



**Minutes of GS-Airport Authority
Regular Meeting
08 August, 2022
6:00PM**

Attendees:

Dr. Randall Peters
Mr. Dennis Noll
Mr. Louis Thacker

Mr. Steve Wages (V. Chair)
Mayor Doug Hollberg

Cmdr. Truman Tinsley (Sec / Tres)
Cmdr. James Dutton

Also in Attendance:

Ms. Stephanie Windham (Authority Legal Counsel)
Mr. Bob Stapleton (NGSA Project Manager)
Mr. Robert Mohl (Airport Director)

Ms. Rebecca Collins (Croy Engineering – via zoom)
Ms. Jessica O’Conner (City Manager)

- I. Call to Order:** At 6:00 PM, with a quorum present, the Chairman called the meeting to order.
- II. Adopt Minutes:** **Mr. Steve Wages**, motioned to accept the minutes of the Regular Authority Meeting held on the 11th of July 2022. **Cmdr. Truman Tinsley** seconded the motion. The minutes were approved (7-0).
- III. Audience Comments:** None
- IV. Report of Committees:** None
- V. Old Business:**
 - a. Project Manager, Construction NGSA, Update – Bob Stapleton:**
 - 1. Re-Justification Study, GDOT Contract 75% / 25% Update:** PM Bob Stapleton updated the Authority as to the progress of the NGSA runway re-justification effort, Croy Task Order 17.
 - 2. Project Tracker Update:** PM provided an update regarding the status of all open task orders and NGSA project initiatives (see attached).
 - 3. Project Monthly Expenditures:** PM reported on the work progress for the month ending 31 July 2022. Mr. Stapleton presented a summary on expenditures (see attached) requesting approval for payment. **Mayor Doug Hollberg** motioned to approve the expenditures as presented. **Mr. Dennis Noll** seconded the motion. The motion was approved (7-0).
 - b. Airport Director, Current Airport Issues, 6A2 – Robert Mohl:**
 - 1. Runway Crack Seal & Remark Project Scope & Fee:** AD reported that he and Croy have delivered to GDOT all documents and responded to all GDOT comments / questions regarding the Crack Seal & Remark Project (Design Only). We are awaiting GDOT’s E-Contract for signature.
 - 2. 6A2 Monthly Statistical Report:** AD provided statistical information regarding 6A2 operations for month ending 31 July 2022 (see attached).
 - c. Airport Authority Legal Counsel, Legal Issues Update - Ms. Stephanie Windham:**
 - 1. Lease Assignment for 149 Sky Harbor Way:** Ms. Windham detailed the assignment request for 149 Sky Harbor Way. The lease holder, Mr. John Swygert is requesting to add Mr. Brandon Rosier to the lease. Staff recommended approval. **Mayor Hollberg** motioned to approve the addition to the assignment. **Mr. Wages** seconded. The motion was approved (7-0).
 - 2. Draft Interim Lease Agreement:** **Mayor Hollberg** motioned to remove the ILA from “The Table” for consideration. **Mr. Wages** seconded. The motion to remove the ILA from the table for consideration was approved (7-0). Ms. Windham recapped the presentation of the draft “Interim Lease Agreement” (ILA). This lease mechanism is an attempt to “bridge-the-gap” between the current airport and the NGSA. This lease agreement is designed to allow current tenants the ability to sell their leaseholds, expanding the pool of potential buyers that they may now be able to acquire bank loans with enough time to amortize their investments.

The ILA will provide a 30 year lease beginning at 6A2 and ending at the NGSAs locking in rates and terms. Upon expiration of the ILA the tenant will be required to either terminate the lease or enter into a New Lease at the New Airport using Rates & Terms appropriate to the NGSAs. **Mayor Hollberg** motioned to approve the ILA as presented. **Mr. Noll** seconded. The motion was approved (7-0).

VI. New Business:

a. NGSAs Site Timbering: Mr. Stapleton presented an option to put out a bid for proposals to determine the amount of money that could be earned by timbering the trees on the land the GSAA acquired for the New Griffin-Spalding County Airport. **Mayor Hollberg** motioned to approved going forward with the RFP. **Cmr. Tinsley** seconded. The motion was approved (7-0).

VII. Authority Board Member Comments: There was a general agreement, as stated by Cmr. James Dutton along with the present board members, of disappointment with the appearance, that the FAA / GDOT are using current “policy decisions” to, in-effect, “recreate 6A2” as opposed to building a modern airport with growth capabilities.

VIII. Next Airport Authority Board Meeting: **12 September, 2022**
5PM
One Griffin Center

IX. Adjournment: At **5:45 PM**, the Chair called for a motion to adjourn. **Mr. Wages** motioned to adjourn. **Mr. Noll** seconded the motion. The motion was unanimously approved, (7-0).

Respectfully Submitted:

Cmr. Truman Tinsley
Secretary / Treasurer,
Griffin-Spalding Airport Authority

Cc:
Griffin-Spalding Airport Authority
Ms. Jessica O’Conner, City Manager
Dr. Steve Ledbetter, County Manager