

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on May 16, 2013 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. Veronica Clifford, Secretary; Ms. Patricia Patch, Treasurer; Mr. Harry Carswell; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Timothy Pickles, Esq., Airport Attorney. Dr. Wasim Niazi and Mr. Jay Stalrit were 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 as presented. Ms. Clifford made a motion to approve the Agenda. Ms. Patch seconded. There were no objections. Motion Passed.

Appearances – None**Presentations – None****Consent Agenda****Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:****1. April 18, 2013 – Regular Meeting****Item B – A Resolution Approving an FDOT Grant for the Purchase and Installation of Fire Hydrants in the T-Hangar Area at Arthur Dunn Airpark**

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

Old Business – None**New Business****Item A – Discussion by Mr. Brian Pendleton of Recent Invoiced Costs by Airport Engineering Company and Contractors Regarding Current Projects**

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

Mr. Pendleton presented Pay Request Number 3 – Final from P & S Paving, which was for the Taxiway ‘B’ Rehabilitation Project at Space Coast Regional Airport.

Mr. Pendleton presented Invoice Number 13051 in the amount of \$5,936 from Airport Engineering Company and Pay Request Number 2 in the amount of \$122,640.46 from Wolen, LLC, which were for the AWOS Installation Project at Space Coast Regional Airport.

Mr. Pendleton presented Invoice Number 13052 in the amount of \$2,700 from Airport Engineering Company and Pay Request Number 2 in the amount of \$54,864.45 from Great Southern Contractors, which were for the Roof Replacement Project at Space Coast Regional Airport. Discussion ensued.

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

Item B – Discussion by Mr. Brian Russell of Recent Invoiced Costs by Michael Baker Jr., Inc. and Contractors Regarding Current Projects

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

Mr. Russell presented City of Titusville Receipt Number 129047 in the amount of \$14,550, Invoice Number 10 in the amount of \$36,000.75 from LPA/Baker and Pay Request Number 11 in the amount of \$207,441.98 from Arnco Construction, which were for the ARFF Facility Construction Project at Space Coast Regional Airport.

Mr. Russell presented Invoice Number 7 in the amount of \$2,014.75 from LPA/Baker, which was for the ARFF Vehicle Procurement at Space Coast Regional Airport. Mr. Powell stated that the expected delivery of the vehicle was projected to be in July/August.

Mr. Russell presented Invoice Number 8 in the amount of \$21,320.22 from LPA/Baker, which was for the Security System Improvements at all airports. Discussion continued.

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

Item C – Discussion by Mr. Michael D. Powell of Recent Invoiced Costs by Karl Thorne Trucking and Land Clearing, Inc. for the Land Clearing Project at Space Coast Regional Airport

Mr. Powell presented Invoice Number 49836 in the amount of \$21,907.50 from Karl Thorne Trucking, which was for the West Side Land Clearing Project at Space Coast Regional Airport. Discussion ensued.

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

Information Section

CEO Report

Mr. Powell stated that the Airport Authority should be getting funding secured by July for the West Side Apron at Space Coast Regional Airport.

Mr. Powell stated that the design process had begun for the Runway Safety Area at Merritt Island Airport.

Mr. Powell presented photos of the ARFF building at Space Coast Regional Airport.

Referring to a diagram for the Merritt Island Airport North West Hangars Proposal, Mr. Powell stated that the Authority was trying to accomplish the reshaping of the pond to give room to replace Voyager Aviation's building with a hangar and offices and then also to construct five box hangars on the northwest side. Mr. Powell also stated that they would tear down the old Mosquito Control Building to build another hangar that could house Florida Biplanes, and then tear down their old hangar to build a large building for Sebastian Communications and tear their old building down. Mr. Powell stated that Staff also wanted to rehabilitate the South Apron in addition to believing that sixty-three additional hangars could also be built on the southeast side. Discussion continued.

Mr. Powell presented a diagram of Space Coast Regional Airport, stating that Taxiway F would now be done and that it was long overdue.

Mr. Powell presented a diagram of Arthur Dunn Airpark and stated that the plan was to have three new t-hangars and three box hangars built. Mr. Powell explained that this would entail putting in fire hydrants to accommodate the new hangars. Discussion continued.

Mr. Powell stated that Staff was still working on softening up the language regarding the Governor's Road Fund. Discussion continued.

Mr. Powell reported that the Spaceport Territory Bill had been approved and that they had met all of the State's requirements so that the Space Coast EDC would help with funding for the Authority's Spaceport Licensing. Discussion continued.

Mr. Powell reported that the Airport Authority had submitted additional information to NASA for the Shuttle Landing Facility bid and waiting to see if the Authority was a strong contender. Discussion continued.

Mr. Powell reported that the FAA had made an official announcement that the towers would remain open after June 5th, but the Florida Retirement System had increased so Staff needed to bring alternatives for the budget back to the Board. Mr. Sansom added that the tower would be funded until October, which was the beginning of the next fiscal period. Mr. Sansom also stated that Staff should continue to work on the contingency so that funding was available for any future issues that may come up. Discussion continued.

Mr. Powell reported that Staff was currently working on getting a business to locate at Space Coast Regional Airport that specialized in surveillance. Discussion continued.

Mr. Sansom discussed the party that bought property from KB Homes, asking Mr. Powell if he thought that the business may be interested in partnering with the Airport Authority to build a segment of the road at Space Coast Regional Airport which would service them under a proposed agreement that they would fund the first half and then when the FDOT money kicked in they could be reimbursed. Mr. Powell stated that he wasn't sure they would be interested in that, but he would look into it. Discussion continued.

