



Griffin Spalding Airport

"Your Aviation Gateway"

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Minutes of Airport Authority Meeting

09 May, 2016
6:00PM

Attendees:

Cmr. Dick Morrow (C)	Mr. Carl Pruett (S)	Cmr. Bart Miller
Cmr. David Brock	Mr. Larry Johnson	Mr. Louis Thacker
Cmr. Raymond Ray		

Also in Attendance:

Judge William Johnston (Authority Legal Counsel)
Mr. Kenny Smith (City Manager)
Mr. Mike Van Wie (M.Baker Consulting Group)
Mr. Robert Mohl (Airport Director)

I. Call to Order: At 6:02 PM with a quorum present the Chairman Morrow called the meeting to order.

II. Adopt Minutes: Cmr. Raymond Ray to accept the minutes of the meeting held on the 11th of April, 2016. Mr. Larry Johnson seconded and the minutes were approved (7-0).

Amend Agenda: Cmr. Raymond Ray motioned to amend the agenda to add "Executive Session" as Item "9" on the Agenda and adjust all that follows accordingly. Mr. Larry Johnson seconded. The motion was approved (7-0).

III. Audience Comments: None at this time

IV. Report of Committees:

- a. **Budget & Finance** – No Report At This Time, (See Agenda Item below).
- b. **Legal & Insurance** – Mr. Pruett synopsized the committee's discussion from its' workshop on the new airport leasing policy. Mr. Pruett additionally requested to add Mr. Brock to the committee. The Chair agreed and appointed him to the committee. (See Agenda Item below).
- c. **Personnel.** – No Report At This Time
- d. **Property & Assets** – Mr. Thacker reported that he has nearly completed his spreadsheet detailing the FMV of the 41 parcels of Phase 1 Land Acquisition, he will be comparing to the info provided by THC and will be presenting those at the next meeting.
- e. **Marketing** – Cmr. Morrow briefly described the latest interest in purchasing the current airport. Mr. Smith expressed an interest in having UGA students provide a charrette for public involvement in determining potential uses for the current airport after the move. The Authority agreed that this would be a good idea and asked Mr. Smith if he would contact the graduate students for them to initiate the project. Cmr. Morrow detailed the letter received from FAA authorizing the release of grant assurances and allowing the transfer of the 4.6 acres of golf course located on airport property to the city.
- f. **Tenant Issues** – No Report At This Time

V. Old Business:

- a. **New Airport Monthly Staff Workshop Update:** Cmr Morrow provided an update regarding the issues discussed during the regularly scheduled GDOT workshop held earlier in the afternoon. Highlights included; Recurring issues related to; refining the airport acreage map reducing the acreage from 650 to 553, a revised 5 year CIP, the supplemental environmental assessment for the new alignment, the relocation of utility lines, the approval of the submitted ALP, items regarding terminal area layout refinements, tower obstructions and possible relocation, refinement and updating the financial plan, DBE requirements, demolition plan, land release issues, phase one land acquisition, notifications process, McLendon Property, AIP updates & potential airport re-development alternatives (see attached meeting agenda).
- b. **Phase I Land Acquisition Update:** Discussion deferred to executive session.
- c. **Transition Plan Update:** Mr. Mike Van Wie, of the Michael Baker Consulting Firm reported that he had completed interviews with 6A2's tenants. He relayed to the Board that there is now a draft preliminary set of values established for the tenant properties. Open & subject to the Authority's questions – none at this time.
- d. **Airfield Inspection Update:** Airport Director reviewed the GDOT report received earlier detailing the results of the airfield bi-annual inspection (see attached). AD provided photographic report of minor noted deficiencies and corrected actions completed to date (see attached photos).
- e. **Discuss / Approve New GS-Airport Leasing Policy:** Mr. Pruett opened the discussion as mentioned earlier in committee reports. Mr. Mike Van Wie further provided detail of the draft policy originally submitted to the Authority in October 2015 and slightly modified after the workshop held on the 27th of April, 2016. This policy, Mr. Van Wie stated, provides the Authority and future Authorities with the answer to the question as to what happens when the lease ends. This policy defines what the rights of the new tenants will be as well as stipulating the responsibilities of the Airport Authority. This has been a huge problem for the current airport with its leases and will eliminate that ambiguity. Cmr. Ray motioned to accept the New Airport Leasing Policy as presented. Cmr. David Brock seconded. Mr. Louis Thacker stated that he did not have the ability to read his email prior to the meeting and requested the issue be tabled till the next meeting. The request to table failed to pass. Mr. Larry Johnson inquired as to the specifics in the renewal process. The original lease is tentatively planned for 30 years with a renewal of 20 years. The policy states that a renewal will not exceed twenty years so as not to exceed 50 years which would constitute a conveyance of land rights which the FAA determines is a violation of the grant assurances. Mr. Johnson asked how a sale of the property would occur before a lease expires. Mr. Van Wie replied that the time remaining on the original lease could be sold to another owner / entity. You are selling (to a new owner) the Right of First Refusal. Mr. Johnson, "So I (an owner) still own the building or business and all the improvements to the building." Mr. Van Wie, "Until such time as the lease (and any renewal granted by the Authority) expires". Mr. Johnson, "What happens at the end of the lease?" Mr. Van Wie, "One of two things; a.) The building and anything abandoned in the building become the property of the Airport Authority or b.) The owner may remove his building and its contents and return the property to its original state, normal wear and tear accepted, just like any commercial distribution center built on leased property." Mr. Johnson, "So you are telling me that this is an industry standard practice that occurs at other airports?" Mr. Van Wie, "Yes Sir." Mr. Johnson, "Okay." Mr. Johnson, "I just don't understand how someone can build a million dollar building and then walk away at the end of the lease." Judge Johnston provided legal examples of other standard commercial businesses that routinely engage in this practice. Judge Johnston "This is a normal business leasing action." Cmr. Morrow "If you recall the woman who gave the presentation from the FAA stated that this was an industry standard." Mr. Van Wie, "To be clear this is not (reversion or take the building at the end) is not a requirement of the FAA, what is a requirement is that the Authority maintain control of the property rights and this practice is an accepted business practice that enables the Authority to maintain control of its property rights." Mr. Pruett reiterated that these practices are designed so the airport does not subsidize the airport with taxpayer money long term, that the airport will eventually become self-sustaining. Cmr. Ray "A motion and a second was initiated, please call the question." The motion was approved (4-3).

