

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on April 19, 2012 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; Dr. David L. Hosley, Vice-Chairman; Ms. Patricia Patch, Treasurer; Ms. Veronica Clifford, Secretary; Dr. Wasim Niazi; Mr. Jay Stalrit; Mr. Harry Carswell; Mr. Michael D. Powell, C.M., ACE, Executive Director; Mr. Timothy Pickles, Esq., Airport Attorney.

**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. Mr. Powell stated that there would be a presentation by residents of New Found Harbor in Merritt Island to discuss aircraft noise issues from the Merritt Island Airport. Mr. Sansom called for a motion to approve the agenda. Mr. Stalrit made a motion to approve the Agenda with the presentation added. Ms. Patch seconded. Mr. Powell added that a Resolution for a Supplemental Grant for the ARFF Project at Space Coast Regional Airport would need to be added to the Consent Agenda as Item C. Ms. Clifford moved to accept the amendment. Mr. Sansom called the question. There were no objections. Motion passed.

**Appearances – None****Presentations – Ms. Mona Jason from Newfound Harbor Regarding Aircraft Noise Issues from Merritt Island Airport**

Ms. Mona Jason from The Newfound Harbor neighborhood on Merritt Island discussed aircraft noise issues coming from the Merritt Island Airport. Ms. Jason stated that she and others were reaching out to the County, Mr. Powell and the Airport Authority Board. Ms. Jason mentioned that she believed a lot of the noise had begun when the Florida Institute of Technology (FIT) started to utilize the Merritt Island Airport for their flight training. Ms. Jason stated that there had been discussions with Dr. Ken Stackpole about the increased traffic from FIT and then the traffic had decreased. Ms. Jason provided handouts to the Board. Ms. Jason stated that if things remained as they currently were, the residents would not need to proceed any further. Discussion continued.

Ms. Jason asked the Board if the Airport Authority could work with the flight schools. Mr. Stalrit proposed that discussion should occur between concerned homeowners and FIT and other schools, and the Airport Authority could be a mediator. Discussion continued.

**Consent Agenda****Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:****1. March 15, 2011 – Regular Meeting****Item B – Approval of a Resolution for a Supplemental Grant Covering Perimeter Fence Improvements at Space Coast Regional Airport****Item C – Approval of a Resolution for a Supplemental Grant for the Aircraft Rescue Firefighting Facility (ARFF) Project at Space Coast Regional Airport**

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

**Old Business - None****New Business****Item A – Discussion and Consideration of Time Extension to Lease Terms for New Space Center**

Mr. Powell gave a brief overview of the item, stating that New Space Center wanted to extend the terms of their lease. Mr. Powell stated that Mr. Paul Kazeracki was in attendance representing New Space Center. Mr. Powell also stated that per the terms of the lease, New Space Center was to begin paying for the leasehold on December 1, 2012, but they were now asking to extend that time period for two more years, due to the fact that their investors wanted to build the facility somewhere else before putting their money into building a facility here. Mr. Powell stated that there was no one interested in that property right now, but something could be put in the lease that stated if someone did, the New Space Center would have “first right of refusal”. Mr. Sansom asked Mr. Powell if it would cost the Airport Authority anything. Mr. Powell stated that it would not. Mr. Sansom turned the floor over to Mr. Paul Kazeracki, representing New Space Center.

Mr. Kazeracki briefly explained the circumstances behind New Space Center’s request, stating that ultimately they would like to have an income stream before building here. Discussion continued.

Ms. Patch made a motion to extend the lease terms with the caveat that if someone came along that wanted the property and was willing to pay the Airport Authority would have the right to accept another offer, if New Space did not move on the property. Mr. Carswell seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Item B – Discussion and Consideration of Passing Along T-Hangar Tenant Utility Charges to the T-Hangar Tenant**

Mr. Powell gave a brief overview of the item, stating that the Airport Authority was currently paying the electricity for eleven t-hangar buildings between Space Coast Regional Airport and Merritt Island Airport. Mr. Powell stated that the cost to the Airport Authority was around \$8,600, adding that if this cost was passed onto the tenants it would run each tenant on average \$4.00 a month.

