



"Your Aviation Gateway"

Griffin Spalding Airport

1035 South Hill Street
Griffin, GA 30224

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Minutes of Airport Authority Meeting 09 September, 2013 6:00PM

Attendees:

Cmr. Dick Morrow (C)	Mr. Brett Lavender (VC)	Cmr. Joanne Todd (Sec)
Cmr. Bart Miller	Cmr. Raymond Ray	Mr. Carl Pruett
Mr. Larry Johnson	Mr. Ron Alexander	

Also in Attendance:

Mr. Kenny Smith (City Manager)
Mr. Mike Reiter (Michael Bake / LPA)
Mr. Robert Mohl (Airport Director)
Mr. Ray Lightner (Griffin Daily News)
14 Citizens attending

I. Call to Order:

At 6:00PM with a quorum present the Chairman, Cmr. Morrow, called the meeting to order.

- II. Adopt Minutes:** The Chairman made a request to amend the agenda to add under "New Business" Item B. Approve Travel Request of Airport Director to attend Georgia Airport's Association Conference, and to add under "Old Business" Item E. Airport Utility Billing. Mr. Bret Lavender motioned to amend as requested, Cmr. Joanne Todd seconded, the motion was approved (8-0). The chairman then made a request to entertain a motion to accept the minutes from the Airport Authority Meeting held on 12 August 2013. Mr. Ron Alexander motioned to approve the minutes, Mr. Carl Pruett seconded. The motion was approved (8-0).

- III. Presentation:** Proclamation presented to Mr. Ron Alexander regarding his Induction into The Georgia Aviation Hall of Fame. (see attached)

- IV. Audience Comments:** **Ms. Debra Grant**, 984 North Second Street Extension, Griffin, GA. 30223, representing the "**Kennedy Road Girls**", a group of neighbors living on or near Kennedy Road, stated she Ms. Grant stated she has concerns and is hesitant about the New Airport Project. Again she reiterated that the airport, as part of the T-SPLOST, thought that the New Airport Project was cancelled since the T-SPLOST did not pass. She wants to see the project go before the community for a vote. She also reiterated the position about her concern for the schools in the area near the new airport site. Again Ms. Grant stated her confusion about the maps and future long term planning for expansion.

Commissioner Morrow responded that, as he sees it, his view is that in our Republic form of government as an elected official he votes to approve sewer plants & water plants & bridges and other multi-million dollar projects. And we run for elections and if the citizenry does not approve or wants a change they can elect others. We have others that think this should go to a vote, but I do not agree, we have folks on both sides of the issue. The people in my district speak to me and tell me they support the program and want growth and new jobs. I respect your opinion but I believe this is the best opportunity for us to have economic growth and bring new jobs to this community and this is what we are trying to accomplish. Commissioner Morrow also reiterated with respect to the question about the proximity of the schools near the proposed site...that Anne Street & Crescent Elementary Schools are closer to the current airport than the schools will be near the new airport. Cmr. Morrow instructed AD Robert Mohl to bring up the Site Selection Study Methodology on the screen and he briefly went through the factors that led to the decision on the site that was chosen.

Cmr. Morrow addressed her concerns about expanding the runway. We have no plans to expand the runway but you must protect the runway protection zones and we cannot know what will happen 20 or 30 years from now so proper planning for growth must be included, even though we do not have any plans to expand past the 6000 foot runway.

Cmr. Todd also commented...As a resident and an elected official representing a city district I support growing our community and feel it is incumbent upon us to invest in ourselves. When you go to other communities there are nice stores & restaurants & growth, then you come back to Griffin and see sub-standard homes & closed stores. This is what we are trying to address by giving us the ability to market ourselves so that businesses will come to this community and bring with them the jobs we desperately need. My point is this we have an opportunity to move this community forward and that is what I want my legacy to be to bring in new jobs for our children & grandchildren.

