

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on November 19, 2020 at 8:30 a.m. at the Titusville - Cocoa Airport Authority Office at 355 Golden Knights Boulevard, Titusville, FL and Via Video Conference. The following members were present: Mr. Jerry Sansom, Chairman; Mr. John Craig, Vice Chairman; Mr. Al Elebash, Secretary; Mr. Harry Carswell, Treasurer; Mr. Roger Molitor; Mr. Donn Mount; Mr. Al Voss; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Adam Bird, Attorney.

Call to Order

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

Approval of the Agenda

Mr. Sansom requested that Item A and Item B under New Business, be switched around, citing that he had to leave early and wanted to make sure he was present for Item B. Mr. Molitor made a motion to approve the Agenda as amended. Mr. Craig seconded. Mr. Sansom called the question. All voted aye. Motion passed.

Appearances – None**Presentations****Item A – Mr. Kevin Panik**

Mr. Panik gave a brief presentation regarding how the Airport Authority would move forward now that the Spaceport License had been finalized. Discussion continued.

Item B – Mr. Brian Lightle from Lightle, Beckner and Robison

Mr. Lightle discussed their agreement with the Airport Authority, briefly going over the history of that agreement and what steps they had taken to market Authority owned property. Mr. Lightle also briefly went over their accomplishments throughout North Brevard County. Mr. Lightle stated that at the request of the Board and Mr. Powell he was in attendance to share his thoughts on why Lightle, Beckner and Robison (LBR) should continue to work with the Airport Authority. Mr. Lightle went over the reasons he thought the agreement should continue. Mr. Lightle turned the podium over to his partner, Mr. Rob Beckner to discuss what they had done specifically for the Airport Authority and why some of the prospective tenants had fallen through. Discussion continued.

Mr. Sansom asked if the Board wanted Staff to bring back a renewed agreement at the next Board meeting for approval. Discussion continued.

Mr. Craig stated that he thought something would have to change, to include LBR coming to the Board with reports and Staff being more proactive. Mr. Craig stated that he felt The Airport Authority had to look at continuing the agreement with LBR. Mr. Molitor stated that he felt LBR needed to do more to push Airport Authority property, stating that they had told the Board about all the deals they had made, but none were for the Airport Authority. Discussion continued.

Mr. Sansom re-asked if the Board was good on having Staff bring back an existing agreement for a renewal option. The Board concurred, and Mr. Sansom directed Mr. Powell to do so. Discussion continued.

Consent Agenda

Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:

1. October 15, 2020 – Regular Meeting

Mr. Sansom called for a motion to approve the Consent Agenda. Mr. Elebash made the motion. Mr. Voss seconded. Mr. Sansom called the question. There were no objections. Motion passed.

Old Business – None

New Business

Item A – Discussion and Selection of Airport Authority Board of Directors Officer Positions

Mr. Sansom opened the floor to nominations for the Board of Director Officer Positions. Mr. Carswell nominated Mr. Sansom for Chairman. Mr. Elebash seconded the nomination. Mr. Molitor nominated Mr. Craig for Chairman. Mr. Voss seconded the nomination. Mr. Sansom and Mr. Craig each gave a brief history of their experience and service. Discussion continued.

Mr. Sansom called for a vote on the Chairman position. Mr. Elebash, Mr. Carswell, Mr. Sansom and Mr. Mount voted for Mr. Sansom. Mr. Molitor, Mr. Craig and Mr. Voss voted for Mr. Craig. The vote went to Mr. Sansom for Chairman.

Mr. Sansom opened nominations for Vice Chair. Mr. Molitor nominated Mr. Craig. Mr. Elebash seconded the nomination. Mr. Sansom asked if there were any other nominations and called for a motion. Mr. Elebash made the motion. Mr. Carswell seconded. Mr. Sansom called the question. All voted eye. Motion passed. Mr. Craig was chosen as Vice Chair.

Mr. Sansom opened the nominations for Secretary. Mr. Sansom asked Mr. Elebash if he wanted to stay on the job. Mr. Elebash stated that he would. Mr. Craig nominated Mr. Elebash. Mr. Molitor seconded. Mr. Sansom called for a motion to

cease nominations. Mr. Craig made the motion. Mr. Voss seconded. Mr. Sansom called the question. All voted aye. Mr. Elebash was chosen as Secretary.

