

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on August 18, 2011 at 4:00 p.m. at the Titusville - Cocoa Airport Authority Office at 355 Golden Knights Boulevard, Titusville, FL. The following members were present: Mr. Jerry Sansom, Chairman; Ms. Patricia Patch, Vice Chair/Treasurer; Mr. Jay Stalrit; Dr. David L. Hosley; Dr. Wasim Niazi; Mr. Al Elebash; Mr. Michael D. Powell, C.M., ACE, Executive Director; Mr. Timothy Pickles, Esq., Airport Attorney. Ms. Veronica Clifford was absent.

Call to Order

Mr. Jerry 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. Ms. Patch made a motion to approve the agenda as presented. Mr. Elebash seconded. There were no objections. Motion passed.

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

- 1. July 21, 2011 – Regular Meeting**
- 2. August 3, 2011 – Special Meeting**

Mr. Sansom called for a motion to approve the Consent Agenda. Ms. Patch made a motion to approve. Ms. Clifford seconded. There were no objections. Motion passed.

Old Business – None**New Business****Item A – Discussion and Consideration of the Five Year Appraisal Conducted By Slack, Johnson, and Magenheimer to Set Fair Market Value**

Mr. Powell gave a brief overview of the item stating that they could do the appraisal for all buildings or commercial buildings only. Mr. Sansom asked what

the cost would be. Mr. Powell stated that it would be about \$17,000 to \$25,000. Mr. Sansom stated that it may to the Airport Authority's advantage to wait until the new buildings were completed, and that it wasn't a good idea to pay that much money for an appraisal at the bottom of the economy. The Board concurred. Mr. Stalrit stated that the Airport Authority could run the risk of finding that rents may be higher than the market. Discussion continued amongst the Board.

Mr. Pickles stated that there was a clause in commercial leases that rent could not be raised without an appraisal and it would be rare if the appraisal resulted in a lower premium.

Mr. Sansom requested that the Board take no action.

Item B – Discussion by Mr. Brian Pendleton of Recent Invoiced Costs by Airport Engineering Company and Contractors Regarding Current Projects

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

Mr. Pendleton presented Pay Request No. 6 in the amount of \$7,458.75 from Airport Engineering, which was for the Runway 9 Safety Area Project at Space Coast Regional Airport.

Mr. Pendleton presented Pay Request No. 9 Final from KCF Site Development in the amounts of \$16,990.13 for Phase A and \$12,287.51 for Phase B which was for the Phase A and B Improvements Project at Arthur Dunn Airpark.

Mr. Pendleton presented Invoice No. 11101 in the amount of \$14,100 from Airport Engineering, which was for basic engineering services for the Bristow Expansion Site Improvement Project at Space Coast Regional Airport.

Mr. Pendleton presented Invoice No. 11102 in the amount of \$2610 from Airport Engineering, which was for basic engineering services for the 6-Unit Box Hangar Project at Merritt Island Airport.

Mr. Pendleton presented Invoice No. 11103 in the amount of \$4,345 from Airport Engineering, which was for RPR services for the 6-Unit Box Hangar Project at Merritt Island Airport.

Mr. Pendleton presented Invoice No. 11104 in the amount of \$1,900 from Airport Engineering, which was for Quality Control Testing for the 6-Unit Box Hangar Project at Merritt Island Airport.

Mr. Pendleton presented Invoice No. 11105 in the amount of \$5,780.70 from Airport Engineering, which was for miscellaneous services for the VAC Hangar No. 3 Project at Space Coast Regional Airport. Discussion ensued.

Dr. Niazi made a motion to approve the invoices. Mr. Stalrit seconded. Mr. Sansom called the question. There were no objections. Motion passed.

Item C – Discussion by Mr. Rob Hambrecht of Recent Invoiced Costs by the LPA Group, Inc. and Contractors Regarding Current Projects

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

Mr. Hambrecht presented Pay Request No. 20 in the amount of \$25,406.93 from Johnson & Laux, which was for the Corporate Administration Building Project at Space Coast Regional Airport.

