

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on May 19, 2016 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; Mr. Jay Stalrit, Vice Chairman; Mr. Milo Zonka, Treasurer; Mr. Harry Carswell, Secretary; Ms. Patricia Patch; Dr. David Hosley; Dr. Wasim Niazi; Mr. Michael D. Powell, C.M., ACE, CEO; 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. Seeing none, Mr. Sansom asked for a motion. Mr. Zonka made a motion to approve the Agenda as presented. Mr. Stalrit seconded. Mr. Sansom called the question. There were no objections. Motion Passed.

Appearances – None**Presentations – Mr. Steve Ellis, of Davies, Houser & Seacrest, Presenting the 2015 Financial Statements**

Mr. Ellis explained that all government audits had been delayed this year because it was the first year that pension liability was on the report, and the Auditor General's Office had to come up with a plan. Mr. Ellis stated that overall the Airport Authority's audit was very clean with no significant findings.

Mr. Ellis presented the report, explaining that there were no instances of fraud or irregularity and that Airport Authority Staff was there to answer questions and did an excellent job in assisting him.

Mr. Ellis briefly went through some of the highlights of the financial statements, and answered questions from the Board.

Mr. Zonka made a motion to accept the Financial Statements as presented. Mr. Stalrit seconded. Mr. Sansom called the question. There were no objections. Motion passed.

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

1. April 21, 2016 – Regular Meeting

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

Old Business – None

New Business

Item A – Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

Mr. Powell gave an overview of the item and turned the floor over to Mr. McDaniel.

Mr. McDaniel presented Pay Request Number 9 in the amount of \$541,324.99 from Welsh Companies, as well as Pay Request Number 6 in the amount of \$3,800 from Sterling Enterprises, which were for the RSA Compliance & Shoreline Stabilization Project at the Merritt Island Airport.

Mr. McDaniel presented Invoice Number 93823 in the amount of \$3,830 from Michael Baker, which was for the Building 26 Demolition Project at Space Coast Regional Airport.

Mr. McDaniel presented Pay Request Number 12 in the amount of \$130,096.91 from C&D Construction, which was for the East Hangar Project at Space Coast Regional Airport. Discussion Continued.

Ms. Patch made a motion to approve the invoices. Mr. Carswell seconded. Discussion continued.

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

Information Section

CEO Report

Mr. Powell reported that Staff was still working on the AOPA Fly-In Proposal, adding that Space Coast Regional Airport was looking like a strong candidate. Mr. Powell stated that a decision would be made in October.

Mr. Powell reported that the intersection of Perimeter Road and Center Lane at Space Coast Regional Airport was in need of repair, which was discussed at the last

meeting. Mr. Powell stated that Staff was able to get the cost estimate down to \$9,954 for the repairs, and had sought funding, but nobody would support it. Mr. Powell stated that the only way FDOT would support it would be to do the whole road. Mr. Powell stated that the contractor that had the lowest bid needed two weeks notification to start the repairs, which would take about a week to complete. The Board concurred that Staff should move forward to get the intersection fixed.

Mr. Powell stated that FPL was raising their rates, and there was going to be a meeting about alternative energy because of the rate hikes. Discussion continued.

Mr. Powell concluded his report.

Attorney Report

Mr. Pickles reported that in regards to the Welsh contract for the RSA Project at Merritt Island Airport, he had not heard back from Welsh's attorney. Mr. Pickles stated that he would probably have to schedule an Executive Session, adding that the reason for the issue, briefly, was that Welsh wanted to be paid for work they didn't do. Discussion continued.

Mr. Pickles concluded his report.

Check Register & Budget to Actual

Mr. Powell stated that the reports had been provided and everything was in line.

Administration & Project Reports

Mr. Powell stated that there were not a lot of changes. Discussion continued.

Mr. Sansom asked if there were any updates on the Spaceport License. Mr. Powell stated that it was still ongoing and that there was a lot of back and forth. Mr. Sansom stated that perhaps Space Florida could step in and see if there was something they could do to help. Discussion continued.

Authority Members Report

Mr. Carswell asked for an update on Rocket Crafters. Mr. Powell stated that he had spoken with Mr. Jones from Rocket Crafters a few weeks earlier and that they still had one office in the Administrative Building at Space Coast Regional Airport; however, he had not heard from him since.

Dr. Niazi stated that he felt a potential source for more revenue would be more hangars at Merritt Island Airport. Mr. Powell stated that the South Apron would need to be done first, but that there has been discussions about trying to get more commercial facilities there. Discussion continued.

Mr. Powell stated that Staff could give the Board a phased approach for the Merritt Island Airport development. Mr. Sansom asked if he could bring that to the Board at the next meeting. Mr. Zonka stated that perhaps the Airport Authority should consider having a private developer build hangars. Discussion continued.

Dr. Hosley asked Mr. Powell if he has had any discussions with Space X or Blue Horizons about using the Airport Authorities Facilities. Mr. Powell state that he had not, but that he had been networking and getting the word out. Mr. Powell added that he hadn't had any direct contact, but he was always asking and seeing how the Airport Authority could get in the door. Mr. Powell stated that the large groups also had other supporting subsets that may not want to be at the Space Center, so that was the angle Staff was looking at. Discussion continued.

Dr. Hosley discussed the National Space Club, Florida Chapter, and asked Mr. Powell if he had ever attended any of their events. Dr. Hosley stated that it was a good networking opportunity. Discussion continued.

Mr. Stalrit asked if there was a resolution for the Epoxy floor in the new hangar at Space Coast Regional Airport. Mr. Powell stated that North American Surveillance Systems would do it with a rent abatement. Discussion continued.

Mr. Sansom stated that he had a conversation with Space X and reminded them of the Airport Authority's abilities. Mr. Sansom also stated that the Airport Authority would be under new political guidance, because there would be a new state representative after November. Mr. Sansom discussed the districts.

Public & Tenants Report

Mr. Tony Yacono from the Merritt Island Airport stated that the airport looked tremendous. Mr. Yacono stated that Mr. Powell had come to the airport, and had talked to a lot of people there, and was working out the problems with the inspections. Mr. Yacono stated that he highly recommended that the Airport Authority keep the Rules and Regulations as they were, adding that the people from AOPA had recommended that new rules should not be added. Discussion continued.

Adjournment

Mr. Sansom adjourned the meeting at 10:22 a.m.

JERRY SANSOM, CHAIRMAN

HARRY CARSWELL, SECRETARY