



Mr. Jerry Sansom, Chairman  
Mr. Milo Zonka, Vice Chairman  
Dr. John Leavitt, Treasurer  
Mr. Harry Carswell, Secretary  
Dr. Dave Hosley  
Mr. John Craig  
Mr. Al Elebash

355 Golden Knights Blvd. ✈ Titusville, Florida 32780  
321.267.8780 ✈ fax: 321.383.4284 ✈ mpowell@flairport.com

**AGENDA  
REGULAR MEETING**

**DECEMBER 20, 2018 AT 8:30 A.M.**

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**\* NOTE TO ALL PUBLIC ATTENDEES:**

*The public may speak on any item on the agenda. Should someone wish to address the Airport Authority Board on a specific item, there will be request cards located on the wall adjacent to the public seating area. Be advised that these cards must be completed and presented to the Executive Secretary prior to the item being heard. Your comments will be addressed prior to the Board's discussion and you will have 5 minutes to address the Board. Thank you for your attention.*

Salute to Flag - Pledge of Allegiance.

- I. CALL TO ORDER.
- II. ROLL CALL.
- III. APPROVAL OF THE AGENDA, AS PRESENTED
- IV. APPEARANCES:

Mr. Rob Beckner, of Lightle, Beckner, Robinson

- V. PRESENTATIONS:
- VI. CONSENT AGENDA:

(These items are considered routine and will be acted upon by the Authority in one motion. If an Airport Authority Board Member requests discussion on an item, it will be considered separately.)

- a. Approval of the Titusville - Cocoa Airport Authority Minutes:

- 1. November 15, 2018 - Regular Meeting

- b. 2019 Board Meeting Schedule

- VII. OLD BUSINESS: None
- VIII. NEW BUSINESS:
  - a. Discussion and Consideration of the Evaluations and Performance of the Chief Executive Officer Over the Past Year

**NEXT REGULARLY SCHEDULED AUTHORITY MEETING IS TENTATIVELY SCHEDULED FOR  
JANUARY 17, 2019 AT 8:30 A.M.  
ADDITIONAL INFORMATION ON AGENDA ITEMS CAN BE OBTAINED BY CONTACTING 267-8780.**

- b. Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

XI. INFORMATION SECTION:

- a. Chief Executive Officer Report
- b. Attorney Report
- c. Check Register & Budget to Actual
- d. Project Reports

X. AUTHORITY MEMBERS REPORT

XI. PUBLIC AND TENANTS REPORT

XII. ADJOURNMENT

Respectfully submitted,

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Mr. Michael D. Powell, C.M., ACE  
Chief Executive Officer

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Mr. Jerry Sansom  
Chairman

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on November 15, 2018 at 8:30 a.m. at the Titusville - Cocoa Airport Authority Office at 355 Golden Knights Boulevard, Titusville, FL. The following members were present: Mr. Jerry Sansom, Chairman; Mr. Milo Zonka, Vice Chairman; Mr. Harry Carswell, Secretary; Dr. David Hosley; Mr. John Craig; Mr. Al Elebash; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Adam Bird, Attorney. Dr. John Leavitt was absent.

**Call to Order**

Mr. Sansom called the meeting to order and determined that a quorum was present.

**Approval of the Agenda**

Mr. Sansom asked if there were any changes or additions to the Agenda. Seeing none, Mr. Sansom called for a motion to approve the Agenda. Mr. Zonka made the motion to approve the Agenda as presented. Mr. Craig seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Appearances – None****Presentations – None****Consent Agenda****Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:**

- 1. September 20, 2018 – Regular Meeting**
- 2. September 20, 2018 – Second Public Budget Hearing**

Dr. Hosley made a motion to approve the Consent Agenda as presented. Mr. Elebash seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Old Business – None****New Business****Item A – Discussion & Selection of Airport Authority Board of Directors Officer Positions**

Mr. Sansom asked if the current officers wanted to remain in their positions and opened up the floor to the Board for nominations. Discussion continued.

Mr. Elebash made a motion to leave the current officers in place. Mr. Craig seconded. Mr. Sansom called the question. All voted aye. Motion passed.

**Item B – Discussion & Consideration of a Forbearance Agreement with Comp Air**

Mr. Powell gave a brief overview of the item, stating that Comp Air had asked for some financial concessions a few months back, but had come to the point where they had begun to default on the agreement that was reached. Mr. Powell stated that another group, a potential investor, came forward and agreed to pay off what Comp Air owed to the Airport Authority. Mr. Powell stated that the group, needed a couple of months and was currently able to pay \$27,000 plus security, and have the total amount paid off by the end of the year. Mr. Powell stated that if something happened and they had to walk away, they were okay sacrificing their investment. Discussion continued.

Mr. Bird stated that this was an opportunity to at least get \$38,000.00, and that it wasn't the greatest scenario, but Staff was hopeful. Discussion continued.

Mr. Zonka made a motion to approve the forbearance. Dr. Hosley seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Item C – Discussion by Mr. Nicholas Leone of Recent Invoiced Costs by Michael Baker International & Contractors Regarding Current Projects**

Mr. Sansom turned the floor over to Mr. Leone.