V. Old Business:

a. Operating Agreements: AD reported that he obtained the agreement from Barrow-Winder Airport as they have a similar situation, AD stated that he and the City of Griffin HR Director are working together to develop one for GSA. Cmr. Morrow stated that he, the AD, Keith Smith, City HR Director & Mr. Kenny Smith had a meeting to discuss the agreement and we are moving forward with getting an agreement in place. AD stated that the Lease Assignments are complete and will go out in the mail to the tenants with the next cycle's billings. Cmr. Morrow asked if the Board would rather approve each assignment individually or approve a blanket authorization to have the Chairman & Secretary sign/accept the Lease Assignments as they come in. Cmr. Todd motioned to give the Chairman the authority to sign & accept the assignments as they come in, Mr. Lavender seconded and the motion was approved (8-0). Land Transfer, AD reported that the City Attorney recommends the Authority draft a resolution transferring the property. AD recommends that the authority waits until the new boundary survey, being conducted as part of the ALP (Airport Layout Plan) update, occur and the authority can review what exactly is being transferred. Cmr. Todd agreed and the board decided that it will wait for the results of the ALP Update.

b. Operating Deficit & Loss Reduction Measures: AD reported several ideas that he believes will reduce the operating deficit. Those include; 1) building of many T-Hangers to attract new tenants, 2) acquire existing hangers as they become available for sale. AD provide an example using a tenant's current property demonstrating the new revenue that would be generated after the property was purchased. AD reiterated that this would be a long process and would not knock out the deficit in one fell swoop. Also, that FAA money over the next 5 years will be dedicated to existing infrastructure. The money that would be necessary to accomplish this would need to come from either a SPLOST or from City & County general funds or a loan. Mr. Alexander asked if there was anyone expressing interest in obtaining large hangers. AD replied that he has had general conversation with two existing tenants that want larger hangers but that the majority of requests he gets is for small hanger space (single engine & small twin engine aircraft). Mr. Alexander reiterated that in his inquiries, as is with his airfield, Thomaston is filling T-Hangers, GSA is full, that there is a growing demand for T-Hanger space. AD stated that he has six Tie-Down tenants that have indicated they want to be in a hanger but we have none to offer.

c. AIP- 29 Update: AD reported that the beacon tower is completed and installed, that in the following months we will begin removing the obstacles (trees) off the approach end of Runway 14. AD briefly reviewed the AIP-29 spreadsheet illustrating how the money is being spent and when reimbursements will come in.

d. Property Acquisition Update: AD reported that there was an indication of an underground storage (possibly fuel) tank discovered on the property adjacent to Mr. McLendon's. That GDOT has approved moving into a phase II environmental survey which will require ground soil samples. Pending the outcome of this survey will determine if GDOT will allow the purchase of the property.

e. Airport Utility Billing: Cmr. Morrow directed AD to get with COG Customer Service & Billing Dept. to have all 10 separate Electric Department invoices and associated customer service fees be consolidated into one bill thus saving the Airport budget \$333.72 per year.

VI. New Business:

a. SPLOST Discussion: AD informed the board through a short power point presentation on the structural needs regarding the future development and construction (for either the current airport or a new facility) the need for a new FBO Terminal. AD demonstrated our current FBO condition then showed a comparison of other airfields in the region. AD stated that he felt it was prudent to plan for a possible replacement FBO Terminal utilizing funding provided in the upcoming SPLOST that the City & County are currently calling for projects.

Understanding that airport issues are not popular and risk angering the electorate, nevertheless it is an item that can be used whichever direction the City & County decide. The funding for a new terminal will be required to be borne by the City & County and will need to be drawn from either a SPLOST initiative or from City & County joint funding. It is not FAA eligible at this time. Additionally, other items like fuel tank / pump replacement, tractors & utility vehicles, etc. are also not FAA eligible and will require the same funding sites as listed earlier. As this is an item that is not urgent we have the time to address properly and start planning for these items now.