Ms. Patch made a motion. Mr. Stalrit seconded. Discussion continued amongst the Board.

Mr. Sansom asked if the cost calculation would be based on square footage. Mr. Powell confirmed. Dr. Niazi asked if the hangars were on one meter. Mr. Powell stated that they were, and that it would be very costly to put in individual meters. Discussion continued.

Dr. Niazi stated that he felt it wasn't the right time to put the additional cost onto the tenants, since they would soon have a CPI increase. Ms. Patch stated that she paid her own electricity and felt it was only fair others did as well, because CPI had nothing to do with it. Discussion continued.

Mr. Sansom proposed that the Board take no action at this time and have Staff continue to review the issue. Discussion continued.

Ms. Bobbie Lasher, a tenant at the Merritt Island Airport, stated that in 1996 there was an adjustment made to the tenants' rent for electricity. Mr. Powell explained that there had been several appraisals since that time and that all of the rental rates were the same on all the hangars according to their size, regardless of electricity being included or not. Discussion continued.

**Item C – Discussion and Consideration of the Proposed 2012-2013 Fiscal Year Budget**

Mr. Powell gave a brief overview, stating that this was the first presentation of the budget and Staff needed Board approval to pass it on to the County. Dr. Hosley made a motion to approve the proposed budget as presented. Mr. Carswell seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Item D – Discussion and Consideration of a “Phase One” Spaceport License Application Consultant Proposal**

Mr. Powell gave a brief overview of the item, stating that Staff was looking at getting the bare minimum information out that would fit the way the Airport Authority was set up. Mr. Powell explained the two types of craft classifications they were reviewing to possibly operate out of TIX; Concept X, which needed the

shortest length of runway and Concept Y. Mr. Powell stated that it was possible the Airport Authority would be able to get through the Spaceport License application process in under a year. Mr. Powell requested that the Board approve this as a fully funded project that would cost approximately \$56,000 for the first phase, and that it was necessary to continue moving forward. Mr. Sansom asked if the Airport Authority had the funds available. Mr. Powell confirmed.

Dr. Niazi made a motion to approve the request. Ms. Patch seconded. Discussion continued.

Dr. Niazi asked how much more it would be for the additional phases. Mr. Powell stated that Staff wasn't certain. It would depend on whether or not the SLF was ultimately included in the application.

Mr. Carswell stated that he felt the Airport Authority must pursue this and that it should be done as quickly as possible. Mr. Stalrit asked if it was focused on the Space Coast Regional Airport, or if it was to include the Shuttle Landing Facility. Mr. Sansom stated that he felt it was to position the Airport Authority to get the license for Space Coast Regional Airport.

Mr. Powell stated that the ultimate length the Airport Authority would be able to extend the runway would be 8,000 feet. Mr. Powell stated that the reason the Airport Authority was on the shortlist for a large company to come here, was that with their revolutionary design they would be able to show that it could integrate with existing airports. Mr. Powell stated that this would be an advantage, because airport facilities would already be available. Discussion continued.

Mr. Sansom called the question. There were no objections. Motion passed.

**Item E – 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 Number 7 in the amount of \$261,261.47 from KCF, as well as Invoice Number 12047 in the amount of \$8,160, Invoice Number 12048 in the amount of \$11,610 and Invoice Number 12049 in the amount of \$8,512.20, all from Airport Engineering Company, which were for the Bristow Site Improvements Project at Space Coast Regional Airport.

Mr. Pendleton presented Pay Request Number 4 in the amount of \$30,542.76 from Sterling Enterprises, as well as Invoice Number 12051 in the amount of \$4,200, Invoice Number 12052 in the amount of \$1,320 and Invoice Number 12053 in the amount of \$295.20, all from Airport Engineering Company, which were for the Perimeter Fence Project at Space Coast Regional Airport.