The Board discussed the location of the proposed road and businesses at Space Coast Regional Airport. Mr. Powell stated that Staff was working with FDOT, but FDOT told Staff that the Airport Authority could go ahead and start building the road, however it had to be designed, permitted and built and then Rocketcrafters would have to start their project before they would reimburse any of the expenses. Mr. Powell stated that it would be a huge burden for the Airport Authority to carry. Mr. Sansom added that the State of Florida was saying that the road, in essence, would be the entrance to Rocketcrafters and if Rocketcrafters didn't build, the State wouldn't pay for that road. Mr. Pickles stated that he had a discussion with the District Five attorney who said unless another order came from higher up, probably the Governor's Office, that there was no wiggle room on this issue. Mr. Pickles stated that the attorney suggested that the Airport Authority get someone from Rocketcrafters to liaison with a representative from FDOT's office on the issue and convince the Governor that it's likely enough and there was enough economic development other than just the Rocketcrafters, then they may budge. Mr. Pickles stated that the Authority could either take the chance and build the road, knowing they may get stuck with \$2 million in expenditures, or wait until it got resolved. Discussion continued.

Ms. Clifford stated that she was concerned Rocketcrafters didn't have the funding for their project, and she just wasn't certain they would actually be here. Discussion continued.

Mr. Sansom stated that the Road Agreement was a part of Rocketcrafters incentive package, and the Airport Authority would have to do a whole new project if Rocketcrafters wasn't involved. Mr. Sansom added that road projects were extremely specific. Discussion continued.

Dr. Hosley discussed unmanned vehicles and stated that there was a lot going on that could be tied in with the Airport Authority. Dr. Hosley stated that the AUVSI Board of Directors was ramping up in 2014 to bring a huge conference to the State of Florida and that the Airport Authority would be in a good position to be involved. Mr. Sansom stated that the Authority needed to do whatever they could to move forward on acquiring their Spaceport License. Discussion continued.

Mr. Sansom asked if the Airport Authority was tied in with Space Florida's unmanned program the same as other airports in Florida were. Mr. Powell stated that the Airport Authority didn't really have a tie in, but he did have frequent conversations with Space Florida in the effort to stay on top of what was happening. Dr. Hosley stated that Space Florida had gone out across the state and put out packages and hired a contractor to put it all together. Mr. Powell stated that he had met with Mr. Harvey, who was part of the company Space Florida hired to do that. Dr. Hosley recommended that Mr. Powell have a meeting with Jay Kuzma and that he needed to get on board and support the Airport Authority. Mr. Sansom stated that Staff needed to find out what the program was and how the Airport Authority could be a part of it. Dr. Hosley stated that he would make a call to find out who was in the plan. Discussion continued.

The Board resumed their conversation regarding the Road Fund for Space Coast Regional Airport. Mr. Powell stated that what was needed was to have the deadline date pushed back in an effort to try and soften the time gap on reimbursement. Mr. Pickles stated that the biggest concern was that there was no wiggle room. Discussion continued.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles stated that KB homes had just sold the non-residential portion of their property to another entity, and that they had asked the City of Titusville to give them a three year extension on the development of the remaining property. Mr. Pickles explained that this could have an impact on their decision in their working case with the Authority. Mr. Pickles added that they currently had only one year. Mr. Pickles proposed that the Airport Authority hold the Executive Session in June. Discussion continued.

Mr. Pickles stated that the Authority still had the option for the Road Fund to get assurances from Rocketcrafters, but unless the language about the reimbursement was removed from the agreement, his recommendation was to not sign it. Mr. Sansom stated that if the Airport Authority signed the agreement they were not

obligated to build the road, and if the road wasn't built by the deadline it would be a dead issue. Ms. Clifford stated that Staff should attempt to change the deadline date and get assurances from Rocketcrafters. Discussion continued.

Mr. Pickles stated that Rocketcrafters would not be able to get permits until the Airport Authority did the preliminary work for the road, adding that the risk was if the project didn't move forward the Airport Authority would be on the hook for funding expended for the preliminary work. Discussion continued.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Mr. Powell stated that financials had been provided and nothing was out of line.

Administration & Project Reports

Mr. Powell stated that updates had been provided.

Mr. Sansom asked Mr. Powell how the Airport Authority was going to staff the ARFF building at Space Coast Regional Airport. Mr. Powell stated that there would be a fire chief and that the Airport Authority would cross-train Facilities staff and then move forward from there. Mr. Powell stated that eventually he would like to have three firefighters. Mr. Sansom asked if the budget provided for that. Mr. Powell stated that it was tight, but Staff was working on it. Discussion continued.

Authority Members Report

Mr. Sansom stated that the Spaceport Territory Bill had passed the House and the Senate, but had not been presented to the Governor yet for his signature. Mr. Sansom explained the process.

Public & Tenants Report

Mr. Sansom recognized Mr. Mike Teders, who introduced himself as the new coordinator for the Young Eagles program at Merritt Island Airport. Mr. Teders reported that there was a Young Eagles event on April 27th and 190 kids flew. Discussion continued.

Mr. Sansom asked if there was any update on the noise issue from Merritt Island. Mr. Powell stated that the Airport Authority had not received a lot of calls. Discussion continued.

Adjournment

Mr. Sansom adjourned the meeting at 10:45 a.m.

JERRY SANSOM, CHAIRMAN

VERONICA CLIFFORD, SECRETARY