VI. New Business:

- a. **2017 Airport Budget Request:** AD reported that the budget request has survived two rounds of cuts at the city and is being reviewed by both the City and County Managers (see attached budget request).
- b. **New Airport Name:** AD informed the Authority that, at a GAA meeting he attended, he entered into a discussion with another airport manager and former corporate pilot. He discovered that obtaining a change in an airport's 3 digit identifier took sometimes over a year or two to accomplish. Additionally, AD learned that the current trend to put the name "Atlanta" into an airports' name (example: Atlanta Airport Northwest at Paulding, or Atlanta Airport South for Tara Field) has created about 5 or 6 airports with the name "Atlanta" tied to it and has resulted in some confusion. Now those airports are trying to re-name their airports back to their original name. And lastly, it was relayed to him, that by allowing the FAA to randomly assign a 3 digit alpha numeric identifier not tied to a formal name (example 6A2 for GS-Airport vs FFC for Falcon Field or ATL for Atlanta) provides a corporate entity transitioning through your airspace, the impression that this is a "Hick / Podunk" airfield and probably does not have the amenities the corporate flyers are accustomed to. This impression results in your airfield being passed over by corporate traffic. Therefore, it is recommended that a discussion be initiated or a committee formed to begin researching the possible new name and associated 3 digit identifier for the new airport. The AD provided two examples, Ms. Charlotte Frye and Ms. Janet Harmon Waterford Bragg as potential namesakes for consideration.

VII. Airport Director's Report: AD provided standard monthly data reports regarding airfield expenditures, revenues and trends for the month of April 2016. (see attached AD report).

VIII. Authority Board Member Comments: None

IX. Executive Session: Cmr. David Brock motioned to suspend the Regular Session and go into Executive Session. Mr. Carl Pruett seconded. The motion was approved (7-0). Cmr. Raymond Ray motioned to come out of Executive Session and resume Regular Session. Mr. Larry Johnson seconded. The motion was approved (7-0).

Parcel Offer of Just Compensation: Cmr. Raymond Ray motioned to accept the statements by THC for "Offers of Just Compensation" for the 11 parcels present & discussed in Executive Session. Mr. Carl Pruett seconded. The motion was approved (7-0).

X. Next Airport Authority Board Meeting: **13 June, 2016 6PM**
One Griffin Center

XI. Adjournment: At 8:02 PM, the Chair entertained a motion to adjourn, Mr. Carl Pruett motioned to adjourn & Cmr. David Brock seconded, the motion was unanimously passed, (7-0).

Respectfully Submitted:

Carl Pruett
Secretary,
Griffin-Spalding Airport Authority

Cc:
Griffin-Spalding Airport Authority
Kenny Smith, City Manager
William Wilson, County Manager