

**REGULAR MONTHLY MEETING**  
**OF**  
**JACKSON MUNICIPAL AIRPORT AUTHORITY**  
**BOARD OF COMMISSIONERS**

**August 27, 2007**

The Board of Commissioners (the "Board") of the Jackson Municipal Authority ("Authority" or "JMAA") met in the Community Room at Jackson-Evers International Airport ("JEIA") in Jackson, Mississippi, at 4:00 p.m. on Monday, August 27, 2007 (the "Meeting"), pursuant to proper notice.

**I. CALL TO ORDER/ROLL CALL/DECLARATION OF QUORUM.**

Vice Chair Sylvia Stewart presided, called the Meeting to order, and called the roll of Commissioners. The following Commissioners were present in person at the meeting:

Dr. Sylvia Stewart, Vice Chair  
Dr. Glenda Glover  
George E. Irvin, Sr.  
Earle Jones  
Johnnie Patton, P. R. Ph.

Vice Chair Stewart noted that a quorum was present in person, and announced that the Meeting was competent to proceed with the business at hand.

The following other persons were also present at the Meeting.

Dirk B. Vanderleest, JMAA Chief Executive Officer  
Bonnie Wilson, JMAA Chief Operating Officer  
Woody Wilson, JMAA Vice President for Facilities  
Rene' Woodward, JMAA Director of Human Resources and Administration  
Gary Cohen, JMAA Chief Financial Officer  
Kenneth Randolph, JMAA Airport Police Commander  
Denson Stasher, JMAA Director of Operations and Security  
Barbara Reed, JMAA Executive Assistant  
Joyce Tillman, JMAA Facilities Engineer  
Arnetrius Branson, JMAA Contoller  
Jack Weldy, JMAA Properties Manager  
Larry Davis, JMAA Compliance Analyst  
John Humphreys, JMAA Airside Facilities  
Alan L. Moore, Baker Donelson Bearman Caldwell & Berkowitz  
Jeff Wagner, Baker Donelson Bearman Caldwell & Berkowitz  
Chuck Lott, Neel-Schaffer, Inc.

## II. APPROVAL AND EXECUTION OF MINUTES.

### A. Regular Work Session, July 19, 2007.

### B. Regular Board Meeting, July 23, 2007.

The Board considered the minutes of the Regular Work Session on July 19, 2007, and the Regular Monthly Board Meeting on July 23, 2007.

After discussion, upon motion duly made by Commissioner Patton, seconded by Commissioner Irvin, and unanimously approved by the affirmative votes of all Commissioners present (Commissioner Jones not being present at this time), said minutes were approved as presented and directed to be filed in the appropriate minute book and records of the Authority.

## III. PUBLIC COMMENTS.

None.

## IV. REPORTS.

### A. Chief Executive Officer.

1. Airport Project Manager Summary, Ending July 31, 2007.

2. Airport Activity Statistics Report, Ending July 31, 2007.

Mr. Vanderleest directed the Board's attention to the Airport Project Manager Summary and the Airport Activity Statistics Report, as found in the packet distributed to the Board prior to the Meeting (the "Packet"), and discussed these Reports with the Board. A copy of the Packet is attached as an exhibit to the minutes of the Meeting.

3. Employee Recognitions.

a. Employee of the Month.

(1) John Humphreys, Equipment Operator, Facilities Division.

Mr. Vanderleest recognized and commended Mr. Humphreys as Employee of the Month for the month of August 2007.

b. AAAE ATSI Training Certificates.

(1) Level 1 – John Humphreys, Equipment Operator, Facilities Division.

Mr. Vanderleest commended Mr. Humphreys for his completion of the AAAE ATSI Training Certificate for Level 1.

**B. Attorney.**

Mr. Moore said he had nothing to report at this time.

**V. ACTION ITEMS.**

**A. Financial Matters.**

1. Financial Reports for July 2007: Accept.
2. Claims Docket for July 2007: Approve.

Mr. Vanderleest discussed with the Board the (i) Financial Reports for the Authority for the month of July 2007, as found in the Packet, and the (ii) Claims Docket for the Authority for the month of July 2007, as set out in the Packet.

After discussion, upon motion duly made by Commissioner Patton, seconded by Commissioner Irvin, and unanimously approved by the affirmative votes of all Commissioners present, the Board adopted the following resolution.

**RESOLUTION ACCEPTING FINANCIAL REPORTS FOR JULY 2007  
AND APPROVING AND AUTHORIZING PAYMENT OF CLAIMS  
DOCKET FOR JULY 2007**

**WHEREAS**, the Board of Commissioners (the "Board") of the Jackson Municipal Airport Authority (the "Authority") has reviewed and considered (i) certain financial statements for the Authority for the month and period ending July 31, 2007 (the "Financial Reports"), and (ii) the Claims Docket of the Authority for the month of July 2007 (the "Claims"), both the Financial Reports and the Claims being (i) included in the packet distributed to the Board prior to the August 27, 2007, Regular Monthly Meeting of the Board and (ii) incorporated herein by reference;

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby (i) accepts the Financial Reports and (ii) approves and authorizes payment of the Claims in the total amount of \$962,582.58.

