

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on April 21, 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. Harry Carswell, Secretary; Dr. David Hosley; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Timothy Pickles, Esq., Airport Attorney. Mr. Milo Zonka, Treasurer, Ms. Patricia Patch and Dr. Wasim Niazi 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. Mr. Powell stated that Mr. Richard Amari, Esq., who was supposed to speak under Appearances, had asked to be pulled from the Agenda.

Mr. Sansom asked for a motion. Mr. Carswell made a motion to approve the Agenda as amended. Mr. Stalrit seconded. Mr. Sansom called the question. There were no objections. Motion Passed.

**Appearances – None****Presentations – None****Consent Agenda****Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:****1. March 17, 2016 – Regular Meeting****Item B – Resolution Approving an FDOT Supplemental Grant for Building Demolition and Expansion of the East Apron at Space Coast Regional Airport**

Mr. Sansom asked for a correction to the minutes on Page 6 in the last paragraph, changing the word from exclude to exempt. Mr. Stalrit made a motion to approve the Consent Agenda as amended. Mr. Carswell seconded. Mr. Sansom called the question. There were no objections. Motion passed.

**Old Business – None****New Business**

**Item A – Discussion and Consideration of a Lease for North American Surveillance Systems for a Large Hangar Building at Space Coast Regional Airport**

Mr. Powell gave a brief overview of the item, stating that North American Surveillance Systems (NASS) would be leasing the new building at Space Coast Regional Airport. Mr. Powell stated that NASS had asked for a two year lease with 10 – 2 year options, and that they had also requested that the floor in the building be finished. Mr. Powell stated that he had conveyed to them that the Airport Authority couldn't put the finish on the floor. Mr. Powell added that Mr. McCourt from NASS had offered to finish the floor and work out a rent abatement agreement.

Mr. Pickles stated that the Board could consider the lease and then table it until the floor situation was figured out, and that the Board could say they were committed to the lease.

Mr. Stalrit asked if there was a bid on the epoxy floor. Mr. Powell stated that there was not a current bid, but the cost would run about \$35,000 or so.

Mr. Aaron McDaniel gave a brief summary of what was left on the building and stated that there was substantial completion. Discussion continued.

Mr. Pickles recommended the Board approve the lease subject to modification concerning the epoxy flooring. Mr. Pickles stated that the Board could approve the lease today and let Mr. Powell negotiate the terms or they could table the motion until the next meeting. Mr. Carswell asked Mr. Pickles if the motion could also include a maximum of \$40,000 to paint the floor and that the payment would be spread out over 24 months. Mr. Pickles stated that it could be added to the motion and approve the lease with the contingency that Mr. Powell would work out the terms of the payment. Discussion continued.

Mr. Carswell made a motion to approve the lease subject to modification concerning the epoxy flooring not to exceed \$40,000 and giving Mr. Powell the authority to negotiate the payment. Dr. Hosley seconded. Discussion continued.

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

**Item B – Discussion and Consideration of the Proposed 2016-2017 Fiscal Year Budget**

Mr. Powell gave a brief overview of the item, stating that the proposed budget was in line with the direction of the Board. Mr. Powell stated that Workers Comp went up because of the claim of a former employee. Discussion continued.

Dr. Hosley asked if the houses near the Arthur Dunn Airpark were all rented. Mr. Powell explained that a couple of the houses needed a lot of work and that because the it would be too cost prohibitive to fix them up, they would more than likely need to be demolished. Mr. Powell stated that the Airport Authority could not rent them in their current state. Discussion continued.

Mr. Sansom called for a motion to approve the budget. Mr. Carswell made a motion to approve the budget as presented. Dr. Hosley seconded. Mr. Sansom called the question. There were no objections. Motion Passed.

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

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

Mr. Pendleton presented Invoice Number 16017 in the amount of \$21,829.00 from Airport Engineering Company, which was for the Airport Mapping Project at Space Coast Regional Airport. Discussion continued.

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

**Item D – 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 Invoice Number 938922 in the amount of \$57,101.55 from Michael Baker, which was for the RSA Compliance & Shoreline Stabilization Project at the Merritt Island Airport.

Mr. McDaniel presented Invoice Number 936769 in the amount of 11,476.00 from Michael Baker, which was for the Building 26 Demolition Project at Space Coast Regional Airport. Discussion continued.