Mr. Leone presented Pay Request Number 1 in the amount of \$53,467.20 from C&D Construction, which was for the Port-a-Port Replacement Project at Merritt Island Airport. Mr. Leone gave a brief update on the progress of the project, noting that everything was on schedule.

Mr. Elebash made a motion to approve the invoice. Mr. Zonka seconded. Mr. Sansom called the question. There were no objections. Motion passed.

Mr. Leone gave a brief update on the Spaceport License Application process. Discussion continued.

**Information Section**

**CEO Report**

Mr. Powell reported that Staff had done a complete physical inventory to verify that everything was there and what condition it was in, adding that in the future Staff would make some changes to keep inventory more organized. Mr. Powell stated that Staff would be able to clean up the maintenance yard and make some money on the salvage to go towards getting more equipment. Discussion continued.

Mr. Powell stated that he spent a lot of time with other companies that were interested in the area.

Mr. Powell stated that the Facilities Staff was doing a very good job keeping all the facilities up.

Mr. Powell stated that the C17 operations were going well at Space Coast Regional Airport and it was looking to continue accelerating the operations in the future, which would hopefully bring additional opportunities. Discussion continued.

Mr. Powell stated that Staff was getting ready to start the audit in about a week and that the findings would be brought to the Board in February.

Mr. Sansom stated that he saw that NASA had started the process on re-doing the bridge on 405 and that DOT had a hearing coming up on December 6<sup>th</sup> regarding that. Discussion continued.

Mr. Powell stated that Staff, with the help of Michael Baker, had been going after 100% funding for at least one project, which was the North Area Security and Infrastructure (NASI) Project at Merritt Island Airport. Mr. Powell stated that Staff was going to try to go after 100% funding for at least three additional projects, but the FAA had told him that at least the NASI Project looked very good. Discussion continued.

Dr. Hosley asked Mr. Powell if he ever met with the people from the Airforce. Mr. Powell stated that he didn't on a regular basis, unless it had to do with the C17 operations. Discussion continued.

Mr. Zonka asked if the proposed project to construct a new FBO on the North Side of the Merritt Island Airport still had tenant involvement. Mr. Powell gave a brief explanation, stating that finances were a big thing and that there had been several project delays. Discussion continued.

Mr. Zonka stated that it might help if the Airport Authority put the proposed FBO project out to the public and see if anyone else was interested in it. Discussion continued.

Mr. Zonka suggested that Staff have a meeting with the users of Merritt Island Airport and find out what they would like to see from another FBO provider, and then based on the users' comments could add certain things to the scope of the project when it was time to put the RFP out on the street. Discussion continued.

Mr. Powell concluded his report.

### **Attorney Report**

Mr. Bird reported that the Welsh issue was quiet, and he suspected that they didn't have a whole lot of fire on the case.

Dr. Hosley asked Mr. Bird about the abandoned aircraft at Space Coast Regional Airport. Mr. Bird responded that Staff was publishing a notice of sale on that aircraft and other items with a target of mid-December. Mr. Bird stated that he would send Board members the Notice of Sale. Discussion continued.

Mr. Zonka stated that he recently had a conversation with one of the County Commissioners, who told him that Valkaria Airport had just updated their entire package, including leases, contracts, minimum standards and rules & regulations. Mr. Zonka suggested that Staff try and get the package to look over and see if there was anything to help the Airport Authority in any future reviews of documents. Discussion continued.

Mr. Powell gave an update on the KB Homes situation. Discussion continued.

Mr. Bird concluded his report.

#### **Check Register & Budget to Actual**

Mr. Powell stated that financial reports for the past two months had been provided and he would be happy to answer any questions.

#### **Administration & Project Reports**

Mr. Powell stated that the reports were provided, and that he hoped the Board liked the new document.

#### **Authority Members Report**

Mr. Carswell stated that he had heard the County Commissioners were talking about term limits for volunteers and asked if it would affect the Airport Authority Board. Mr. Sansom replied that it depended and that each Board member should probably talk to their appointing commissioner. Discussion continued.

Mr. Zonka stated that other airports full to capacity and had no space available, but the Airport Authority didn't seem to be able to lease any land. Mr. Zonka suggested that maybe the Airport Authority should try another approach, or get rid of some of the current exclusions in the Lightle-Beckner agreement. Discussion continued.

Mr. Sansom discussed the new Senator, Tom Wright, stating that he had some conversations with him. Mr. Sansom stated that the legislature was going to be focusing on water and water quality, so he suspected that a lot of the resources would be going towards that. Discussion continued.

#### **Public & Tenants Report**

Mr. Don White at Merritt Island Airport announced that they had another successful Young Eagles event with 118 kids, and that the next Young Eagles event was scheduled for January 26, 2019. Mr. White announced that the annual Toys for Tots event was scheduled for December 8<sup>th</sup> and it would be the 25<sup>th</sup> anniversary. Discussion continued.

