



Griffin-Spalding County Airport Authority

" Your Aviation Gateway "

1035 South Hill Street
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Minutes of Airport Authority Meeting

13 June, 2016

6:00PM

Attendees:

Cmr. Dick Morrow (C)
Cmr. David Brock
Mr. Louis Thacker

Mr. Ron Alexander (VC)
Mr. Brett Lavender

Mr. Carl Pruett (S)
Mr. Larry Johnson

Also in Attendance:

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

- I. **Call to Order:** At 6:00 PM with a quorum present the Chairman Morrow called the meeting to order.
- II. **Adopt Minutes:** Mr. Larry Johnson to accept the minutes of the meeting held on the 09th of May, 2016. Mr. Ron Alexander seconded and the minutes were approved (6-0-1) Mr. Brett Lavender abstained.
- III. **Audience Comments:** Mr. Keven Sasser (Current Airport Tenant), 112 Stillwater Trace. Mr. Sasser concerns about the policy document had a lot of what appears to be lease language. Some of the terms in the policy if in the lease will cause some hesitation if not explained or defined better. Additionally, the term of the initial lease causes additional concern because it is not always the case that 30 years is not sufficient enough time to get a return on your investment. Cmr. Morrow informed Mr. Sasser that negotiations with current tenants will be individualized that they will be treated fairly. Mr. Sasser appreciated the statement however, he wanted the Authority to consider forming a committee including current tenants to address their concerns. Cmr. Morrow stated that the Property Committee and Tenant Issues Committee have begun initial discussions and are researching the information to address current tenant concerns. Some of the decisions are contingent upon decisions made regarding the new facility, until we get some definite answers from GDOT & FAA, it would be premature to set down with tenants and not be able to answer their questions. Mr. Sasser stated that he wants to be at the new airport, however he felt the need to voice his concern about the language of the policy and how it will translate to the new lease itself.
- IV. **Report of Committees:**
 - a. **Budget & Finance** – No Report At This Time (See Agenda Item below).
 - b. **Legal & Insurance** – No Report At This Time (See Agenda Item below).
 - c. **Personnel.** – No Report At This Time
 - d. **Property & Assets** – Mr. Thacker reported on the tax value of the 41 parcels located within Phase I Land Acquisition.
 - e. **Marketing** – Cmr. Morrow briefly described the latest interest in purchasing the current airport. He stated the Chair, Mr. Pruett and the AD will be traveling to Atlanta to receive a presentation.
 - f. **Tennant 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; the Airport Layout Plan (ALP), refining the airport acreage map reducing the acreage from 650 to 553, remnants & damages, a revised 5 year CIP, the supplemental environmental assessment for the new alignment, the relocation of utility lines, 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, current airport inspection, AIP updates & potential airport re-development alternatives (see attached meeting agenda).
- b. **Phase I Land Acquisition Update:** Cmr. Morrow informed the Authority that he had attended the closing on the first parcel in phase I. Further discussion involved demolition planning & phasing. Cmr. Morrow further informed the board that the golf course property transfer is complete that the transfer deed has been signed and will be recorded in the next day or so.
- c. **Transition Plan Update:** Mr. Mike Van Wie, of the Michael Baker Consulting Firm reported that he had completed interviews with 6A2's tenants with the exception of the Kiwanis Club. He relayed to the Board that there is now a draft preliminary set of values established for the tenant properties. Additionally, he ensured the Board has his contact information, should any of the members wish to call and ask questions or discuss the policy.
- d. **Report of Property & Assets Workshop on New GS-Airport Leasing Policy:** Mr. Louis Thacker reported on the discussion that occurred during the workshop he chaired regarding the leasing policy approved at the previous Airport Authority Meeting of 09 May, 2016. He reiterated the need for further discussion ensuring the new airport lease provides for a business friendly environment. Additionally, tenants raised concerns on length of primary lease, terms of renewal and reversion clauses. Cmr. David Brock stated that the committee needed further discussion, he wanted to hear more information from Mr. Van Wie regarding other airport policies. Mr. Brett Lavender informed the board that the majority of the policy discussed at the workshop was agreed upon, that only the reversion clause and possible length of the agreement may need additional study. Mr. Pruettt reiterated the need to ensure new policies written for the new airport are crafted in such a way as to make the airport self-sustaining and work towards removing the subsidy carried by the Griffin & Spalding County taxpayers. Mr. Van Wie agreed to meet anytime to assist the committee to amend the policy. He asked the question that if it is the "Reversion Clause" that is the main issue, what is the alternative, what is the mechanism by which the lease ends? You need to be able to define the end of the lease or you have the same problem you have as with the current leases at the current airport. Cmr. Morrow asked Mr. Van Wie, how many leases at PDK airport have reversion clauses. Mr. Van Wie replied all of them. At this time no decision nor recommendation came from the committee at this time. It was agreed by the committee that further discussion is necessary in a future workshop, a date to be determined later.

VI. New Business:

- a. **Recommend Adoption of Requested FY 2017 Airport Budget to City & County:** Mr. Ron Alexander informed the board that the proposed airport budget has been scrubbed by both the city & county and is scheduled to undergo approval votes at their next respective BOC meetings. The budget is posted on the city website, it has been emailed to each Authority member and if anyone else wants to review it they may access it at the airport's main office. Mr. Alexander motioned to approve and adopt the proposed budget as presented. Mr. Larry Johnson seconded. The motion was approved (7-0).
- b. **Renewal Airport Authority Public Officials Liability Insurance:** Mr. Carl Pruettt briefly detailed our renewal and cost for the renewal of the Authority's Public Officials Liability Insurance policy. He motioned to accept and approve. Cmr. David Brock seconded. The motion was approved (7-0).

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

VIII. Authority Board Member Comments: None

IX. Executive Session: Mr. Brett Lavender motioned to suspend the Regular Session and go into Executive Session. Mr. Carl Pruett seconded. The motion was approved (7-0). Mr. Ron Alexander motioned to come out of Executive Session and resume Regular Session. Mr. Carl Pruett seconded. The motion was approved (7-0).

Mr. Brett Lavender motioned to approve the Authority Chairman or Vice Chairman be authorized to sign the five presented "Determinations of Just Compensation" and all future "Determinations of Just Compensation" identified in the Phase I Land Acquisition Program, as they come in from the Consulting firm (THC) rather than delay and wait for the next scheduled Authority Meeting. Cmr. David Brock seconded. The motion was approved (7-0).

X. Next Airport Authority Board Meeting: **11 July, 2016 6PM**
One Griffin Center

XI. Adjournment: At 7:23 PM, the Chair entertained a motion to adjourn, **Cmr. David Brock** motioned to adjourn & **Mr. Ron Alexander** 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