



**Minutes of  
Airport Authority Meeting**  
14 November, 2016  
6:00PM

**Attendees:**

Cmr. Dick Morrow (C)  
Cmr. Bart Miller  
Mr. Larry Johnson

Mr. Ron Alexander (VC)  
Mr. Brett Lavender  
Mr. Louis Thacker

Mr. Carl Pruett (S)  
Cmr. David Brock

**Also in Attendance:**

Judge William Johnston (Authority Legal Counsel)  
Mr. Kenny Smith (City Manager)  
Mr. Mike Reiter (Michael Baker Intl.)  
Mr. Mike Van Wie (Michael Baker Intl.)  
Mr. Lew Walker (GDOT)  
Mr. Robert Mohl (Airport Director)

- I. Call to Order:** At 6:00 PM, with a quorum present, the Chairman, called the meeting to order.
- II. Adopt Minutes:** Mr. Brett Lavender motioned to accept the minutes of the Special Called meeting held on the 24<sup>th</sup> of October, 2016. Cmr. Bart Miller seconded and the minutes were approved (8-0).
- III. Audience Comments:**

Mr. Jeff Yearwood (Pike County Attorney Representing Mr. Lamar Jones)  
557 West Possum Rd. Concord, GA.

Attorney Yearwood detailed Mr. Jones recounting regarding the 22<sup>nd</sup> August incident involving employees of Scanlon Surveying accidentally trespassing onto Mr. Jones property. Attorney Yearwood inquired as to whom he must speak with about acquiring Mr. Jones property. Cmr. Morrow responded that GDOT Aviation Manager has denied the airport's plan to acquire Mr. Jones property at this time. Attorney Yearwood asked for the name of the GDOT contact person. Cmr. Morrow stated that the GDOT Aviation Manager is Mr. Steve Brian. Attorney Yearwood asked is this an appealable decision or will it require superior court action or is it administrative law. The Authority's Legal Counsel, Judge William Johnston responded that it is both.

**IV. Report of Committees:**

- a. Budget & Finance** – Mr. Ron Alexander reported the 5 Year CIP is on this agenda for review and discussion under New Business. Upon its approval it will be included in the airport's FY 2017-2018 budget submission.
- b. Legal & Insurance** – No Report At This Time
- c. Personnel.** – No Report At This Time
- d. Property & Assets** – No Report At This Time
- e. Marketing** – No Report At This Time
- f. Tennant Issues** – No Report At This Time

## V. Old Business:

- a. **New Airport Monthly Staff Workshop Update:** Cmr Morrow provided a brief summary regarding the inability to proceed further than Land Acquisition Phase I due to the work stoppage and audit imposed by GDOT (see attached NGS Monthly agenda).
- b. **Phase 1 Land Acquisition Update:** Mr. Thacker reported that of the 41 parcels in Phase One 24 have been closed. Multiple negotiations are ongoing but are coming close to their end and will have an updated report to give next month. All administrative settlements have been discussed and the Authority has provided direction to Michael Baker and THC on how to proceed. One hardship case has been presented to GDOT and was approved to move forward with some additional guidance (see attached Land Acquisition Meeting agenda).
- c. **Phase 1 Acquired Property Disposition Procedure:** Mr. Thacker relayed that it has been reported that many of the acquired parcels have been broken into and looted. Several options were discussed including requesting that the County Sheriff's Dept. conduct increased patrols along Banks Road. It was recommended that an announcement be published notifying those who desire to purchase some of the now surplus / abandoned / junk structures be bid upon and removed at mover's expense. AD stated that he has discussed with City & County Zoning informing them of the process. Property Committee stated they made a recommendation to Legal. Cmr. Morrow stated that he wants this to occur quickly. AD stated he could advertise all of them. Judge Johnston stated that you can only advertise the ones we own. Mr. Brett Lavender motioned to put out for bid the sale of the properties we own, in as-is condition, with liability waiver, per Legal Counsel's guidance. Mr. Ron Alexander seconded. The motion was approved (8-0).
- d. **Discuss / Authorize Bid Announcement for Sale of Current Airport:** Judge Johnston provided a brief history and details regarding an unsolicited request to purchase the current airport. Additionally, the Judge relayed to the Authority on the results of a telephone conference regarding the plan details with GDOT, FAA, the Authority Chair and Michael Baker. As a result of that phone conference some questions and challenges were presented. The Judge has developed a modified plan to accommodate those challenges specifically the secondary appraisal required by FAA. Also, in order to go above and beyond the regulation, the Judge recommends we advertise for anyone who wants to bid to buy the current airport asking for a minimum bid of 15 million dollars. Even though advertising and initiating the bid process is not required it will go a long way in keeping us out of court battles should someone protest the sale to a single requestor. Cmr. David Brock asked what the minimum bid was, and what were they going to do with the property. Cmr. Brock stated that the people of Hillandale are worried that the airport would be sold and an amusement park be put in. Cmr. Brock stated that Mr. Pruett said the buyer wanted to put in an amusement park. Mr. Pruett stated that he did not say the man wanted to put in an amusement park, but that he wanted to put in a television & movie studio. That Mr. Brock overheard and misunderstood the proposed buyer wanted to possibly put in a monorail so that people could come in and see movies being made, like in Orlando. Cmr. Brock asked the Authority "don't you think 15 Million is too much for this property"? You all are only interested in the money and don't care how it will affect the area. If your plan is something that is disruptive I (Cmr. Brock) will vote against it. The property is not worth 15 million. Cmr. Morrow stated that the value of the land is 2-3 million, and the value of the buildings is another 6-9 million along with some other expenses. We estimate 15 million will satisfy our responsibilities to the tenants and to FAA. Therefore, 15 million is the minimum bid we require. The Judge stated that the bid request will go out to the public. The sealed bids will come in, the Property Committee will open review & rank the bids, then present their findings and recommendation to the board for a decision. Mr. Louis Thacker called for the question... Mr. Brett Lavender made a motion to move forward with the Judges plan. Mr. Carl Pruett seconded. The motion was approved (8-0).
- e. **Discuss / Approve Marketing Agreement:** Mr. Carl Pruett & Judge Johnston relayed that review was underway by both Square Foot Guys Legal representation and The Authority's Legal & Insurance Committee. There are some details regarding timing of payments for services that are still being ironed out.
- f. **4th of July Fireworks Discussion:** AD provided brief overview of Legal & Insurance Committee workshop discussion of 4<sup>th</sup> of July fireworks. Mr. Carl Pruett motioned to recommend to the City Commission to move the fireworks to a safer location off airport property (see MFR attached).