3. Rate Increase for Parking Facilities: Approve.

Mr. Vanderleest directed the Board's attention to the memorandum dated August 22, 2007, in the Packet which described this matter, and discussed this matter with the Board.

After discussion, upon motion duly made by Commissioner Jones, seconded by Commissioner Glover, and unanimously approved by the affirmative votes of all Commissioners present, the Board adopted the following resolution.

## RESOLUTION APPROVING AND AUTHORIZING INCREASE IN PARKING FACILITY RATES

**WHEREAS**, the staff of the Jackson Municipal Airport Authority (the "Authority") has recommended that the Board of Commissioners (the "Board") of the Authority approve and authorize certain increases in parking fees for the various lots at Jackson-Evers International Airport, as more particularly set out in that certain memorandum dated August 22, 2007 (the "Memorandum"), a copy of which is (i) included in the packet distributed to the Board prior to the August 27, 2007, Regular Monthly Meeting of the Board and (ii) incorporated herein by reference; and

**WHEREAS**, the Board has reviewed and considered said Memorandum and the recommendations by the staff of the Authority as set out in said Memorandum;

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby determines that it would be in the best interests of and in furtherance of the duties and responsibilities of the Authority to, and the Board hereby does, approve and authorize the increases in parking fees at Jackson-Evers International Airport as set out in the Memorandum.

### **B. Service Agreements.**

1. Amendment No. 4 to Agreement with Jackson Parking Associates for Management of Designated Parking Areas at JEIA: Approve Amendment.
2. Agreement with GCR & Associates for Website Re-Development, JMAA: Approve Agreement.

Mr. Vanderleest directed the Board's attention to the memoranda in the Packet which described each of the matters set out above, and discussed each of these matters with the Board.

After discussion, upon motion duly made by Commissioner Patton, seconded by Commissioner Irvin, and unanimously approved by the affirmative votes of all Commissioners present, the Board adopted the following resolution.

## RESOLUTION APPROVING AND AUTHORIZING CERTAIN ACTIONS WITH RESPECT TO CERTAIN SERVICE AGREEMENTS

**WHEREAS**, the staff of the Jackson Municipal Airport Authority (the "Authority") has recommended that the Board of Commissioners (the "Board") of the Authority approve and authorize certain actions with respect to certain service agreements identified below, all as more particularly described in certain memoranda (i) included in the packet distributed to the Board prior to the August 27, 2007, Regular Monthly Meeting of the Board (separately, each a "Memorandum;" collectively, the "Memoranda") and (ii) incorporated herein by reference; and

**WHEREAS**, the Board has reviewed and considered said Memoranda and considered said recommendations by the staff of the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby determines that it would be in the best interests of and in furtherance of the duties and responsibilities of the Authority to, and the Board hereby does, take the following actions:

1. The Board approves and authorizes negotiation and execution of an amendment to the agreement with Jackson Parking Associates for management of the new long term parking lot (the "Parking Agreement"), said Parking Agreement to be in such form and to contain such terms and conditions consistent with the Memorandum which describes this matter, as may be deemed appropriate by the Chief Executive Officer of the Authority, as evidenced by his execution thereof.
2. The Board approves and authorizes negotiation and execution of an agreement with GCR & Associates for redevelopment and upgrades to the Authority's website (the "Website Agreement"), said Website Agreement to be in such form and to contain such terms and conditions consistent with the Memorandum which describes this matter, as may be deemed appropriate by the Chief Executive Officer of the Authority, as evidenced by his execution thereof.

**C. Construction Projects.**

1. JMAA Project No. 014-06, Medgar Evers Exhibit: Reject Bids and Authorize Re-Advertisement for Bids.

Mr. Vanderleest directed the Board's attention to the memo dated August 20, 2007, in the Packet which described this matter, and discussed this matter with the Board.

After discussion, upon motion duly made by Commissioner Jones, seconded by Commissioner Patton, and unanimously approved by the affirmative votes of all Commissioners present, the Board adopted the following resolution.

**RESOLUTION APPROVING AND AUTHORIZING REJECTION OF  
BIDS AND RE-ADVERTISEMENT FOR BIDS, PROJECT NO. 014-06,  
MEDGAR EVERS EXHIBIT, JACKSON-EVERS INTERNATIONAL  
AIRPORT**

**WHEREAS**, after publication of an advertisement in accordance with applicable law, the Jackson Municipal Airport Authority (the "Authority") received three (3) bids (the "Bids") for the fabrication, installation and modification of the Medgar Evers Exhibit at Jackson-Evers International Airport (the "Project"); and

**WHEREAS**, the staff of the Authority has advised the Board of Commissioners (the “Board”) of the Authority that none of the Bids complied with the requirements of the Information for Bidders for the Project, and has recommended that the Board reject all of the Bids and re-advertise the Project for bids, all as more particularly set forth in that certain memorandum dated August 20, 2007 (the “Memorandum”), a copy of which is (i) included in the packet distributed to the Board prior to the August 27, 2007, Regular Monthly Meeting of the Board and (ii) incorporated herein by reference; and

**WHEREAS**, the Board has reviewed the Memorandum and considered said recommendation by the staff of the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby determines that it would be in the best interests of and in furtherance of the duties and responsibilities of the Authority to, the Board hereby does: (i) reject the Bids and (ii) authorize and direct the staff of the Authority to re-advertise the Project for bids.

