

**TITUSVILLE – COCOA AIRPORT AUTHORITY**

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on October 20, 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. Harry Carswell, Secretary; Mr. Milo Zonka, Treasurer; Dr. Wasim Niazi; Dr. John Leavitt; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Timothy Pickles, Esq., Airport Attorney. Mr. Jay Stalrit, Vice Chairman and Dr. David Hosley 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 asked for a motion. Mr. Zonka made a motion to approve the Agenda as amended. Dr. Leavitt 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. September 15, 2016 – Regular Meeting**
- 2. September 15, 2016 – Second Public Budget Meeting**

Mr. Sansom asked for a motion to approve the Consent Agenda. Mr. Carswell 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. Brian Russell of Recent Invoiced Costs by Michael Baker International & Contractors Regarding Current Projects**

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

Mr. Russell presented Pay Request Number 17 in the amount of \$18,325 from Michael Baker, which was for the RSA Compliance & Shoreline Stabilization Project at the Merritt Island Airport.

Mr. Russell presented Pay Request Number 2 in the amount of \$18,435.86 and Pay Request Number 3 in the amount of \$12,577.42, both from Michael Baker, which were for the North Area Security & Infrastructure Project at the Merritt Island Airport. Discussion continued.

Mr. Russell presented Pay Request Number 6 in the amount of \$4,535.75 from Michael Baker, which was for the Building 26 Demolition Project at Space Coast Regional Airport. Discussion continued.

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

## **Information Section**

### **CEO Report**

Mr. Powell reported that the Airport Authority had been fortunate in regards to Hurricane Matthew, in the fact that there had been minimal damage at the airports. Mr. Powell stated that there had been Staff on site most of the time and that any damage issues were already being addressed. Mr. Powell stated that there had been about \$90,000 of damage and Staff was already seeking assistance and had already ordered the materials for repair of some damage.

Mr. Zonka asked if Mr. Powell had any information on Project Swanson. Mr. Powell explained to the Board that Project Swanson was a group that was looking to do two phases, in which the first phase was rocket testing, perhaps on the South West Side at TIX, near Grissom Parkway on property owned by the Airport Authority. Mr. Powell stated that this property was on their shortlist. Discussion continued.

Mr. Powell reported that Florida Power and Light had used the Space Coast Regional Airport as a staging area for disaster recovery from Hurricane Matthew, stating that although they were right on the airport, the west side of the airport was without electricity for three days. Discussion continued.

Mr. Pickles stated that the agreement with Florida Power and Light for staging should be looked at because since they had been using the airport, they should have restored electricity to all of the airport properties in an expedient manner. Discussion continued.

Dr. Leavitt requested a copy of the FPL agreement. Discussion continued.

Mr. Powell reported that C-17 operation at Space Coast Regional Airport had gone okay, but it had a few logistical challenges. Mr. Powell stated that the schedule kept sliding, but the FBO had done well. Mr. Powell stated that he believed the next operation would be in December. Discussion continued.

Mr. Powell stated that Mr. Chuck Piper, a consultant for KB Homes, was in attendance, and that KB homes was active once again for development across Grissom in proximity to the Space Coast Regional Airport. Mr. Powell explained that KB Homes had modified the original plan. Discussion continued.

Mr. Sansom asked what the status of the issue with KB Homes was. Mr. Pickles explained that KB Homes was supposed to build a road on their dime and they didn't do it, so there was a lawsuit pending. Mr. Pickles stated that a residential development required a second access point, so if KB modified their plan then they could move forward. Discussion continued.

Mr. Powell concluded his report.

#### **Attorney Report**

Mr. Pickles reported that Welsh Companies had filed a lawsuit and the Airport Authority had 20 days to respond. Mr. Pickles stated Welsh believed they were entitled to \$650,000 more, because the wording of the contract led them to think that their bid had to be taken as a whole rather than piece by piece. Mr. Pickles stated that they would probably hold an Executive Session at the next Board meeting. Discussion continued.

Mr. Pickles concluded his report.

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

Mr. Powell stated that the reports were not provided because Staff was in the middle of the fiscal year close out.

#### **Administration & Project Reports**

Mr. Powell stated that there was not much activity. Discussion continued.

#### **Authority Members Report**

Dr. Leavitt asked Mr. Powell what it would take to put a survey together for the tenants and send it out. Mr. Powell stated that Staff could do that and would send an email as well as a letter. Discussion continued.

Mr. Sansom discussed legislation and who would be representing the airports.

**Public & Tenants Report – None**

Mr. Sansom turned the floor over to Mr. Don White from the Merritt Island Airport. Mr. White stated that the EAA was holding a Young Eagles event the following Saturday, and that they had received more calls than in the past. Mr. White also stated that on December 10<sup>th</sup> the EAA would hold its annual Toys for Tots event. Discussion continued.

Mr. Sansom turned the floor over to Mr. Chuck Piper, the consultant for KB Homes. Mr. Piper gave an overview of the project proposed at the Grissom Road property in proximity of the Space Coast Regional Airport, stating that prior to 2004 they were allowing 3,000 + residential units to be built on the property, but once it was annexed into the City of Titusville, it was changed to 1,277 homes with the obligation for KB Homes to build the road. Mr. Piper also discussed the possibility of the Airport Authority purchasing the portion of the property that could not be built on. Discussion continued.

Mr. Piper asked if the Board could provide a letter of support for their development. Mr. Sansom stated that he suspected Mr. Piper would have a hard time getting support. Discussion continued.

Mr. Sansom asked Mr. Powell to put discussion of the support letter and the proposed property acquisition on the agenda for the next meeting. Discussion continued.

Mr. Sansom turned the floor over to Mr. Tony Yacono from the Merritt Island Airport. Mr. Yacono discussed the issue of residents complaining about the airports, and stated that he felt the residential development would be a bad move. Discussion continued.

**Adjournment**

Mr. Sansom adjourned the meeting at 10:30 a.m.

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JERRY SANSOM, CHAIRMAN

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HARRY CARSWELL, SECRETARY