Mr. White asked about the Jet A fuel tank at Merritt Island, stating that it had been stagnant for years because the Jet A fuel truck was broken. Mr. White asked if maybe the Jet A fuel tank could be used for something else. Mr. Powell stated that he had spoken with Mr. Mark Issott from Space Coast Aviation to get an update on that situation, and that Mr. Issott had told him that he didn't sell very much of the Jet A and confirmed that the truck was broken. Mr. Powell stated that Mr. Issott had been working with the fuel provider to try and negotiate a viable solution to lease a truck from them, because the current cost to lease one was \$2,500 and if he went that route he would have to pass the cost on to the customers. Mr. Powell stated that he asked Mr. Issott to keep him updated on those negotiations. Discussion continued.

#### **Adjournment**

Mr. Sansom adjourned the meeting at 10:10 a.m.

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JERRY SANSOM, CHAIRMAN

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HARRY CARSWELL, SECRETARY



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*COI → MERRITT ISLAND AIRPORT*  
*X21 → ARTHUR DUNN AIRPARK*

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## **2019 BOARD MEETING SCHEDULE**

**January 17, 2019 – Regular Meeting**  
**February 21, 2019 – Regular Meeting**  
**March 21, 2019 – Regular Meeting**  
**April 18, 2019 – Regular Meeting**  
**May 16, 2019 – Regular Meeting**  
**June 20, 2019 – Regular Meeting**  
**July 18, 2019 – Regular Meeting**  
**August 15, 2019 – Regular Meeting – 4:00 PM**  
**August 15, 2019 – First Budget Hearing – 5:01 PM**  
**September 19, 2019 – Regular Meeting – 4:00 PM**  
**September 19, 2019 – Second Budget Hearing – 5:01 PM**  
**October 17, 2019 – Regular Meeting**  
**November 21, 2019 – Regular Meeting**  
**December 19, 2019 – Regular Meeting**

**All Regular & Special Board Meetings & Workshops will be held  
at 8:30 a.m. at the Airport Authority Office located at the Space  
Coast Regional Airport, 355 Golden Knights Blvd., Titusville,  
Florida unless an alternative time is set by the Board.**





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**MEMORANDUM**

**TO:** Members of the Airport Authority

**FROM:** Michael D. Powell, C.M., ACE  
Chief Executive Officer

**DATE:** December 20, 2018

**ITEM DESCRIPTION - NEW BUSINESS ITEM A**

Discussion and Consideration of the Evaluations and Performance of the Chief Executive Officer Over the Past Year

**BACKGROUND**

Over the past 13 years that I have had the honor and privilege to serve the Board, our valued tenants, the traveling public, and the surrounding communities. We have made tremendous strides in a continuing tireless effort to improve our facilities for everyone's use and creating an airport system everyone can be proud of having in their community.

This year we are well into the eight new box hangars at Merritt Island Airport (COI), we are coming back to the dip repair in the runway at COI combining it with the south apron project due to very high costs on the dip repair previously bid, and an airfield lighting project at Space Coast Regional Airport. There will also be more projects coming soon such as the PAPIs replacement at X21 and COI and restriping the airfield at X21. All of this while experiencing some issues this year with a couple of commercial tenants requiring more attention, which all seems to be working out. This year also saw us bringing on a new legal team, a new Operations Supervisor, and a new Facilities Tech. With the Board's incredible leadership, insight, and support we are only limited by our imagination.

I would truly hope that the Board is excited about the tremendous improvements to our facilities and are extremely happy at the rate in which we are making things happen. The years of improvements have led to an improved image and an ever increasing interest in our facilities. Staff spends a significant amount of time sharing information and meeting with prospective tenants.

Thank you for your valuable time and kind consideration. We continue to make good things happen for the multitudes of great people we serve.

**ALTERNATIVES**

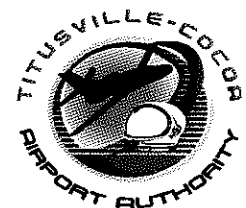
An evaluation form has been provided for the Board's consideration and use.

**FISCAL IMPACT**

No additional fiscal impact to the Airport Authority identified at this time.

**RECOMMENDED ACTION**

It is respectfully requested that the Airport Authority Board resolve to (1) Evaluate the performance of the Chief Executive Officer over the past year, and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



Performance Appraisal Review  
**Titusville-Cocoa Airport Authority**

Employee Name: Michael D. Powell, C.M., ACE Title: Chief Executive Officer

Date of Review: December 20, 2018

Date Last Review: December 21, 2017

Date Next Review: December 19, 2019

**Summary of Job Description**

Working for a seven-member Board of Directors as well as serving the needs of tenants, the traveling public, and the surrounding communities, the Chief Executive Officer is directly responsible for oversight of all public relations, administration, finance, business development, grants, facilities, operations, maintenance, marketing, and consulting firms. The Chief Executive Officer directs the daily operations of an FAR Part 139 – Class IV Commercial Service Airport, two General Aviation Airports, seven rental properties, and a self-storage facility.

Responsibilities also include: customer service, community leader, positive ambassador for aviation, property management, lease negotiations, emergency / incident / crisis command and recovery, FAA compliance, airport emergency planning, strategic planning, all airside and landside operations, airport security (General Aviation), wildlife management supervision, crisis communication planning, airport certification compliance, Airport Security Plan management, assessing / correcting all deficient areas, supervision of three airports, airport ground vehicle operations, and hurricane / disaster planning and recovery.

Additional responsibilities will include oversight into getting, and utilizing our own Space Port License we hope will be approved by the FAA this coming year.