Cmr. Morrow requested that the agenda be amended to add item “g” to Old Business regarding the request for Michael Baker to secure bids to select an appraiser to appraise the current airport in accordance with Federal Regulations for the purposes of determining the value of the current airport. Mr. Brett Lavender motioned to amend the agenda as requested. Mr. Ron Alexander seconded. The motion was approved (8-0).

**g. Consider Approval of Airport Appraisal:** Cmr. Morrow briefly detailed that in our calculations & discussions on selling the remaining 180 acres of the current airport, in order to raise funds for the transition of tenants and offset other costs of the new airport it is necessary to get a current appraisal to provide us a starting point. This will also need to be done to satisfy FAA regs requiring that we invest an equal amount into the new airport. Mr. Mike Reiter reported to the Authority that there were two companies that submitted proposals to appraise the current airport. Both have had experience conducting FAA appraisals for the airport.

1. David Childers & Associates - \$7,500.00  
&
2. RE Appraisal Group, Inc. - \$4,000.00

Cmr. Morrow stated that the money will be taken from the \$29,000. Currently in the airport’s account. This money stems from the sale of the Golf Course & the recent movie production that was filmed on the airport this past October, these funds are not coming out of the airport’s operating budget. Mr. Ron Alexander Motioned to approve contracting RE Appraisal Group Inc., to perform the initial current airport appraisal. Mr. Carl Pruett seconded. The motion was approved (8-0).

#### **VI. New Business:**

- a. Recommendation for Authority Re-appointment (County Appointment):** Mr. Brett Lavender motioned to recommend to the County Board of Commissioners that Mr. Carl Pruett be re-appointed as the Post 7, Airport Authority Representative. Cmr. Bart Miller seconded. The motion was approved (8-0) (see Attached MFR).
- b. Review / Approve 5 Year CIP Prior to GDOT Submission:** AD presented the 5 Year Capital Improvement Plan (CIP) as developed by the AD & Michael Baker. Upon approval by the Authority it will be transmitted to GDOT to meet the 30 Nov. deadline and be included in the FY 2017-2018 budget request submission. Mr. Brett Lavender motioned to accept and approve the 5 Year CIP as presented. Mr. Louis Thacker seconded. The motion was approved (8-0) (see attached 5 Year CIP).
- c. Lease Assignment Request:** AD reported that a request has been made to have assigned the Morgan & Company lease for the hangar located at 210 Barry Whatley Way, in accordance with Airport Authority Policy. AD recommends approval. Mr. Ron Alexander motioned to approve the lease assignment as requested. Mr. Larry Johnson seconded. The motion was approved (7-0-1). Mr. Louis Thacker abstained as he is related to the individual, Mr. Todd Thacker, the proposed assignee.

**VII. Airport Director’s Report:** AD provided Monthly Report for October 2016. (see attached AD report).

#### **VIII. Executive Session:**

- a.** Mr. Brett Lavender motioned to suspend the regular meeting and go into Executive Session. Mr. Ron Alexander seconded. The motion was approved (8-0).
- b.** Mr. Louis Thacker motioned to come out of Executive Session. Cmr. David Brock seconded. The motion was approved (8-0).
- c.** Mr. Larry Johnson motioned to resume regular session. Cmr. Bart Miller seconded. The motion was approved (8-0). (ES Affidavit attached)

**IX. Authority Board Member Comments:** None

**X. Next Airport Authority Board Meeting:** **12 December, 2016 - 6PM**  
**One Griffin Center**

**XI. Adjournment:** At 7:46 PM, the Chair entertained a motion to adjourn, **Mr. Brett Lavender** motioned to adjourn & **Mr. Ron Alexander** seconded, the motion was unanimously passed, (8-0).

Respectfully Submitted:

Carl Pruett  
Secretary,  
Griffin-Spalding Airport Authority

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