Cmr. Morrow stated the current FBO looks like a “Country Bumpkin Yokels Airfield” and is embarrassing for when business leaders and dignitaries visit Griffin via the airport. When Walmart made its deal with Springs 1888 they were not able to come through the Griffin airport they had to land over at Falcon Field then drive to Griffin, Beretta firearms is moving to this region, but not to Griffin. We can’t compete because we do not have a jet friendly airport.

Mr. Pruett reiterated that we do not make a good first impression at our airport. He said reading in the Atlanta Chronicle that they decision makers at Beretta would fly to Thomaston then to Texas and be home for dinner. They are going to supply one of these communities with 300 to 400 jobs.

Cmr. Todd stated that for the past 20 plus years we have operated the current airport on a shoe string budget. This has contributed greatly, to the operating deficit and the ability to attract new tenants.

Mr. Alexander said that one of the contributing problems is that the City & County have been on the fence for a long time about building a new airport therefore, not investing or making improvements to the current one.

Cmr. Ray suggested that the Budget Committee meet to work out hard numbers on construction costs, property purchases and SPLOST project items that can be reviewed at next Authority meeting.

b. Approval, Airport Director’s Travel Request: AD informed the Authority that as President of the GAA (Georgia Airport’s Association) he will be presiding over the GAA’s annual conference this year on 15-18 October. Since operations now fall under the purview of the Authority procedurally the requests for travel from this point forward will now need to be approved by the Authority prior to sending to City Finance for funds disbursement. Additionally AD informed the Authority that he budgeted for two individuals to attend the GAA conference and that it is an educational opportunity if any Board member would like to attend. Cmr. Morrow requested if anyone wished to attend the conference. Mr. Lavender reported that he attended last year and received a wealth of information. There were no replies. Therefore, Cmr. Morrow asked for a motion to approve the Director’s travel to the Conference. Cmr. Ray motioned to approve, Mr. Pruett seconded and the motion was approved (8-0).

VI. Report of Committees:

- a. Budget & Finance – no report at this time
- b. Legal & Insurance – Cmr. Morrow requested Mr. Lavender to review Chapter 18 of the City Code
- c. Personnel – was addressed in “Old Business” item a.
- d. Property & Assets – Cmr. Miller agreed to replace Cmr. Freeman on this committee.
- e. Transition – no report at this time

VII. Airport Director's Report: AD Provided monthly data reports regarding airfield expenditure, revenues and trends for the month of August 2013. (See Attached) Additionally, AD informed the Authority that he completed the University of Georgia's & Department of Homeland Security Executive Certificate Program a 280 hour course designed to promote leaders in emergency & disaster response programs for Federal, State & Municipal entities. Cmr. Morrow understands that UGA is working on developing this course and expanding it to a Master's Degree Program. It has already been adopted at Gordon College as a Bachelor's Degree Program.

VIII. Authority Board Member Comments: Cmr. Morrow briefed the Authority on his efforts in trying to bring the City, County & the Lending Institutions closer to making a decision on funding the up-front costs to start the new airport project. It seems that the target keeps moving, is difficult and we are still working on making an agreement. Cmr. Morrow stated that he and the AD are to have a meeting with Carol Comer of GDOT regarding the new airport. Ms. Comer has reiterated her and FAA's position that they want this project to move forward and will support the project, they would like to discuss our current plan and progress to date.

Cmr. Morrow also addressed the rumor insinuating that the City profits off the Airport to the detriment of the County Budget by charging the airport fees for electricity, water and like utilities. Cmr. Morrow stated that he met with COG CFO Markus Schwab and he showed where the fees charged the airport cover the costs of their utilities and consumables, that there is no appreciable profit. Additionally, the city provides fire & police support for the airport and those costs are not recovered from the airport.

IX. Next Airport Authority Board Meeting : 09 September, 2013 6PM
Location : One Griffin Center

X. Adjournment: At 7:39 PM The Chair entertained a motion to adjourn, Mr. Brett Lavender motioned to adjourn & Mr. Carl seconded, the motion was unanimously passed, (8-0).

Respectfully Submitted:

Joanne Todd
Secretary,
Griffin-Spalding Airport Authority

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