**Job Knowledge:** Chief Executive Officer's understanding of normal job requirements. Chief Executive Officer's understanding of related functions. Chief Executive Officer's efforts to keep skills current.

**1) Possesses knowledge and skills required for the job:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**2) Budget:**

a) Proposes Annual Budget with appropriate explanation:

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

b) Administers resources in accord with approved budget:

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**Initiative:** How well does the Chief Executive Officer perform in the face of obstacles.

**1) Demonstrates initiative in appropriate aspects of the job:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**2) Handles crisis efficiently and effectively:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**3) Is innovative in proposing ideas for growth and change:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**Quality of Work:** Consider neatness, thoroughness, and accuracy of the work the Chief Executive Officer produces.

**1) Keeps informed on airport compliance requirements to maintain the highest standard:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**2) Recommends program and policy changes to the Board, as necessary:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**Cooperation:** Chief Executive Officer's ability and willingness to work with the community, associates, supervisors, and subordinates toward common goals.

**1) Fosters and maintains a positive image in and around the community:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**2) Fosters and maintains strong relationships with local public and private entities:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**3) Is receptive to suggestions and constructive criticism:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**Leadership:** How well the Chief Executive Officer leads, manages, and supervises.

**1) Exercises appropriate supervision and leadership for staff:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**2) Appropriately delegates authority:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**3) Provides appropriate training and evaluation of staff:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**4) Provides appropriate tools and management for staff:**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**5) Demonstrates appropriate work habits as shown by attendance, punctuality, appearance, grooming and safety**

☐ Outstanding    ☐ Very Good    ☐ Satisfactory    ☐ Fair    ☐ Unsatisfactory

**Achievement of Goals:** List each goal that had been set and indicate whether Chief Executive Officer has achieved, failed to reach, ongoing, or exceeded the goal.

**Goal 1.** Apply and compete for highly sought after grant funds from various sources since normal funding sources are down – **Exceeded**

- ✓ Aggressively sought and received grants this year for eight box hangars at COI, to repair a dip in the runway at COI and an airfield lighting project at TIX. The list of projects and accomplishments continues to grow.

**Goal 2.** Attract New Businesses

- ✓ Continuously speaking with interested parties about expanding and/or relocating to one of our airports - **Ongoing**

**Goal 3.** Continue working on out-of-the box thinking with current businesses to help them expand here with us - **Achieved - Ongoing**

- ✓ Currently pursuing our own Space Port License

**Goal 4.** Become more established as a community leader – **Exceeded**

- ✓ As a member of several community service based organizations, I am able to strengthen support and partnerships by apprising the community leadership about positive strides the Airport Authority makes in creating a system of airports everyone can be proud of having in their community.

**Goal 5.** Continue to improve relationships and seek out potential partnerships with local public and private entities – **Achieved - Ongoing**

**Overall Evaluation:**

**[ ] Outstanding [ ] Very Good [ ] Satisfactory [ ] Fair [ ] Unsatisfactory**

**Board Member's Comments:**

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**Board Member's Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Board Member's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**Compensation:**

**There has been no increase over the last four years.**

**I am extremely appreciative to the Board for the incredible support over the years as we have continued to make good things happen for multitudes of great folks we serve. There is still much to be done and I look forward to our future accomplishments together. Thank you for your continued leadership, insight, and support.**



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#### **MEMORANDUM**

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE  
Chief Executive Officer

DATE: December 20, 2018

#### **ITEM DESCRIPTION - NEW BUSINESS ITEM B**

Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

#### **BACKGROUND**

Michael Baker International is currently conducting the engineering and oversight work for contractors on current projects.

The invoice review is to keep the Board informed and ensure we meet FDOT compliance requirements.

#### **ISSUES**

All projects are moving forward.

#### **ALTERNATIVES**

If anything regarding the numbers is unclear during the discussion, the Airport Authority Board may ask questions about the costs to ensure everyone is comfortable with the invoices as presented.

#### **FISCAL IMPACT**

The current Invoiced Costs for the invoices will be covered by Mr. Aaron McDaniel, of Michael Baker International, in detail at the Board Meeting. The back-up documentation is provided for the Board's convenience of reference.

#### **RECOMMENDED ACTION**

It is respectfully requested that the Airport Authority Board resolve to (1) Concur with approval of the invoiced costs by Michael Baker International and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.

**Michael Baker**  
**INTERNATIONAL**

**MICHAEL BAKER INTERNATIONAL, INC.**  
12740 Gran Bay Parkway West  
Suite 2110  
Jacksonville, FL 32258  
904-380-2500  
Billing (803) 231-4014