Mr. Pendleton presented Invoice Number 12054 in the amount of \$3,848 from Airport Engineering Company, which was for the Wildlife Hazard Assessment Project at Space Coast Regional Airport.

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

**Item F – 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 Number 5 in the amount of \$16,964.94 from the LPA Group, which was for the RSA Environmental Project at the Merritt Island Airport. Mr. Hambrecht gave a brief demonstration to explain to the Board what the project entailed.

Mr. Hambrecht presented Pay Request Number 8 in the amount of \$15,954.53 and Pay Request Number 9 in the amount of \$7518.68, both from the LPA Group, Pay Request Number 7 in the amount of \$10,429.43 from KCF Site Development, City of Titusville Plan Check Fees receipt in the amount of \$266.48, an AT&T invoice in the amount of \$10,867.10, Florida Power & Light Invoice Number 1800015108 in the amount of \$54,392 and a Brevard County Right of Way Vacating Application Fee receipt in the amount of \$640, which were for the ARFF Facility Construction Project at the Space Coast Regional Airport.

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

**Information Section**

**Executive Director Report**

Mr. Powell reported that Staff had been very busy and doing very well.

Mr. Sansom asked about the progress of the Permitting Entity. Mr. Powell stated that it had gone out for bid. Discussion continued.

Ms. Clifford asked if the new t-hangars at Space Coast Regional Airport had been rented. Mr. Powell stated that there were some tenants lined up, but Staff was waiting on a C.O. due to the City of Titusville's landscaping requirements. Mr. Pendleton added that permits were in place for that and they were currently doing the boring and getting a schedule together with the contractor. Mr. Samson directed Mr. Powell to keep a list of the extra time and costs for those types of things. Discussion continued regarding the permitting issues.

Mr. Pickles stated that the Airport Authority could take over approving the C.O. in the middle of the project. Discussion continued.

Ms. Clifford suggested that the Airport Authority may be able to get a temporary C.O. for the t-hangars. Mr. Powell stated that he would look into it.

Mr. Powell concluded his report.

### **Attorney Report**

Ms. Clifford asked about the progress on the KB Homes property and the road that was supposed to be constructed across Grissom Road near Space Coast Regional Airport. Mr. Pickles stated that it was still pending, and since New Space Center's lease terms had been extended, did the Airport Authority still want to pursue having KB Homes put in an access road for them. Discussion continued.

Mr. Pickles stated that he could bring some options to the Board regarding KB Homes at the next meeting, and that the Airport Authority could continue to hold as long as it took.

Mr. Pickles stated that the Airport Authority had received \$100,000 from the insurance company for the house on Dixie Avenue. Mr. Pickles stated that the court case for the arson of the house was going to trial in June and that Mr. Powell may have to testify.

Mr. Pickles concluded his report.

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

Mr. Powell reported that everything was in line.

### **Administration & Project Reports**

Mr. Powell stated that there were a few slight updates on the reports.

### **Authority Members Report**

Mr. Stalrit stated that his flight on the B29 that was at the VAC Airshow was awesome. Discussion continued.

Dr. Hosley stated that the Valiant Air Command project was moving forward, and they were seeking to become certified through the KSC Education Foundation, which was a major accomplishment. Discussion continued.

Dr. Hosley stated that a Space Technology Network had been formed and was beginning an incubator in the North part of Brevard County with The University of Central Florida.

Ms. Clifford stated that a new European Licensing Law had been put into place, and she wondered if that would affect Bristow Academy at Space Coast Regional Airport. Mr. Sansom asked Mr. Powell to follow up on that information. Discussion continued.

Mr. Sansom discussed the Florida Legislative Redistricting issue.

### **Public & Tenants Report**

Mr. Tony Yacono announced to the Board that he was beginning to slow down and sit back a bit, and that he was thinking of resigning from AOPA.

### **Adjournment**

Mr. Sansom adjourned the meeting at 10:46 a.m.

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DR. DAVID HOSLEY, VICE CHAIRMAN

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VERONICA CLIFFORD, SECRETARY