**D. Procurements.**

There was no discussion or action regarding procurements at the Meeting.

**E. Lease Agreements.**

1. CB Aviation, LLC: Authorize Lease of Former ChemFirst Hangar and Fuel Farm to CB Aviation, LLC, Pending Request for Proposals.

Mr. Vanderleest directed the Board’s attention to the memorandum dated August 21, 2007, in the Packet which described this matter, and discussed this matter with the Board.

After discussion, upon motion duly made by Commissioner Glover, seconded by Commissioner Patton, and unanimously approved by the affirmative votes of all Commissioners present, the Board adopted the following resolution.

**RESOLUTION APPROVING AND AUTHORIZING HANGAR LEASE  
WITH CB AVIATION, LLC**

**WHEREAS**, the staff of the Jackson Municipal Airport Authority (the “Authority”) has recommended that the Board of Commissioners (the “Board”) of the Authority approve and authorize negotiation and execution of a certain lease (the “Lease”) of the hangar, fuel facility and related improvements constructed by ChemFirst, Inc. (“ChemFirst”) at Jackson-Evers International Airport (the “Facilities”) to CB Aviation, LLC (“CB Aviation”) in accordance with the terms and conditions set forth in that certain memorandum dated August 21, 2007 (the “Memorandum”), a copy of which is (i) included in the packet distributed to the Board prior to the August 27, 2007, Regular Monthly Meeting of the Board and (ii) incorporated herein by reference; and

**WHEREAS**, the Board has reviewed the Memorandum and considered said recommendation by the staff of the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby determines that it would be in the best interests of and in furtherance of the duties and responsibilities of the Authority to, and the Board hereby does, approve and authorize negotiation and execution of the Lease of the Facilities to CB Aviation in accordance with the Memorandum and such other terms and conditions as the Chief Executive Officer of the Authority may deem appropriate, as evidenced by his execution thereof.

**F. Grants.**

There was no discussion or action regarding grants at the Meeting.

**G. Other Matters.**

1. New Commercial Air Service to Newark Liberty International Airport.

Mr. Vanderleest reminded the Board that new commercial air service to Newark Liberty International Airport by Continental Express will begin on September 6, 2007.

2. Regular Monthly Meeting of the Board on September 24, 2007.

Mr. Vanderleest suggested and the Board agreed that following the Regular Monthly Meeting of the Board on September 24, 2007, the Board would convene a Special Meeting to review and consider approval of the budget for fiscal year 2008, the Authority's strategic initiatives, and other matters.

3. ACI-NA Annual Meeting.

Mr. Vanderleest reminded the Board that the ACI-NA Annual Meeting will convene in Kansas City on September 29, 2007.

4. Tenant Appreciation Day.

Mr. Vanderleest reminded the Board that Tenant Appreciation Day will be held from 12:00 noon to 2:00 p.m. on Friday, September 28, 2007.

5. Newspaper Article.

Mr. Vanderleest distributed and discussed with the Board an article in the May 30, 2007 issue of *U. S. News and World Reports*, entitled "Ranking the Regional Airports." Mr. Vanderleest pointed out that Jackson-Evers International Airport had the best score of all regional hub airports for the article's "Airport Misery Index." A copy of the article is attached as an exhibit to the minutes of the Meeting.

6. General Aviation, Jackson-Evers International Airport.

Mr. Vanderleest advised the Board that, as previously authorized by the Board, the staff had finalized an agreement with Aviation Management Consulting Group to review general aviation facilities at JEIA and prepare a Request for Proposals for general aviation hangars at JEIA. Mr. Vanderleest said that he anticipated that the Request for Proposals would be ready for publication by the first of 2008.

7. Flowood Annexation.

Mr. Vanderleest advised the Board that progress was being made in negotiating a settlement of Flowood's interest in annexing certain property at JEIA.

8. Rent-A-Car Facilities.

Mr. Vanderleest advised the Board that the current concession agreement between the Authority and the rent-a-car companies at JEIA will expire at the end of 2007. In order to provide adequate time to renegotiate a new agreement, Mr. Vanderleest said that he anticipated asking the Board at a future meeting for authority to extend the current concession agreement for an additional year. Mr. Vanderleest said that he would be meeting with the rent-a-car companies in the near future to request their permission for such an extension.

**VI. DISCUSSION: STRATEGIC INITIATIVES.**

There was no discussion or action regarding the Strategic Initiatives at the Meeting.



**VII. ADJOURNMENT.**

There being no further business to come before the Meeting, upon motion duly made by Commissioner Patton, seconded by Commissioner Glover, and unanimously approved by the affirmative votes of all Commissioners present, the Meeting was adjourned.

Respectfully submitted,

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Dr. Sylvia Stewart, Vice Chair

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Dr. Glenda Glover

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George E. Irvin, Sr.

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Earle Jones

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Johnnie Patton, P. R. PH.