NOVEMBER 27, 2018

TITUSVILLE-COCOA AIRPORT AUTHORITY  
355 GOLDEN KNIGHTS  
TITUSVILLE, FL 32780

INVOICE NO. 1032462  
BAKER PROJECT NO. 167617  
REQUEST NO. 01

PROJECT ID # FM 441448-1-94-01

RE: PORT-A-PORT HANGER REPLACEMENT

FOR FEES BILLED THROUGH MAY 10, 2018 THROUGH OCTOBER 31, 2018

CONTRACT VALUE	\$220,234.00		
		<b><u>INVOICED</u></b>	<b><u>INVOICED</u></b>
		<b><u>THIS PERIOD</u></b>	<b><u>TO DATE</u></b>
PHASE 5 - CONSTRUCTION PHASE SERVICES			
TASK 3 -CONSTRUCTION MANAGEMENT			
38.32% COMPLETE OF \$64,334.00		\$24,654.74	\$24,654.74
TASK 4 - RPR			
25.00% COMPLETE OF \$149,400.00		\$37,345.26	\$37,345.26
TASK 4.2 - SUB			
QA CONSTRUCTION TESTING \$6,500.00		\$0.00	\$0.00
TOTAL EARNINGS		\$62,000.00	\$62,000.00
AMOUNT DUE THIS INVOICE			\$62,000.00


*Michael Baker*  
11/27/18

**Electronic Remittance**

CITIZENS BANK  
ABA: 036-076-150  
Account No.: 6101710975  
SWIFT: CTZIUS33

**Check Payment Remit to:**

PO BOX 536408  
PITTSBURGH, PA 15253-5906



Project: TCAA CIP SUMMARY Date: 12/14/2018 Prepared By: AM										<div>Michael Baker</div> <div>INTERNATIONAL</div>				
AIRPORT	TOTAL COST	FDOT FUNDING	FAA FUNDING	TCAA SHARE	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25		
X-21 ARTHUR DUNN	\$ 1,775,000	\$ 318,850	\$ 1,327,500	\$ 128,650	\$ -	\$ 24,900	\$ -	\$ 64,000	\$ 39,750	\$ -	\$ -	\$ -		
COI MERRITT ISLAND	\$ 8,910,643	\$ 656,497	\$ 7,889,243	\$ 364,903	\$ 16,753	\$ 92,400	\$ 52,000	\$ 62,500	\$ 11,750	\$ 4,500	\$ 125,000	\$ -		
TIX SPACE COAST	\$ 34,440,250	\$ 2,769,590	\$ 29,819,925	\$ 1,850,735	\$ 86,500	\$ 50,635	\$ 160,000	\$ 267,750	\$ 277,500	\$ 264,750	\$ 258,600	\$ 485,000		
<b>SUMMARY COSTS</b>	<b>\$ 45,125,893</b>	<b>\$ 3,744,937</b>	<b>\$ 39,036,668</b>	<b>\$ 2,344,288</b>	<b>\$ 103,253</b>	<b>\$ 167,935</b>	<b>\$ 212,000</b>	<b>\$ 394,250</b>	<b>\$ 329,000</b>	<b>\$ 269,250</b>	<b>\$ 383,600</b>	<b>\$ 485,000</b>		
					READY	PROGRAMMED	PLANNED		LONG RANGE PLANNING					
<b><u>CIP - SAFETY, SUSTAINMENT &amp; RESTORATION</u></b>														
OPERATIONAL, SAFETY, PRIORITY	\$ 70,038	CAPITAL COSTS REQUIRED FOR M&R OF EXISTING FACILITIES			\$ 28,353	\$ 41,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
INFRASTRUCTURE INVESTMENT	\$ 2,274,250	CAPITAL INVESTMENT IN AIRPORT IMPROVEMENTS TO INCREASE CAPACITY; PROJECTS ARE INDIRECTLY ASSOCIATED WITH INCREASED REVENUES			\$ 74,900	\$ 126,250	\$ 212,000	\$ 394,250	\$ 329,000	\$ 269,250	\$ 383,600	\$ 485,000		
TCAA CIP BUDGET	\$ 2,344,288				\$ 103,253	\$ 167,935	\$ 212,000	\$ 394,250	\$ 329,000	\$ 269,250	\$ 383,600	\$ 485,000		
<b><u>CIP - REVENUE GROWTH PROJECTS</u></b>														
REVENUE GROWTH (BUDGET ADD-ONS)	\$ 3,769,320	CAPITAL INVESTMENT THAT WILL DIRECTLY RESULT IN ADDITIONAL REVENUE			\$ 170,220	\$ 258,720	\$ 184,580	\$ 678,200	\$ 909,600	\$ 972,800	\$ 595,200	\$ -		
POTENTIAL REVENUE GROWTH	\$ 1,650,056				\$ -	\$ 108,200	\$ 140,200	\$ 140,200	\$ 260,200	\$ 292,200	\$ 333,752	\$ 375,304		