Dr. Niazi made a motion to approve the pay request. Mr. Stalrit seconded. Mr. Sansom called the question. There were no objections. Motion passed.

Information Section

Executive Director Report

Mr. Powell reported that it appeared that all of the tiers were rented in the new Airport Administration Building. Mr. Powell explained that Staff was still working on ironing some things out in the leases and also that Spectre was still trying to get their financial information to the Airport Authority, but they were going to pay six month's rent in advance. Discussion continued.

Mr. Sansom stated that as soon as Spectre provided paperwork for them to be in substantial compliance, Staff should move ahead to get them into the building. Mr. Pickles stated that Spectre had not yet provided TSA compliance information, but there could be a provision in the lease that would allow them to occupy early and require them to provide that information by a certain date. Mr. Sansom asked the Board if there were any concerns. The Board had none. Mr. Sansom asked to have the leases brought to the next meeting for approval. Discussion continued.

Mr. Powell reported that he had met with representatives from Kennedy Space Center regarding the Shuttle Landing Facility and that it was not a dead issue. Discussion continued.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles discussed the Building Department issue, stating that he, along with Airport Authority Staff, had met with the City of Titusville and Brevard County, which were both trying to persuade the Airport Authority not to take the independent permitting route. Mr. Pickles stated that the City had claimed they had not raised their rates. Mr. Pickles stated that he had a resolution ready for approval if the Board wanted to move forward, or they could put it off until the City came

back with a proposal. Dr. Niazi made a motion to approve a resolution. Ms. Patch seconded. Mr. Pickles recited the resolution into the record. Discussion continued.

Mr. Stalrit stated that he felt the resolution gave the impression that this was contingent on past history with the City and the County, and asked if this could be a basis for argument with these entities. Mr. Pickles stated that they could make an issue of it either way. Mr. Pickles stated that there would be inter-local agreements to establish rules moving forward. Mr. Sansom stated that he didn't feel the resolution indicated that it was due to any poor performance by anybody. Mr. Stalrit stated that the words "delays and increased costs" seemed to give that impression. Mr. Sansom stated that the resolution could be modified to just say "due to costs" keeping it neutral but factual. Dr. Niazi mentioned the land use regulations. Mr. Pickles stated that the Authority would adopt the State's building codes, but site plan reviews would be different. Discussion continued amongst the Board.

Mr. Elebash asked if the costs would still be covered by grants. Mr. Powell stated that FDOT and FAA were very supportive, because they had great concerns about the permitting process and the costs. Mr. Powell stated that all costs would be reimbursable. Discussion continued.

Mr. Sansom called the question. All voted aye. Motion passed unanimously.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Mr. Powell stated that everything was in line.

Administration & Project Reports

Mr. Powell stated that not a lot had changed and gave the Board a brief update on all of the projects.

Authority Members Report

Dr. Hosley discussed the Cocoa Beach Airshow and what impact it would have on the Merritt Island Airport. Mr. Powell stated that the Airshow did utilize the FBO at Merritt Island, and if they needed bigger aircraft support they would use the Valiant Air Command. Discussion continued.

Dr. Niazi asked if Staff had established a strategy for allocating the new box hangars at the Merritt Island Airport. Mr. Powell stated that they had not, but a determination could be brought to the Board at the next meeting. Dr. Niazi stated that he felt current tenants in good standing should have priority. Discussion continued.

Mr. Sansom asked Staff to develop a simple matrix of information about current tenants that wouldn't be subjective and asked the Board if they felt that was fair. The Board concurred.

Public & Tenants Report

Mr. Sansom turned the floor over to Mr. Tony Yacono from the Merritt Island Airport. Mr. Yacono stated that the Safety Committee was currently dealing with some resident complaints at Merritt Island Airport, and that the FBO had changed some of their structure and procedures to help. Mr. Yacono stated that sometimes errors were made, but by and large the rules were being followed and the people at the Merritt Island Airport were working very hard to make the neighbors happy. Discussion continued.

Adjournment

Mr. Sansom adjourned the meeting at 4:49 p.m.

JERRY SANSOM, CHAIRMAN

VERONICA CLIFFORD, SECRETARY