



Mr. Jerry Sansom, Chairman
Dr. Dave Hosley, Vice Chairman
Ms. Patricia Patch, Treasurer
Ms. Veronica Clifford, Secretary
Dr. Wasim Niazi
Mr. Jay Stalrit
Mr. Harry Carswell

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

AGENDA
REGULAR MEETING
JANUARY 16, 2014 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: None
- V. PRESENTATIONS: None
- 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. December 19, 2013 - Regular Meeting

- VII. OLD BUSINESS: None
- VIII. NEW BUSINESS:

- a. Discussion and Consideration of a Lease for Building 51 at TIX
- b. Discussion and Consideration of a Renewal Ground Lease Agreement for 80 to 100 Acres in the Orange Grove Area at TIX

**NEXT REGULARLY SCHEDULED AUTHORITY MEETING IS TENTATIVELY SCHEDULED FOR
FEBRUARY 20, 2014 AT 8:30 A.M.
ADDITIONAL INFORMATION ON AGENDA ITEMS CAN BE OBTAINED BY CONTACTING 267-8780.**

- c. Discussion by Mr. Brian Pendleton of Recent Invoiced Costs by Airport Engineering Company and Contractors Regarding Current Projects
- d. Discussion by Mr. Brian Russell of Recent Invoiced Costs by the Michael Baker Jr., Inc. and Contractors Regarding Current Projects

IX. INFORMATION SECTION:

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

X. AUTHORITY MEMBERS REPORT

XI. PUBLIC AND TENANTS REPORT

XII. ADJOURNMENT

Respectfully submitted,

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

Jerry Sansom
Chairman



TIX → SPACE COAST REGIONAL AIRPORT
COI → MERRITT ISLAND AIRPORT
X2I → ARTHUR DUNN AIRPARK

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MEMORANDUM

TO: Members of the Airport Authority

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

DATE: January 16, 2014

ITEM DESCRIPTION - NEW BUSINESS ITEM A

Discussion and Consideration of a Lease for Building 51 at TIX

BACKGROUND

Air Scan is interested in reacquiring Building 51 at TIX on a short term basis to help secure the relocation of another business to Brevard county, depending on other possible incentives.

ISSUES

Air Scan has requested the Board's consideration for only a short term lease (18 months) on a sliding scale, with an option to extend, if needed. The request for the short term is to allow a prospective new company to relocate here, start working, then build a new larger facility at TIX to meet the needs of their expansion.

ALTERNATIVES

The Airport Authority Board could decide to approve, not approve or request some alternative business terms for the new lease for Air Scan.

FISCAL IMPACT

Building 51 (includes parking, and ramp areas): payable as follows:
One Thousand (\$1,000.00) Dollars per month for a period of six (6) months, then Monthly rent of Two Thousand (\$2,000.00) Dollars per month for the next six (6) months; then Three Thousand (\$3,000) for the next six (6) months. After which, Annual Rent of \$88,494.49 payable in twelve (12) monthly installments of \$7,374.54 per month beginning with and except as increased pursuant to the Agreement, shall continue through the remainder of the Lease term.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) approve a lease with Air Scan, on the requested short term (18 month basis, with the option to extend and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



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MEMORANDUM

TO: Members of the Airport Authority

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

DATE: January 16, 2014

ITEM DESCRIPTION - NEW BUSINESS ITEM B

Discussion and Consideration of a Renewal Ground Lease Agreement for 80 to 100 Acres in the Orange Grove Area at TIX

BACKGROUND

Crisafulli Enterprises Development (CED) is interested in a renewal five (5) year lease of the orange grove area from November 1, 2014 to November 1, 2019. The initial lease was from November 1, 2009 through November 2014. CED wishes to provide: continued miscellaneous clearing and under brushing, and general maintenance to the site, particularly the citrus grove area; establish a Best Management Practice Program to determine the areas of the grove that have production potential benefits; work with Airport Authority to maintain and expand the fence around the perimeter boundary on the east and south side areas and post with Authority "No Trespass" signage; manage, establish and integrate a Game Management Plan for the site; participate with current Authority plan to eliminate trespassers on the site; marketing the citrus crop currently on site and through the duration of this lease, but mainly focus on grazing cattle for this term. It has been determined (preliminarily) that any income derived from selling any citrus would be used as reimbursement for maintenance and related expenses on the site. Any income exceeding these costs will be shared on a 50-50 basis with the Authority.

The main reason for the request to renew is CED wishes to pursue the a Cattle Grazing Program on the site along with the continued determination of marketable citrus versus cost effectiveness once production areas have been established.

Initially, the original lease was stipulated that after the five (5) year period, the lease would be renegotiated based on its use.

ISSUES

The orange grove area has been neglected for several years. In speaking with several different groups with experience in managing orange groves, all groups mentioned it would take roughly three (3) years to cut the entire area back, fertilize, properly fence off, graft and/or

replace trees as necessary before the groves would really have a chance to produce. After the initial five (5) year ground lease with CED for the groves it was determined the groves were in worse shape than initially thought greatly limited what can be done to make a marked improvement.

ALTERNATIVES

The Board could approve the request, reject it, or modify the lease terms and/or time frame.

FISCAL IMPACT

Currently the Airport Authority derives no income from the orange grove area. The Airport Authority staff would work closely with CED to ensure the area was improved and becomes a stronger asset to the Airport Authority.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) approve the ground lease and terms for CED and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



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MEMORANDUM

TO: Members of the Airport Authority

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

DATE: January 16, 2014

ITEM DESCRIPTION - NEW BUSINESS ITEM C

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

BACKGROUND

Airport Engineering Company is currently conducting the engineering and oversight work for various 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. Brian Pendleton, of AEC, 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 Airport Engineering Company and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



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MEMORANDUM

TO: Members of the Airport Authority

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

DATE: January 16, 2014

ITEM DESCRIPTION - NEW BUSINESS ITEM D

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

BACKGROUND

The Michael Baker Jr., Inc. 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. Brian Russell, of Michael Baker Jr., Inc. 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 Jr., Inc. and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.