OPERATIONAL, SAFETY, PRIORITY INFRASTRUCTURE IMPROVEMENT CREATES ADDITIONAL REVENUE	Funded (Year)	TCAA CIP: Space Coast Regional Airport 12/14/2018 AM											<div>Michael Baker</div> <div>INTERNATIONAL</div>	
PROJECTS		TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	DESCRIPTION	
Design and Construction: Rehab/Replace Reils**	2018	\$302,000	\$15,100	\$271,800	\$15,100								Replace REIL's on both runways. Total of 8. Existing REIL's are in poor condition and are a constant maintenance issue. Parts are very hard to find for repairs. Wait for FDOT to grant in place before starting design. Get the application into FAA in June.	
Design & Construction: Airfield Lighting*	2018	\$2,244,250	\$179,540	\$2,019,825	\$10,000	\$34,885							Immeadiate need of the Airport. The project includes relocating the electrical vault and all airport lighting along RW 18-36, TW A and TW G (Future Partial Parallel Taxiway).	
Sub-Totals:		\$2,546,250	\$194,640	\$2,291,625	\$25,100	\$34,885	\$0	\$0	\$0	\$0	\$0	\$0		
Design and Construction: Demo Bldg 52		\$307,000	\$245,600	\$0	\$61,400								Removal of a very old and dangerous hangar on the airfield. Project includes removal of the facility, site grading, and capping utilities.	
Design and Construction: CCTV and New Access Control		\$500,000	\$400,000	\$0				\$100,000					Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc.	
Design and Construction: RW 9-27 Rehab		\$5,000,000	\$250,000	\$4,500,000					\$250,000				Design and Construction of the removal of old shoulder pavement on RW 9-27. RW width was narrowed several years ago and the existing pavement was left in place. The pavement now has deteriorated extensively and causing FOD problems. Project would include removal of pavement, backfill of soil and regrading of pavement shoulders. No electrical or RW lighting improvements anticipated.	
Runway Length Justification Report		\$45,000	\$2,250	\$40,500						\$2,250			Phase 1 of RW 18-36 Extension. Include data collection and development of justification for runway extension	
Design: R/W 18-36 Extension		\$1,500,000	\$75,000	\$1,350,000							\$75,000		Phase 2 of RW 18-36 Extension. This project includes survey, geotech, permitting, and design of the extension and parallel TW.	
Construction: R/W 18-36 Extension		\$5,700,000	\$285,000	\$5,130,000								\$285,000	Phase 3 of RW 18-36 Extension. Construction, Construction Admin, and Inspection of the project.	
Design: TW G		\$315,000	\$15,750	\$283,500		\$15,750							Design of the future parallel TW G parallel to RW 18-36. This project will incorporate the proposed partial parallel taxiway as well as create a regional storm water facility on the west side of the airport for wildlife hazrd mitigation and deletion of several connector taxiways that are in severe cnodition, non-compliant with the FAA's advisory circular and due for rehab.	
Construction: TW G		\$3,200,000	\$160,000	\$2,880,000			\$160,000						Construction of the above project.	
Airport Master Plan and ALP Update		\$265,000	\$13,250	\$238,500				\$13,250					Update the ALP to identify future development plans.	
EA: Extend T/W A		\$200,000	\$10,000	\$180,000					\$10,000				EA for extending TW A	
Design: Extend T/W A		\$400,000	\$20,000	\$360,000							\$20,000		Design of the extension of TW A to RW 18-36 north end. Aircraft utilizing the entire RW must currently back taxi on the RW to access the end. This creates a hazardous condition. To eliminate this condition TW A shall be extended to the RW end.	
Construction: Extend T/W A		\$4,000,000	\$200,000	\$3,600,000								\$200,000	Construction, Construction Admin, and Inspection only of TW A extension.	
Siting Study: New ATCT		\$90,000	\$4,500	\$81,000				\$4,500					Complete an FAA required siting study to determine the ideal location for the future ATCT.	
Short EA / Design: New ATCT		\$350,000	\$17,500	\$315,000					\$17,500				Short EA and Design services for the new ATCT. Existing ATCT is in poor condition. It was originally built as a temporary facility until a new facility could be built. The ATCT is located in prime location for future development.	
Construction: New ATCT		\$3,500,000	\$175,000	\$3,150,000						\$175,000			Construction, Construction Admin, and Inspection only of the ATCT.	
Design and Construction: South Apron Rehab		\$1,750,000	\$87,500	\$1,575,000						\$87,500			South Apron, Section 4215 will need to be resurfaced per the 2015 PCI. It was assessed with a PCI value of 50.	
Northeast Apron and Parking		\$3,272,000	\$163,600	\$2,944,800							\$163,600		Design and construct extension of TW B and adjacent new aircraft parking ramp.	
Rehab Fuel Farm		\$500,000	\$400,000	\$0				\$100,000					Design and construct new fuel farm on the south side of the airport.	
Obstruction Removal		\$1,000,000	\$50,000	\$900,000				\$50,000					Removal of all major obstructions on the Airport identified in previous study.	
Sub-Totals:		\$31,894,000	\$2,574,950	\$27,528,300	\$61,400	\$15,750	\$160,000	\$267,750	\$277,500	\$264,750	\$258,600	\$485,000		
Totals:		\$34,440,250	\$2,769,590	\$29,819,925	\$86,500	\$50,635	\$160,000	\$267,750	\$277,500	\$264,750	\$258,600	\$485,000		
Design and Construction: Bulk Hangars		\$1,300,000	\$1,040,000	\$0				\$260,000					Design and Construction two 50 ft x 50 ft hangars (combines two of the JCAIP projects)	
Design and Construction: West Apron Phase 2		\$1,000,000	\$800,000	\$0							\$200,000		Expansion of the west apron into the existing pond location. This project cannot be completed until the regional stormwater facility is completed because this impervious must be accounted for in the regional retention pond.	
Sub-Totals:		\$2,300,000	\$1,840,000	\$0	\$0	\$0	\$0	\$260,000	\$0	\$0	\$200,000	\$0		
Totals:		\$36,740,250	\$4,609,590	\$29,819,925	\$86,500	\$50,635	\$160,000	\$527,750	\$277,500	\$264,750	\$458,600	\$485,000		