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

**Information Section**

**CEO Report**

Mr. Powell reported that he had reached out AOPA trying to sell Space Coast Regional Airport as a great place for them to hold their Fly-In event. Mr. Powell stated that it was a large and well respected event, and that the airport met enough of their initial criteria that their representative came to Space Coast Regional Airport to check it out. Mr. Powell stated that he reached out to the pilot organizations at all three airports to see if any of them would be interested in volunteering for the event, and that he got an overwhelming response. Mr. Powell stated that he felt the Airport Authority was ready to respond to AOPA's Request for Proposals. Mr. Powell stated that the Authority stood a fairly good chance to host the event in October of 2017. Discussion continued.

Mr. Powell reported that Staff had been working with Astrotech, Boeing and even Lockheed, and that they had expressed interest in bringing C-17 Globemasters into the Space Coast Regional Airport. Mr. Powell stated that FDOT just did a formal pavement survey that we could use to help make sure an aircraft of that size could be accommodated, and one of the issues was that the condition of the intersection at Center Lane and Perimeter Road was very poor. Mr. Powell stated that in looking into that issue, he realized that one of the Airport Authority's tenants, PAA, was bringing in very large delivery trucks daily, and that he just received a letter from PAA stating their need for having that intersection strengthened. Mr. Powell stated that it would cost about \$15,000 to fix, and Staff was seeking funding for it, and may need the Board to approve a grant. Discussion continued.

Mr. Powell reported that NASS had asked if the Airport Authority would be interested in a firing range specifically for their use, not open to the public. Mr. Powell stated that they were doing a significant amount of work with suppressors, so they were asking for a range that would allow them to go up to a .308 caliber. Mr. Powell stated that the best potential site would be the area that Gryphon Group had looked at years ago. Discussion continued.

Mr. Powell concluded his report.

### **Attorney Report**

Mr. Pickles reported that the RSA Project at Merritt Island was heading towards litigation, stating that Welsh's attorney, Mr. Amari, was supposed to have been there. Mr. Pickles stated that there would have been Executive Sessions, but they would have to actually be in litigation first for those sessions to happen. Discussion continued.

Mr. Pickles concluded his report.

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

Mr. Powell stated that the reports were provided and would answer any questions.

### **Administration & Project Reports**

Mr. Powell stated that the reports were provided and not much had changed since last month.

### **Authority Members Report**

Mr. Stalrit stated that next week the Airforce would be bringing in a tractor-trailer to the Space Coast Regional Airport to test the turn at the intersection of Center Lane and Perimeter Road. Mr. Sansom asked Mr. Powell to keep working on that issue, and that possibly the Authority could get a road development grant. Discussion continued.

Dr. Hosley stated that there were negotiations going on between the Warbird Museum and a Vietnam War Museum, and asked Mr. Powell if he had been asked to participate in any way. Mr. Powell stated that he had talked to the gentlemen from the Vietnam museum.

### **Public & Tenants Report**

Mr. Tony Yacono from the Merritt Island Airport stated that the tenants at Merritt Island were very unhappy with the hangar inspections that were currently taking place by Airport Authority Staff. Mr. Yacono stated that what people were being told was inconsistent and that someone from outside the airport shouldn't be able to pick out what the tenants could have in their hangars. Mr. Yacono also added that tenants should get a copy of their inspection forms. Mr. Yacono stated that he believed there were several tenants subleasing and there were other violations that should be more important than the items in the hangar. Mr. Powell stated that he would look into those violations more closely. Mr. Powell also stated that Staff was simply trying to follow the rules and regulations, keep everyone safe, and ensure any maintenance issues get addressed. Discussion continued.

Mr. Sansom suggested that Mr. Powell maybe participate in some of the inspections. Discussion continued.

Mr. Pickles stated that the FAA set out minimum criteria, but the Authority had the right to add more restrictions. Mr. Pickles stated that the Authority could not allow things that the FAA didn't allow, and that the checklist should be given to the tenants. Mr. Sansom stated that the tenants got the courtesy of announced inspections, and that if people were going to play games, then perhaps the Authority should have unannounced inspections. Discussion continued.

Chief Terry Wooldridge, Airport Authority Rescue and Fire, stated that the biggest problem at the airport was enforcement, and that there were more challenges to address. Chief Woodridge stated that several of the tenants hadn't even called to make appointments. Discussion continued.

Mr. Sansom asked Mr. Powell to review the comments and bring a recommendation back to the Board at the next meeting.

**Adjournment**

Mr. Sansom adjourned the meeting at 10:31 a.m.

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JERRY SANSOM, CHAIRMAN

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HARRY CARSWELL, SECRETARY