Mr. Sansom opened the nominations for Treasurer. Mr. Sansom asked Mr. Carswell if he wanted to stay on the job. Mr. Carswell stated that he would. Mr. Elebash nominated Mr. Carswell. Mr. Molitor seconded. Mr. Sansom called for a vote. All voted aye. Mr. Carswell was chosen as Treasurer.

Item B – Discussion and Consideration of a Name Change for Arthur Dunn Airpark

Mr. Powell gave an overview of the item, stating that Staff had received a letter from Mr. John McNally in July of 2019, requesting that the name of Arthur Dunn Airpark be changed based on incident that occurred April 10, 1966. Mr. Powell stated that Staff did research to get information about the incident and reached out to both sides of the Dunn family. Mr. Powell stated that there were opposing opinions on the account, and the Dunn family felt that the name should not be changed because of Mr. Arthur Dunn's accomplishments for Titusville and the airport. Mr. Powell stated that there were representatives from both sides of the family in attendance.

Mr. Craig asked Mr. Powell what his recommendation was. Mr. Powell stated that he definitely agreed that something happened that was horrific, and if the Board felt a name change was warranted, Staff would recommend to remove the name Arthur and leave it as Dunn Airpark. Mr. Powell stated that Mr. Taylor Dunn, the son of Arthur Dunn, did a lot for the airport and the entire Dunn family had done a lot for the area. Discussion continued.

Mr. Voss asked if it would be expensive to change the name. Mr. Powell stated that the cost would be minimal. Mr. Powell stated that he didn't know what the cost would be to businesses like Skydive Space Center. Discussion continued.

Mr. Sansom polled the Board on what they felt. Mr. Carswell stated that he was in favor of keeping the name as Arthur Dunn Airpark. Mr. Elebash stated that he concurred with Mr. Carswell. Mr. Molitor stated that he also concurred and was leaning towards not changing the name. Mr. Voss stated that he was in favor of keeping the name the same, but felt removing the name Arthur would not be a significant change. Mr. Mount stated that he felt the name should stay the same. Mr. Craig stated that he concurred with the rest of the Board and saw no reason to change the name 53 years later. Mr. Sansom stated that he would go either way.

Mr. Sansom turned the floor over to Mr. John McNally who was in attendance via video conference. Mr. Powell stated that Mr. McNally was the grandson of Hazel Dunn, who was the wife of Arthur Dunn. Mr. McNally stated that he had brought the issue up, because he felt it was an issue of integrity, morality and justice, at the incident had somehow been covered up and lost to history. Mr. McNally also stated that he felt both the name Arthur and Dunn should be removed from the facility, because when people thought of the name Dunn, they thought of Arthur Dunn and

it turned out that he was a murderer. Mr. McNally felt that continuing to use his name on the facility did not project well upon Titusville and the Board of the Airport Authority. Mr. McNally asked if the Board was familiar with the incident as it was reported in 1966. Mr. Sansom stated that the Board had received all of the information from Mr. Powell. Discussion continued.

Mr. Sansom turned the floor over to Mr. Steve Dunn, who was in attendance via video conference. Mr. Dunn stated that he was the grandson of Arthur Dunn. Mr. Dunn stated that he agreed the event was tragic on both sides. Mr. Dunn gave a history of Mr. Arthur Dunn's accomplishments and also stated that he read three different accounts of the story and that nobody was still alive from the Sheriff's Department that investigated the incident and had first-hand knowledge. Mr. Dunn stated that his father, Taylor Dunn, was the one who discovered the bodies of Arthur and Hazel Dunn. Mr. Dunn stated that he felt it wasn't just a one-sided event, but there was no way to prove that. Mr. Dunn stated that he appreciated the Board's consideration.

Mr. Powell stated that Ms. Donna Rice was in attendance via video conference and wanted to speak. Ms. Rice stated that she was the granddaughter of Hazel Dunn and she agreed with Mr. McNally about the atrocity that had happened. Ms. Rice stated that she found it unconscionable that the Board would name the airport after Mr. Arthur Dunn who shot to death her grandmother and then shot himself. Discussion continued.

Mr. Sansom asked the Board if they wanted to take action on the issue, feeling that it wasn't necessary. Mr. Carswell made a motion to leave the name as-is and not change anything. Mr. Elebash seconded. Mr. Craig stated he felt that the Board shouldn't lock themselves into that motion because it could put them in a precarious situation in the future if there ever was a time they wanted to change the name. Discussion continued.