OPERATIONAL, SAFETY, PRIORITY INFRASTRUCTURE IMPROVEMENT CREATES ADDITIONAL REVENUE		Funded (Year)	TCAA CIP: Merritt Island Airport 12/14/2018 AM										<div>Michael Baker</div> <div>INTERNATIONAL</div>	
PROJECTS			TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	DESCRIPTION
Replace PAPIs			\$170,000	\$13,600	\$153,000		\$3,400						Existing PAPIs are non-operational and beyond repair. Replace both existing PAPIs, their foundations and bury new conduit with conductor. Minor vault modifications are necessary.	
Design: Runway 11-29 Rehab		2018	\$65,056	\$3,253	\$58,550	\$3,253							Design and Bidding to remediate the settlement under Runway 11-29 and to rehab the paved section within the affected area.	
Sub-Totals:			\$235,056	\$16,853	\$211,550	\$3,253	\$3,400	\$0	\$0	\$0	\$0	\$0		
Access Control System			\$250,000	\$200,000	\$0				\$50,000				Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc.	
Mitigation Maintenance and Monitoring			\$120,000	\$6,000	\$108,000		\$6,000						Continuation of mitigation maintenance and monitoring	
North Area Sec. and Inf.		2016	\$2,260,587	\$131,394	\$2,129,193		\$0						Update: Project was bid and submitted for 100% FAA funding on October 31st. FAA funding requires additional design and Environmental Assessment as opposed to State funding. The State already paid 80% of design and bidding. This will result in no local cost under the FAA Supplementary Funding Bill. Construction is expected to start in July 2019. Heavy civil project on the north side of the airport. Scope includes removal of septic systems, construction of regional storm water pond, sanitary colleciton and forcemain, fencing upgrades and other drainage improvements.	
Design: Rehab South Apron		2019	\$270,000	\$13,500	\$243,000	\$13,500							Existing apron is in poor condition and needs to be rehabilitated. PCI is in the very poor category based on 2012 inspection report. In addition, the existing apron is built below the flood plain and must be raised. Milling and resurfacing is planned with overbuild in areas below Flood Plain.	
Construction: Rehab South Apron & RW 11-29		2019	\$2,700,000	\$135,000	\$2,430,000		\$83,000	\$52,000					Same as above.	
Airport Master Plan and ALP Update			\$235,000	\$11,750	\$211,500				\$11,750				Update the master plan and ALP to reflect the updates and vision of the airport.	
Design and Construction: Runway 11-29 Rehab			\$2,500,000	\$125,000	\$2,250,000						\$125,000		Mill and resurface the RW. The 2012 PCI was satisfactory however the report indicates it will need to be resurfaced in 2020. The programmed cost includes \$1M for remediation of the subsistance (dip) near the RW29 aiming points.	
Land Acquisition			\$250,000	\$12,500	\$225,000				\$12,500				Triangle Parcel near south entrance. 2.44 acres. Parcel ID: 25-36-01-53-B.1	
WHMP			\$90,000	\$4,500	\$81,000					\$4,500			Wildlife hazard management plan to address birds and other wildlife that have made negative impacts on the safety of the airport.	
Sub-Totals:			\$8,675,587	\$639,644	\$7,677,693	\$13,500	\$89,000	\$52,000	\$62,500	\$11,750	\$4,500	\$125,000	\$0	
Totals:			\$8,910,643	\$656,497	\$7,889,243	\$16,753	\$92,400	\$52,000	\$62,500	\$11,750	\$4,500	\$125,000	\$0	
Design and Construction: FBO Office		2017	\$1,434,000	\$1,147,200	\$0		\$114,720	\$172,080					Phase 1A of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project includes constructing a facility for the public to have an FBO on the east side of the airport. Approximately 4,000 sf. of office space and 8,000 sf of hangar space.	
Design and Construction: Maintenance Hangar			\$1,466,000	\$1,172,800	\$0				\$293,200				Phase 1B of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project includes constructing a facility for the public to have an FBO on the east side of the airport. Approximately 4,000 sf. of office space and 8,000 sf of hangar space.	
Design: Port-A-Port Hangar Replacement		2018	\$131,100	\$104,880	\$0	\$26,220							Eight (8) Port-A-Port style hangars are shown as Existing Item number 23 on the Airport's approved Layout Plan and identified for demolition and replacement under the future building data table as Item J. Eight (8) Box Hangars, 35' x 42' with 22' maximum height). The Port-A-Port hangars have surpassed their expected service life where the cost to repair or rehabilitate has exceeded more than 50% of the value of the structures.	
Construction: Port-A-Port Hangar Replacement		2018	\$1,440,000	\$1,152,000	\$0	\$144,000	\$144,000						Construction of above project	
Design and Construction: Hangar (SCH)			\$1,348,000	\$1,078,400	\$0				\$269,600				Phase 3 of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. The hangar that Sebastian Communications (SC) currently operates from is in very poor condition, it is beyond the building restriction line and it penetrates the Part 77 surface. The construction of a new hangar in the appropriate location will resolve all of these issues. The Airport has determined in previous analysis by others that the appropriate size of this hangar should be nearly 70' by 70'. The ALP identifies a corporate hangar to be constructed. Approximately 5,000 sf of hangar and office space.	
Design and Construction: North Apron			\$1,914,000	\$1,531,200	\$0					\$382,800			Phase 4 of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project would demolish the existing hangar vacated in Phase 3 and provide construction of new apron and rehabilitation of adjoining pavements that are in poor condition. This project will serve the increasing public requirement for additional apron space near the FBO.	
Design and Construction: Box Hangars			\$1,546,000	\$1,236,800	\$0						\$309,200		Phase 5 of the multi-phase/year approach is to add Box Hangars. Merritt Island Airport currently has a waiting list for general aviation storage hangars that has 117 people in it as of September 2014. This project will provide a small relief to the list. The top person on the list has been waiting since 2008.	
EA: Taxilane Development			\$250,000	\$12,500	\$225,000			\$12,500					EA for Alternative A T-Hangar Development	
Design and Construct: Taxilane Development			\$2,500,000	\$125,000	\$2,250,000				\$125,000				Design and Construction of the taxilane(s) for entire development	
Fuel Farm Design and Construction			\$450,000	\$360,000	\$0					\$90,000			New fuel farm on the south side of the airport.	
Design and Construct: T-Hangar Development (16 Units)			\$3,200,000	\$2,560,000	\$0				\$640,000				Design and construction of 16 T-Hangars	
Sub-Totals:			\$15,679,100	\$10,480,780	\$2,475,000	\$170,220	\$258,720	\$184,580	\$418,200	\$909,600	\$472,800	\$309,200	\$0	
Totals:			\$24,589,743	\$11,137,277	\$10,364,243	\$186,973	\$351,120	\$236,580	\$480,700	\$921,350	\$477,300	\$434,200	\$0	

