny, then when we buy the land, will we have to go back in and request each parcel to be rezoned piece by piece? Mr. Kenny Smith was recognized by the Vice Chair to add an operational perspective in which he informed the board that the Future Land Use Map is a planning tool, he stated that they are not rezoning the property, and that the County Commission already voted to support the new airport and to allow the property to be annexed in to the city once the property is purchased at which time the property will be zoned. Cmr. Ray thanked Mr. Kenny Smith for the clarification.

IX. Next Airport Authority Board Meeting : 10 December, 2012 6PM
Location : One Griffin Center

X. Adjournment: At 7:16PM The Vice Chair entertained a motion to adjourn, Mr. Keith Smith motioned to adjourn & Mr. Carl Pruett seconded, the motion was unanimously passed, (7-0).

Respectfully Submitted:

Joanne Todd
Secretary,
Griffin-Spalding Airport Authority

C:
Griffin-Spalding Airport Authority
Airport Advisory Board
Kenny Smith, City Manager
William Wilson, County Manager