



Griffin Spalding Airport

"Your Aviation Gateway"

1035 South Hill Street
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Minutes of Airport Authority Meeting

11 April, 2016

6:00PM

Attendees:

Cmr. Dick Morrow (C)
Cmr. Bart Miller

Mr. Ron Alexander (V)
Mr. Larry Johnson

Mr. Carl Pruett (S)
Mr. Louis Thacker

Also in Attendance:

Judge William Johnston (Authority Legal Counsel)
Mr. Kenny Smith (City Manager)
Mr. William Wilson (County Manager)
Mr. Mike Reiter (M.Baker Consulting Group)
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:** Mr. Louis Thacker motioned to accept the minutes of the meeting held on the 14th of March, 2016. Mr. Carl Pruett seconded and the minutes were approved (6-0).
- III. **Audience Comments:** None at this time
- IV. **Report of Committees:**
 - a. **Budget & Finance** – Mr. Alexander informed the board the AD met with the City Finance Dept. for the first round of review of the proposed budget request. So far the proposed budget is moving forward as normal.
 - b. **Legal & Insurance** – Currently the committee is in the process of reviewing several draft submission ideas, in advance of setting a work date, for the purpose of developing new airport lease & rental agreement mechanisms.
 - c. **Personnel.** – Mr. Johnson reported that the committee completed its annual review and counseling of the airport director.
 - d. **Property & Assets** – Mr. Thacker reported that all the appraisals & surveys of the 41 parcels in Phase I Land Acquisition is complete. It is planned that before the end of the month several offers will be made to some of the parcel owners.
 - e. **Marketing** – Cmr. Morrow reported the progress on holding several meetings with declared interested individuals and firms that have actually travelled to the airport, received a briefing and toured the existing facility. One Atlanta firm expressed its intention to partner with a local firm then bring forth a specific proposal to the Authority.
 - f. **Tenant Issues** - No Report At This Time
- V. **New Business:** Presentation by Ms. Deandra Brooks, FAA Airport Compliance Specialist (see attached).
- VI. **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, 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, title searches & deed review updates (see attached meeting agenda).

- b. Phase I Land Acquisition Update:** Mr. Mike Reiter, of the Michael Baker Consulting Firm, summarized the activities and statistics resulting from work performed by THC for the phase I (41 parcels) property acquisition. He relayed that at this time, appraisers have met with 40 of the 41 parcels owners, offers should be made to some of owners before the end of April.
- 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. The values were computed utilizing two methodologies. The first assessment is calculated by determining the remaining months of a lease after January first 2020 multiplying the number of months remaining times the amount of the monthly rent and adding it to the amount of the building as determined by the tax accessor's valuation. The second method is calculated using the 2009 Mike Hodges appraisal, depreciating that by 33% (ten or eleven years from 2009 to Jan first 2020). In doing the research using the tax accessor data, it was interesting to discover that some of the taxes paid to the county as determined by the tax assessment are often lower than what some owners' claims the property is worth. The two methodologies are very similar in amount and a spreadsheet is being developed and will be used in developing the strategies in marketing the property in order to provide the capital need to either buy out a tenant or move them to the new airport.
- d. Discuss / Approve Georgia Transmission Corporation Agreement for Relocation Study:** The Authority approved the agreement, as approved by GDOT on 22 March, 2016, between the Griffin-Spalding County Airport Authority and the Georgia Transmission Corporation, in the amount of \$141,165.90 (of which FAA / GDOT will pay \$127,049.00), for preparing the relocation study to relocate power transmission lines traversing the proposed new GS-Airport (see attached). Mr. Carl Pruettt motioned to approve the agreement. Mr. Larry Johnson seconded. The motion was approved (6-0).
- e. Discuss / Approve Georgia Power Company Agreement for Transmission Relocation Proposal Preparation:** The Authority approved the agreement, as approved by GDOT on 22 March, 2016, between the Griffin-Spalding County Airport Authority and Georgia Pow Corporation, in the amount of \$93,000. (of which FAA / GDOT will pay \$83,700.), for preparing the land surveys, engineering estimates and detail documentation necessary to relocate power transmission lines traversing the proposed new GS-Airport (see attached). Mr. Ron Alexander motioned to approve the agreement. Mr. Larry Johnson seconded. The motion was approved (6-0).

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

VIII. Authority Board Member Comments: None

IX. Next Airport Authority Board Meeting : 09 May, 2016 6PM
Location : One Griffin Center

X. Adjournment: At 7:23 PM, the Chair entertained a motion to adjourn, Mr. Larry Johnson motioned to adjourn & Mr. Ron Alexander seconded, the motion was unanimously passed, (6-0).

Respectfully Submitted:

Carl Pruettt
Secretary,
Griffin-Spalding Airport Authority

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