OPERATIONAL, SAFETY, PRIORITY INFRASTRUCTURE IMPROVEMENT CREATES ADDITIONAL REVENUE	Funded (Year)		TCAA CIP: Arthur Dunn Airpark 12/14/2018 AM											
PROJECTS			TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	DESCRIPTION
Replace PAPIs			\$170,000	\$13,600	\$153,000		\$3,400						Existing PAPIs are non-operational and beyond repair. Replace both existing PAPIs, their foundations and bury new conduit with conductor. Minor vault modifications are necessary.	
Sub-Totals:			\$170,000	\$13,600	\$153,000	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0		
Access Control System			\$150,000	\$120,000	\$0				\$30,000				Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc. <b>This project will be combined into a future larger project across all 3 airports.</b>	
Design: Various Apron and T/W Rehab			\$80,000	\$4,000	\$72,000				\$4,000				Design services for the rehabilitation of multiple pavement areas identified in the 2012 PCI report as needing immediate repair. Repair is anticipated to be milling and resurfacing.	
Construction: Various Apron and T/W Rehab			\$720,000	\$36,000	\$648,000					\$36,000			Construction, Construction Admin, and Inspection of milling and resurfacing of various pavements on the airfield.	
Design and Construction: Turf Runway Stabilization			\$350,000	\$17,500	\$315,000		\$17,500						Existing turf RW is heavily used. Complaints from users about the smoothness of the surface have been expressed. Areas of the surface will need to be regraded and compacted for long term use. The tansion as the turf runway crosses pavement areas is a concern and needs attention. Look at adding orange cones for utility runway visibility.	
ALP Update with Narrative			\$75,000	\$3,750	\$67,500					\$3,750			ALP update with Narrative to focus on the airport development plans.	
Airfield Marking Rehab			\$80,000	\$4,000	\$72,000		\$4,000						Inspections have indicated degraded markings on the airfield for 2 years. The project scope will remove and replace all airfield markings.	
Rehab Signage and Vault			\$150,000	\$120,000	\$0				\$30,000				The electrical vault and airfield signage are in poor condition and past their useful design life; the scope of the project is to replace the existing airfield signage and reconstruct the electrical vault in an adjacent location.	
Sub-Totals:			\$1,605,000	\$305,250	\$1,174,500	\$0	\$21,500	\$0	\$64,000	\$39,750	\$0	\$0	\$0	
Totals:			\$1,775,000	\$318,850	\$1,327,500	\$0	\$24,900	\$0	\$64,000	\$39,750	\$0	\$0	\$0	
Design and Construction: 3-Hangar Addition			\$430,000	\$344,000	\$0							\$86,000	Design and Construction of 3 hangars at X21 to support growth and demand of aviation tenant space.	
Design and Construction: Corporate Hangar			\$2,500,000	\$2,000,000	\$0						\$500,000		Design and Construction of corporate hangar under 12,000SF to support growth and demand of aviation tenant space.	
Sub-Totals:			\$2,930,000	\$2,344,000	\$0	\$0	\$0	\$0	\$0	\$500,000	\$86,000	\$0		
Totals:			\$4,705,000	\$2,662,850	\$1,327,500	\$0	\$24,900	\$0	\$64,000	\$39,750	\$500,000	\$86,000	\$0	