Mr. Sansom called the question. Mr. Carswell, Mr. Elebash and Mr. Voss voted aye. Mr. Craig, Mr. Mount, Mr. Molitor and Mr. Sansom voted nay. Motion failed.

Mr. Sansom exited the meeting at 9:48 a.m. Mr. Craig took over to Chair the meeting.

Item C – Discussion by Mr. Rob Hambrecht of Recent Invoiced Costs by AVCON and Contractors Regarding Current Projects

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

Mr. Hambrecht presented Pay Request Number 4 in the amount of \$9,288.41 from Trinity Electrical Services, Inc., which were for the PAPIs Replacement Project at Merritt Island Airport.

Mr. Voss made a motion to approve the invoices. Mr. Molitor seconded. Mr. Craig called the question. All voted aye. Motion passed.

Item D – Discussion and Consideration of a Ground Lease at Space Coast Regional Airport

Mr. Powell gave an overview of the item, stating that TIX Ventures was seeking an option for a lease agreement at the Board meeting in October, but it was contingent on approving the ground lease. Mr. Powell explained that the ground lease with the option was being brought to the Board today for approval.

Mr. Elebash made a motion to approve the ground lease. Mr. Carswell seconded. Discussion continued.

Mr. Craig called the question. All voted aye. Motion passed.

Information Section**CEO Report**

Mr. Powell reported that Staff was constantly working with several entities to bring significant development to the Space Coast Regional Airport. Mr. Powell stated that a group had recently reached out wanting to work with the Airport Authority on a grant opportunity. Mr. Powell stated that there was a lot of interest in the area and Staff was excited for all of the opportunities. Discussion continued.

Mr. Powell stated that the Board had asked for t-hangar building maintenance report, which was in the works. Mr. Powell explained that Staff was in the process of starting t-hangar inspections after the first of the year, and once that was finished the report would be better populated. Discussion continued.

Mr. Powell stated that Staff had given the Board draft copies of updated Policies and Procedures and asked how the Board would like to proceed. Discussion continued.

Mr. Craig stated he felt that Staff and the Board should prioritize the policies that put the Airport Authority in legal jeopardy. Discussion continued.

Mr. Powell concluded his report.

Attorney Report

Mr. Bird reported that he had been working on the policies and making sure that they were legally up to snuff, stating that there weren't very many legal issues that really need to be updated, but there were a few. Mr. Bird stated that Staff had received some documentation from the county that Valkaria Airport had put in place for their policies, which helped with the process. Mr. Bird stated that he didn't see a need for a complete re-write, but he and Staff would continue to work on it to tighten it up.

Mr. Bird stated that the Board should have received a copy of the Manor Drive update, which included the discussion with Mr. Bill Farris from the FAA. Mr. Bird stated that he and Staff had come to the conclusion that there wasn't a whole lot else that they could do, but were remaining open to the owner of the property to try and see if it was something in the future that would be a benefit to both Merritt Island Airport and the users. Mr. Bird stated that the owner of the property would need to take the reins and give the Airport Authority what they asked for.

Mr. Bird reported that the update on the Brevard County permitting issue regarding Merritt Island Airport was continuing to move forward and Staff was working to resolve the comments that the County had on the application. Mr. Bird stated that there were still a couple of sticking points that were being worked through, and that he had spoken with Mr. Grainger, who remained cooperative and ready to assist. Mr. Bird stated that time constraints had been expressed to the County, and there was some positive movement, but there were still issues to be worked through.

Mr. Craig asked Mr. Bird to let the Board know when they needed to step in to interact with the County at any point.

Mr. Bird concluded his report.

Check Register & Budget to Actual - Provided

Administration & Project Reports

Mr. Powell gave a brief overview of the current report, stating that there were a few changes. Discussion continued.

Authority Members Report

Public & Tenants Report

Mr. Don White from the EAA at Merritt Island stated that the Young Eagles event went well, that no COVID cases had occurred and there were 11 pilots and 108 kids. Mr. White also stated that the Toys for Tots event would be on December 12th, but they would be serving donuts and pastries rather than having a pancake breakfast. Mr. White stated that the need for toys this year was greater than ever.

Mr. Craig discussed Mr. Powell's upcoming review in December. Discussion continued.

Adjournment

Mr. Craig adjourned the meeting at 10:24 a.m.

JERRY SANSOM, CHAIRMAN

AL ELEBASH, SECRETARY